

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

EXHIBIT "A"

Being a permanent slope easement situated in the E. B. Dishman Survey, Abstract No. 407, City of Fort Worth, Tarrant County, Texas, said permanent slope 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 permanent slope 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 333.90 feet to the **POINT OF BEGINNING** of the herein described permanent slope easement;

THENCE North 89 degrees 45 minutes 46 seconds East, a distance of 7.68 feet to a point for the beginning of a curve to the right having a radius of 1267.50 feet, a central angle of 03 degrees 45 minutes 17 seconds, and whose chord bears South 88 degrees 21 minutes 35 seconds East, a distance of 83.05 feet;

THENCE with said curve to the right, an arc length of 83.06 feet to a point for corner;

THENCE South 78 degrees 04 minutes 49 seconds East, a distance of 132.58 feet to a point for corner in the proposed north right-of-way line of West Risinger Road (an undedicated right-of-way), said point being the beginning of a non-tangent curve to the left having a radius of 1255.00 feet, a central angle of 09 degrees 45 minutes 13 seconds, and whose chord bears North 85 degrees 21 minutes 37 seconds West, a distance of 213.38 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 213.64 feet to a R.O.W. marker set for corner;

THENCE South 89 degrees 45 minutes 46 seconds West, with the proposed north right-of-way line of said West Risinger Road, 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 12.51 feet to the **POINT OF BEGINNING** and containing 1,801 square feet or 0.041 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 "Gorronдона" 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: April 20, 2016



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

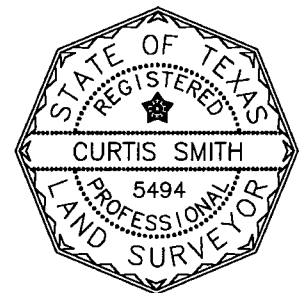


EXHIBIT "B"

PARCEL No. 7 PSE

P.O.C.
FND. 5/8" IRF

40.2 ACRES (BY DEED)
THOMAS D. GIBBS
VOLUME 14366, PAGE 199
D.R.T.C.T.

LOT 1, BLOCK 1
GIBBS INDUSTRIAL ADDITION
CABINET A, SLIDE 6409
P.R.T.C.T.

E. B. DISHMAN SURVEY
ABSTRACT No. 407

2.99 ACRES (BY DEED)
SOUTHWEST METAL
TREATING CORPORATION, LLC
VOLUME 11455, PAGE 846
D.R.T.C.T.

4.733 ACRES (BY DEED)
SOUTHWEST METAL
TREATING CORPORATION, LLC
C.C.F. NO. D210264416
D.R.T.C.T.

BURLINGTON NORTHERN
AND SANTA FE RAILROAD
(A 100.0' RIGHT-OF-WAY)

S 01°27'49"W 260.67'
S 01°25'00"W 333.90'

PARCEL No. 7 PSE

SUBJECT TRACT &
LOCATION OF EASEMENT

MATCH LINE PAGE 2

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.

60' 30' 0 60'

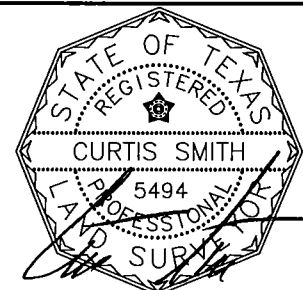
SCALE IN FEET



City of Fort Worth

1000 THROCKMORTON STREET • FORT WORTH, TEXAS 76102

EXHIBIT SHOWING A
PERMANENT SLOPE 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: 1,801 SQUARE FEET OR 0.041 ACRES

JOB No. HALF1403.00

DRAWN BY: JLC

CAD FILE: 07-PSE.DWG

DATE: APRIL 20, 2016

EXHIBIT B PAGE 1 OF 2

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 PSE

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C-1	1267.50'	03°45'17"	S 88°21'35"E	83.05'	83.06'
C-2	1255.00'	09°45'13"	N 85°21'37"W	213.38'	213.64'

E. B. DISHMAN SURVEY
ABSTRACT No. 407

4.733 ACRES (BY DEED)
SOUTHWEST METAL
TREATING CORPORATION, LLC
C.C.F. NO. D210264416
D.R.T.C.T.

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N 89°45'46"E	7.68'
L-2	S 89°45'46"W	8.04'
L-3	N 01°25'00"E	12.51'

PERMANENT
SLOPE
EASEMENT AREA
1,801 SQ. FT.
OR 0.041 ACRES

BURLINGTON NORTHERN
AND SANTA FE RAILROAD
(A 100.0' RIGHT-OF-WAY)

P.O.B.

SET R.O.W.
MARKER

S 01°25'00" W
54.76'

FND.
NAIL

APPROXIMATE LOCATION
OF SURVEY LINE

WEST RISINGER ROAD
(AN UNDEDICATED RIGHT-OF-WAY)

JACOB WILCOX SURVEY
ABSTRACT No. 1743

PARCEL No.
7 PSE

SUBJECT TRACT &
LOCATION OF EASEMENT

EXISTING
RIGHT-OF-WAY
60' ROAD EASEMENT
DEDICATED TO THE USE
AND BENEFIT OF THE PUBLIC
AS A ROAD EASEMENT
VOLUME 5168, PAGE 278
D.R.T.C.T.

TRACT ONE
6.26 ACRES (BY DEED)
2201 RISINGER, L.L.C.
(50% UNDIVIDED INTEREST)
C.C.F. NO. D209049450
D.R.T.C.T.
PAMELA L. ANDERSON,
TRUSTEE OF THE
ANDERSON MARITAL TRUST
(50% UNDIVIDED INTEREST)
VOLUME 9931, PAGE 1980
AND
C.C.F. NO. D208403925
D.R.T.C.T.

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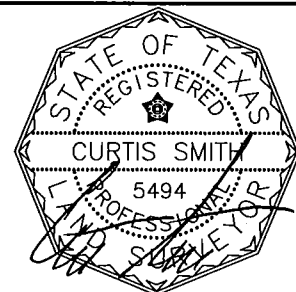
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City of Fort Worth

1000 THROCKMORTON STREET • FORT WORTH, TEXAS 76102

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