

EXHIBIT "A"

PARCEL 2

Being a tract of land situated in the J. Chirino Survey, Abstract No. 265, City of Fort Worth, Tarrant County, Texas, and being a portion of that certain tract of land described to GERALYN A. FORTIN and JEAN A. FORTIN by instrument recorded in Instrument Number D212009358, Deed Records, Tarrant County, Texas, (DRTCT) and being more particularly described by metes and bounds as follows:

BEGINNING at a ½ inch iron rod found in the southerly right-of-way line of Timberland Drive (a variable width right-of-way) for the common northwest corner of said Fortin tract and the northeast corner of Lot 1, Block 2, Timberland Addition, an addition to Tarrant County, Texas as recorded in Volume 388-183, Page 74, Plat Records, Tarrant County, Texas;

THENCE South 89°55'18" East, along the common northerly line of said Fortin tract and said southerly right-of-way line, a distance of 277.61 feet to a ½ inch iron rod found for the common northeast corner of said Fortin tract and the northwest corner of a certain tract of land described to Reginald Young et us Julie Young by instrument recorded in Instrument Number D211217854, DRTCT;

THENCE South 00°03'31" West, along the common easterly line of said Fortin tract and the westerly line of said Young tract, a distance of 48.66 feet to a 5/8 inch iron rod with cap stamped "SHIELD ENGINEERING" set in the proposed southerly right-of-way line of Timberland Boulevard;

THENCE South 89°52'57" West, along said proposed southerly right-of-way line, a distance of 277.57 feet to a 5/8 inch iron rod with cap stamped "SHIELD ENGINEERING" set on the common westerly line of said Fortin tract and the easterly line of the aforementioned Lot 1;

THENCE North 00°00'15" East, along the common westerly line of said Fortin tract and easterly line of said Lot 1, a distance of 49.61 feet to the **POINT OF BEGINNING** and containing 13,639 square feet or 0.313 acres of land, more or less.



Robert W. Bryan
7-8-15

WILLIAM D. DONAGHUE
ETUX THERESA M. DANAGHUE
VOL. 8373, PG. 715, D.R.T.C.T.

JOHN A. GARY, JR.
ETUX NANCY GARY
VOL. 11713, PG. 2377, D.R.T.C.T.

EXHIBIT "B"

PARCEL No. 2

JACK A. PEDERSEN
ETUX KAREN A. PEDERSEN
VOL. 8370, PG. 613, D.R.T.C.T.

STEVEN L. TOLAN
ETUX ELENA K. TOLAN
COUNTY CLERK'S FILING NO.
D210267643, D.R.T.C.T.

1/2" IRON
ROD FOUND

EXISTING
RIGHT-OF-WAY

TIMBERLAND DRIVE
(A VARIABLE WIDTH RIGHT-OF-WAY)

POINT OF
BEGINNING

1/2" IRON
ROD FOUND
CM

EXISTING
RIGHT-OF-WAY

LINE OF DIRECTIONAL CONTROL

1/2" IRON
ROD FOUND
CM

N 00°00'15" E
49.61'

S 89°55'18" E 277.61'

S 00°03'31" W
48.66'

PROPOSED TIMBERLAND BOULEVARD
RIGHT-OF-WAY ACQUISITION
13,639 SQUARE FEET OR 0.313 ACRES

S 89°52'57" W 277.57'

ROW MARKER

ROW MARKER

LOT 1, BLOCK 2
TIMBERLAND ADDITION
VOL. 388-183, PG. 74,
P.R.T.C.T.

REGINALD YOUNG
ETUX JULIE YOUNG
COUNTY CLERK'S FILING NO.
D211217854, D.R.T.C.T.

GERALYN A. FORTIN AND JEAN A. FORTIN
COUNTY CLERK'S FILING NO.
D212009358, D.R.T.C.T.

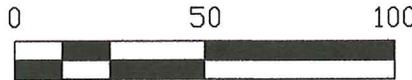
N. H. THEODORE
VOL. 14069, PG. 381,
D.R.T.C.T.

S 00°00'15" W 562.96'

S 00°03'31" W 563.04'

3/8" IRON
ROD FOUND

3/8" IRON
ROD FOUND



CHIRINO SURVEY
ABST. No. 265



City of Fort Worth

1000 THROCKMORTON STREET

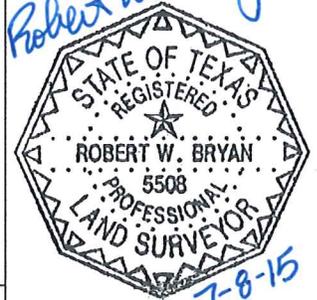
FORT WORTH, TEXAS

76102

NOTES:

- LEGAL DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.
- ROW MARKERS ALONG PROPOSED RIGHT-OF-WAY ARE 5/8" IRON RODS WITH CAP STAMPED "SHIELD ENGINEERING" SET UNLESS OTHERWISE NOTED.
- BEARINGS REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD '83. ALL DISTANCES ARE SURFACE DISTANCES.
- CM = CONTROL MONUMENT.

EXHIBIT SHOWING A
RIGHT-OF-WAY ACQUISITION
OUT OF A CALLED
3.58 ACRE TRACT OF LAND
SITUATED IN THE
J. CHIRINO SURVEY, ABSTRACT No. 265
AS RECORDED IN
COUNTY CLERK'S FILING No. D212009358
DEED RECORDS, TARRANT COUNTY, TEXAS



PROJECT: TIMBERLAND BOULEVARD

CITY PROJECT No: 02288

ACQUISITION AREA: 13,639 SQUARE FEET OR 0.313 ACRES OF LAND, MORE OR LESS

DATE: 02/09/2015

DRAWING: 1304301_PARCEL-2.dwg

DRAWN BY: JCW

CHECKED BY: RWB

ROBERT W. BRYAN
REGISTERED PROFESSIONAL LAND
SURVEYOR No. 5508