PROJECT NAME: RISINGER ROAD FROM CROWLEY ROAD TO MCCART AVENUE
PARCEL No. 7 TCE
CITY PROJECT No. 02239
2200 W. RISINGER ROAD, FORT WORTH, TEXAS
E. B. DISHMAN SURVEY, ABSTRACT No. 407

EXHIBIT "A"

Being a temporary construction easement situated in the E. B. Dishman Survey, Abstract No. 407, City of Fort Worth, Tarrant County, Texas, said temporary construction easement being a portion of a 4.733 acre tract of land (by deed) deeded to Southwest Metal Treating Corporation, LLC as recorded in County Clerk's File No. D210264416 of the Deed Records of Tarrant County, Texas, said temporary construction easement being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8 inch iron rod found for the northwest corner of a 2.99 acre tract of land (by deed) deeded to Southwest Metal Treating Corporation, LLC as recorded in Volume 11455, Page 846 of said Deed Records of Tarrant County, Texas, said 5/8 inch iron rod being the most westerly southwest corner of Lot 1, Block 1 of Gibbs Industrial Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Cabinet A, Slide 6409 of the Plat Records of Tarrant County, Texas, said 5/8 inch iron rod also being in the east right-of-way line of Burlington Northern and Santa Fe Railroad (a 100.0' right-of-way); THENCE South 01 degrees 27 minutes 49 seconds West, with the west line of said 2.99 acre tract of land and with the east right-of-way line of said Burlington Northern and Santa Fe Railroad, a distance of 260.67 feet to a point for the southwest corner of said 2.99 acre tract of land, said point being the northwest corner of said 4.733 acre tract of land; THENCE South 01 degrees 25 minutes 00 seconds West, with the west line of said 4.733 acre tract of land and with the east right-of-way line of said Burlington Northern and Santa Fe Railroad, a distance of 321.39 feet to the **POINT OF BEGINNING** of the herein described temporary construction easement;

THENCE North 89 degrees 45 minutes 46 seconds East, a distance of 7.32 feet to a point for the beginning of a curve to the right having a radius of 1280.00 feet, a central angle of 03 degrees 59 minutes 48 seconds, and whose chord bears South 88 degrees 14 minutes 20 seconds East, a distance of 89.27 feet;

THENCE with said curve to the right, an arc length of 89.29 feet to a point for corner;

THENCE South 03 degrees 59 minutes 00 seconds West, a distance of 10.00 feet to a point for the beginning of a non-tangent curve to the right having a radius of 1270.00 feet, a central angle of 07 degrees 06 minutes 05 seconds, and whose chord bears South 82 degrees 41 minutes 29 seconds East, a distance of 157.31 feet;

THENCE with said non-tangent curve to the right, an arc length of 157.41 feet to a point for corner;

THENCE North 00 degrees 54 minutes 26 seconds West, a distance of 32.67 feet to a point for corner;

THENCE North 89 degrees 25 minutes 14 seconds East, a distance of 50.00 feet to a point for corner;

THENCE South 00 degrees 54 minutes 26 seconds East, a distance of 50.39 feet to a point for corner;

THENCE North 89 degrees 05 minutes 34 seconds East, a distance of 218.29 feet to a point for corner in the east line of said 4.733 acre tract of land, said point being in the west line of said Lot 1;

THENCE South 00 degrees 50 minutes 51 seconds East, with the east line of said 4.733 acre tract of land and with the west line of said Lot 1, a distance of 25.00 feet to a point for the southeast corner of said 4.733 acre tract of land, said point being in West Risinger Road (an undedicated right-of-way);

THENCE South 89 degrees 05 minutes 34 seconds West, with the south line of said 4.733 acre tract of land and with said West Risinger Road, a distance of 160.76 feet to a R.O.W. marker set for the intersection of the south line of said 4.733 acre tract of land with the proposed north right-of-way line of said West Risinger Road, said R.O.W. marker being the beginning of a non-tangent curve to the left having a radius of 1255.00 feet, a central angle of 16 degrees 18 minutes 31 seconds, and whose chord bears North 82 degrees 04 minutes 58 seconds West, a distance of 356.02 feet;

THENCE with the proposed north right-of-way line of said West Risinger Road and with said non-tangent curve to the left, an arc length of 357.22 feet to a R.O.W. marker set for corner;

THENCE South 89 degrees 45 minutes 46 seconds West, a distance of 8.04 feet to a R.O.W. marker set for the intersection of the proposed north right-of-way line of said West Risinger Road with the east right-of-way line of said Burlington Northern and Santa Fe Railroad and the west line of said 4.733 acre tract of land, from which a PK nail found for the southwest corner of said 4.733 acre tract of land bears South 01 degrees 25 minutes 00 seconds West, a distance of 54.76 feet;

THENCE North 01 degrees 25 minutes 00 seconds East, with the west line of said 4.733 acre tract of land and with the east right-of-way line of said Burlington Northern and Santa Fe Railroad, a distance of 25.01 feet to the **POINT OF BEGINNING** and containing 12,427 square feet or 0.285 acres of land, more or less.

Notes:

(1) A plat of even survey date accompanies this legal description.

(2) R.O.W. markers along the proposed right-of-way line are a 5/8" iron rod with blue cap stamped "Gorrondona" set unless otherwise noted.

(3) All bearings and coordinates are referenced to the Texas Coordinate System, NAD-83, The North Central Zone 4202. All distances and areas shown are surface.

Date: March 19, 2015

Curtis Smith
Registered Professional Land Surveyor
No. 5494
Texas Firm No. 10106900

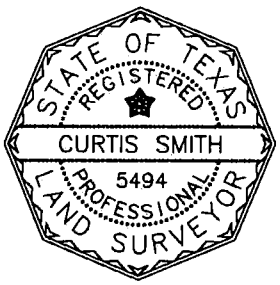
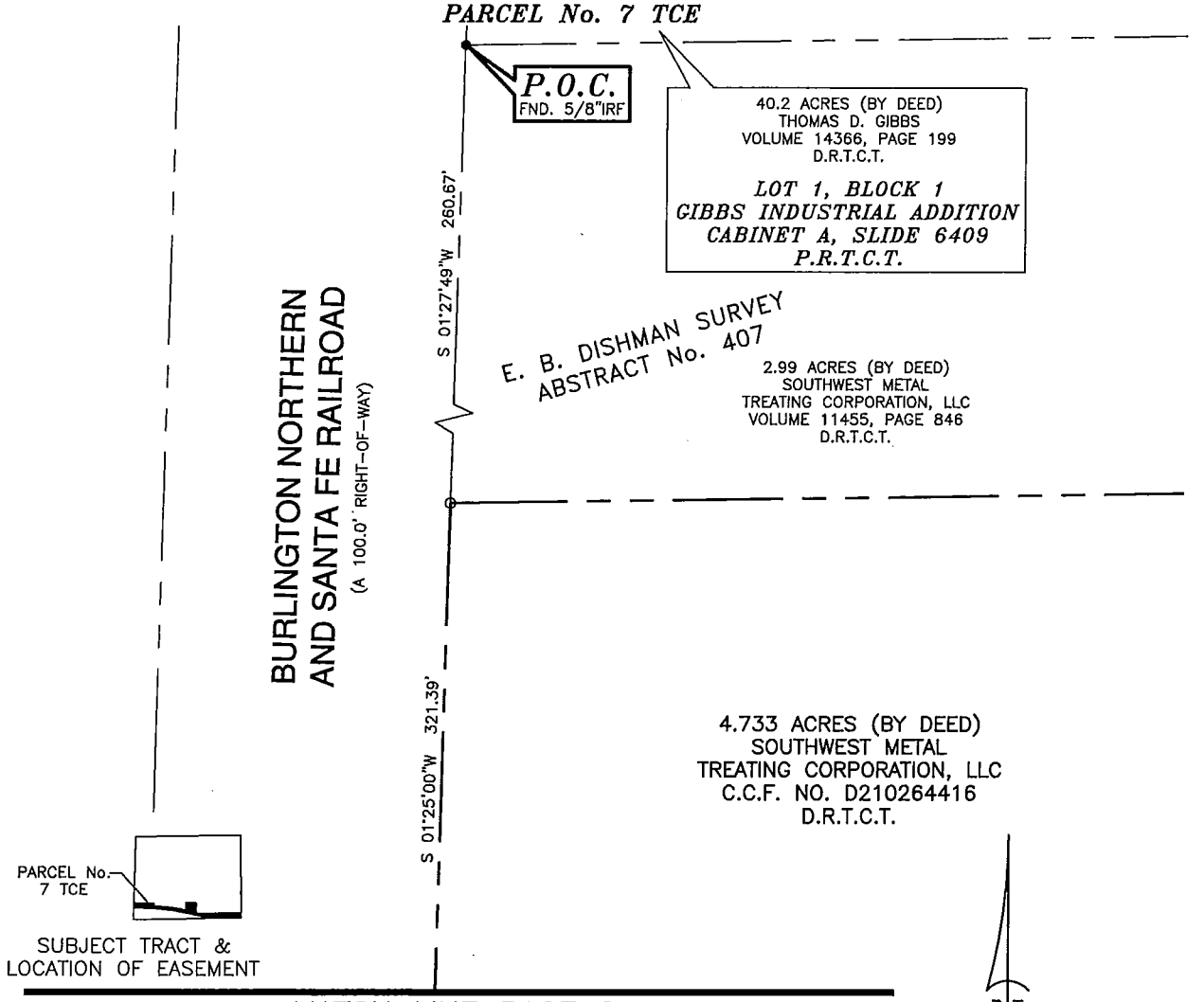


EXHIBIT "B"

PARCEL No. 7 TCE



NOTES:
1. A LEGAL DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.
2. R.O.W. MARKERS ALONG THE PROPOSED RIGHT-OF-WAY LINE ARE A 5/8" IRON ROD WITH BLUE CAP STAMPED "GORRONDONA" SET UNLESS OTHERWISE NOTED.
3. ALL BEARINGS AND COORDINATES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD-83, THE NORTH CENTRAL ZONE 4202. ALL DISTANCES AND AREAS SHOWN ARE SURFACE.

FORT WORTH

City of Fort Worth

1000 THROCKMORTON STREET • FORT WORTH, TEXAS 76102

EXHIBIT SHOWING A
TEMPORARY CONSTRUCTION EASEMENT
OUT OF A
4.733 ACRE TRACT OF LAND
SITUATED IN THE
E. B. DISHMAN SURVEY, ABSTRACT No. 407
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
AS RECORDED IN
COUNTY CLERK'S FILE No. D210264416
DEED RECORDS OF TARRANT COUNTY, TEXAS

STATE OF TEXAS
REGISTERED
CURTIS SMITH
5494
PROFESSIONAL
LAND SURVEYOR

PROJECT: RISINGER ROAD FROM CROWLEY ROAD TO MCCART AVENUE		CITY PROJ. No. 02239
EASEMENT AREA: 12,427 SQUARE FEET OR 0.285 ACRES		
JOB No. HALF1403.00	DRAWN BY: CTA	CAD FILE: 07 TCE.DWG
DATE: MARCH 19, 2015	EXHIBIT B PAGE 1 OF 3	SCALE: 1" = 60'

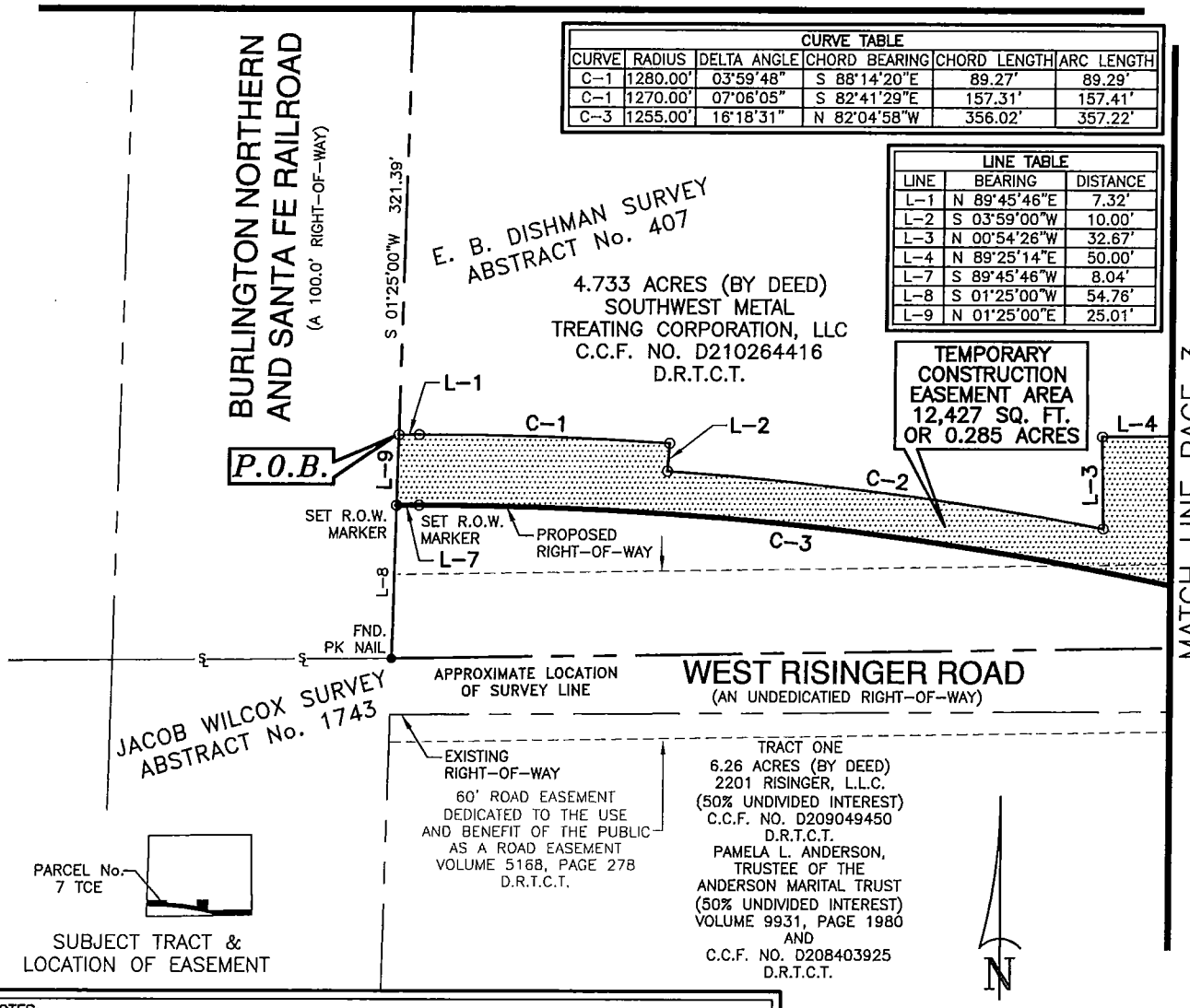
CURTIS SMITH
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5494 TEXAS FIRM No. 10106900

GORRONDONA & ASSOCIATES, INC. • 7524 JACK NEWELL BOULEVARD SOUTH FORT WORTH, TX. 76118 • 817-496-1424 FAX 817-496-1768

EXHIBIT "B"

MATCH LINE PAGE 1

PARCEL No. 7 TCE



CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C-1	1280.00'	03°59'48"	S 88°14'20"E	89.27'	89.29'
C-1	1270.00'	07°06'05"	S 82°41'29"E	157.31'	157.41'
C-3	1255.00'	16°18'31"	N 82°04'58"W	356.02'	357.22'

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N 89°45'46"E	7.32'
L-2	S 03°59'00"W	10.00'
L-3	N 00°54'26"W	32.67'
L-4	N 89°25'14"E	50.00'
L-7	S 89°45'46"W	8.04'
L-8	S 01°25'00"W	54.76'
L-9	N 01°25'00"E	25.01'

NOTES:
1. A LEGAL DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.
2. R.O.W. MARKERS ALONG THE PROPOSED RIGHT-OF-WAY LINE ARE A 5/8" IRON ROD WITH BLUE CAP STAMPED "GORRONDONA" SET UNLESS OTHERWISE NOTED.
3. ALL BEARINGS AND COORDINATES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD-83, THE NORTH CENTRAL ZONE 4202. ALL DISTANCES AND AREAS SHOWN ARE SURFACE.

FORT WORTH

City of Fort Worth

1000 THROCKMORTON STREET • FORT WORTH, TEXAS 76102

EXHIBIT SHOWING A
TEMPORARY CONSTRUCTION EASEMENT
OUT OF A
4.733 ACRE TRACT OF LAND
SITUATED IN THE
E. B. DISHMAN SURVEY, ABSTRACT No. 407
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
AS RECORDED IN
COUNTY CLERK'S FILE No. D210264416
DEED RECORDS OF TARRANT COUNTY, TEXAS

PROJECT: RISINGER ROAD FROM CROWLEY ROAD TO MCCART AVENUE		CITY PROJ. No. 02239
EASEMENT AREA: 12,427 SQUARE FEET OR 0.285 ACRES		
JOB No. HALF1403.00	DRAWN BY: CTA	CAD FILE: 07 TCE.DWG
DATE: MARCH 19, 2015	EXHIBIT B PAGE 2 OF 3	SCALE: 1" = 60'

STATE OF TEXAS
REGISTERED
CURTIS SMITH
5494
PROFESSIONAL
LAND SURVEYOR

CURTIS SMITH
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5494 TEXAS FIRM No. 10106900

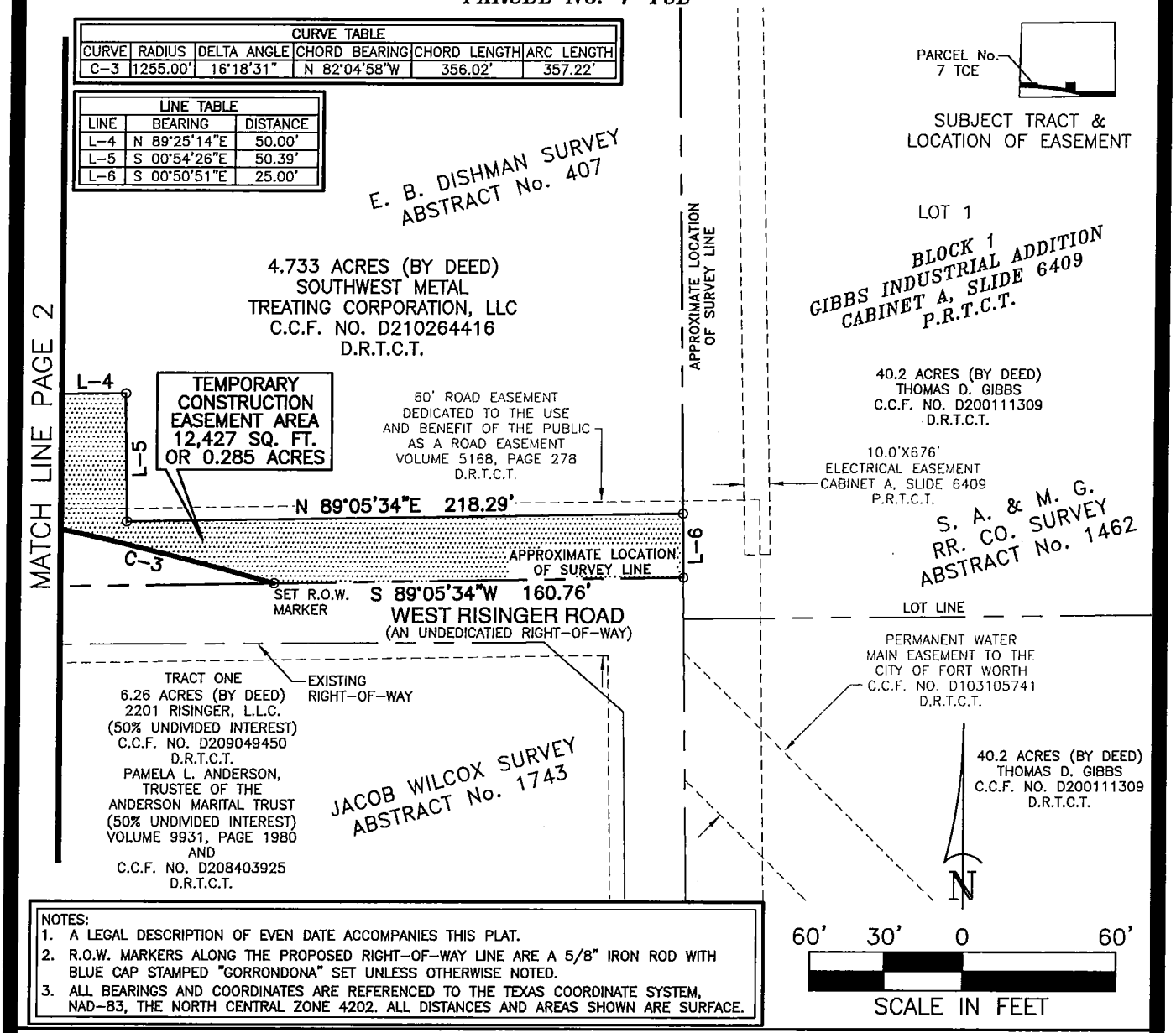
GORRONDONA & ASSOCIATES, INC. • 7524 JACK NEWELL BOULEVARD SOUTH FORT WORTH, TX. 76118 • 817-496-1424 FAX 817-496-1768

EXHIBIT "B"

PARCEL No. 7 TCE

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C-3	1255.00'	16°18'31"	N 82°04'58"W	356.02'	357.22'

LINE TABLE		
LINE	BEARING	DISTANCE
L-4	N 89°25'14"E	50.00'
L-5	S 00°54'26"E	50.39'
L-6	S 00°50'51"E	25.00'



NOTES:
1. A LEGAL DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.
2. R.O.W. MARKERS ALONG THE PROPOSED RIGHT-OF-WAY LINE ARE A 5/8" IRON ROD WITH BLUE CAP STAMPED "GORRONDONA" SET UNLESS OTHERWISE NOTED.
3. ALL BEARINGS AND COORDINATES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD-83, THE NORTH CENTRAL ZONE 4202. ALL DISTANCES AND AREAS SHOWN ARE SURFACE.

FORT WORTH

City of Fort Worth

1000 THROCKMORTON STREET • FORT WORTH, TEXAS 76102

EXHIBIT SHOWING A
TEMPORARY CONSTRUCTION EASEMENT
OUT OF A
4.733 ACRE TRACT OF LAND
SITUATED IN THE
E. B. DISHMAN SURVEY, ABSTRACT No. 407
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
AS RECORDED IN
COUNTY CLERK'S FILE No. D210264416
DEED RECORDS OF TARRANT COUNTY, TEXAS

STATE OF TEXAS REGISTERED CURTIS SMITH 5494 PROFESSIONAL LAND SURVEYOR

PROJECT: RISINGER ROAD FROM CROWLEY ROAD TO MCCART AVENUE		CITY PROJ. No. 02239
EASEMENT AREA: 12,427 SQUARE FEET OR 0.285 ACRES		
JOB No. HALF1403.00	DRAWN BY: CTA	CAD FILE: 07 TCE.DWG
DATE: MARCH 19, 2015	EXHIBIT B PAGE 3 OF 3	SCALE: 1" = 60'

CURTIS SMITH
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5494 TEXAS FIRM No. 10106900

GORRONDONA & ASSOCIATES, INC. • 7524 JACK NEWELL BOULEVARD SOUTH FORT WORTH, TX. 76118 • 817-496-1424 FAX 817-496-1768