

**PROJECT NAME: RISINGER ROAD FROM
CROWLEY ROAD TO MCCART AVENUE
PARCEL No. 6 PSE
CITY PROJECT No. 02239
2201 W. RISINGER ROAD, FORT WORTH, TEXAS
JACOB WILCOX SURVEY, ABSTRACT No. 1743**

EXHIBIT "A"

Being a permanent slope easement situated in the Jacob Wilcox Survey, Abstract No. 1743, City of Fort Worth, Tarrant County, Texas, said permanent slope easement being a portion of a 6.26 acre tract of land (by deed) described as Tract One deeded to 2201 Risinger, L.L.C. (50% undivided interest) as recorded in County Clerk's File No. D209049450 of the Deed Records of Tarrant County, Texas, and being deeded to Pamela L. Anderson, Trustee of the Anderson Marital Trust (50% undivided interest) as recorded in Volume 9931, Page 1980 of said Deed Records of Tarrant County, Texas, and being further described in County Clerk's File No. D208403925 of said Deed Records of Tarrant County, Texas, said permanent slope easement being more particularly described by metes and bounds as follows:

COMMENCING at a MAG nail found for the northwest corner of said 6.26 acre tract of land, said MAG nail being the intersection of the east right-of-way line of Burlington Northern and Santa Fe Railroad (a 100.0' right-of-way) with the existing south right-of-way line of West Risinger Road (an undedicated right-of-way), from which a pk nail found for the southwest corner 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 bears North 01 degrees 11 minutes 10 seconds East, a distance of 19.96 feet; **THENCE** South 01 degrees 25 minutes 45 seconds West, with the west line of said 6.26 acre tract of land and with the east right-of-way line of said Burlington Northern and Santa Fe Railroad, a distance of 35.33 feet to a R.O.W. marker set for the **POINT OF BEGINNING** of the herein described permanent slope easement, said R.O.W. marker being the intersection of the east right-of-way line of said Burlington Northern and Santa Fe Railroad with the proposed south right-of-way line of said West Risinger Road;

THENCE North 89 degrees 45 minutes 46 seconds East, with the proposed south right-of-way line of said West Risinger Road, a distance of 11.15 feet to a R.O.W. marker set for the beginning of a curve to the right having a radius of 1145.00 feet, a central angle of 09 degrees 45 minutes 13 seconds, and whose chord bears South 85 degrees 21 minutes 37 seconds East, a distance of 194.68 feet;

THENCE with the proposed south right-of-way line of said West Risinger Road and with said curve to the right, an arc length of 194.91 feet to a point for corner;

THENCE North 87 degrees 40 minutes 41 seconds West, a distance of 97.01 feet to a point for corner;

THENCE South 80 degrees 51 minutes 40 seconds West, a distance of 30.71 feet to a point for the beginning of a non-tangent curve to the left having a radius of 1130.00 feet, a central angle of 03 degrees 23 minutes 05 seconds, and whose chord bears North 88 degrees 32 minutes 41 seconds West, a distance of 66.75 feet;

THENCE with said non-tangent curve to the left, an arc length of 66.76 feet to a point for corner;

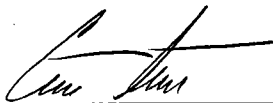
THENCE South 89 degrees 45 minutes 46 seconds West, a distance of 11.58 feet to a point for corner in the west line of said 6.26 acre tract of land, said point being in the east right-of-way line of said Burlington Northern and Santa Fe Railroad;

THENCE North 01 degrees 25 minutes 45 seconds East, with the west line of said 6.26 acre tract of land and with the east right-of-way line of said Burlington Northern and Santa Fe Railroad, a distance of 15.01 feet to the **POINT OF BEGINNING** and containing 1,985 square feet or 0.046 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. 6 PSE

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C-1	1145.00'	09°45'13"	S 85°21'37"E	194.68'	194.91'
C-2	1130.00'	03°23'05"	N 88°32'41"W	66.75'	66.76'

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.

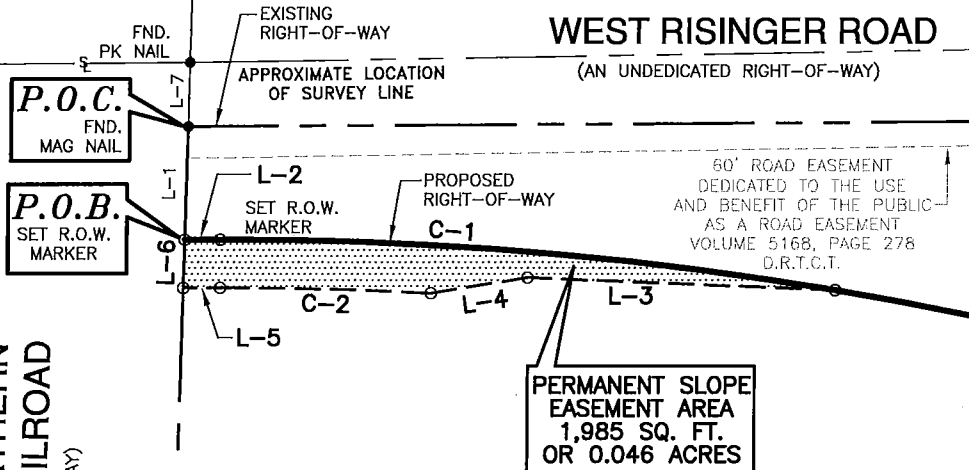
LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S 01°25'45"W	35.33'
L-2	N 89°45'46"E	11.15'
L-3	N 87°40'41"W	97.01'
L-4	S 80°51'40"W	30.71'
L-5	S 89°45'46"W	11.58'
L-6	N 01°25'45"E	15.01'
L-7	N 01°11'10"E	19.96'

JACOB WILCOX SURVEY
ABSTRACT No. 1743

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

PARCEL No. 6 PSE

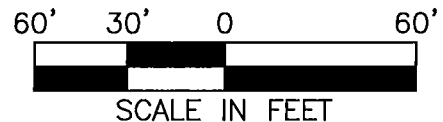
SUBJECT TRACT &
LOCATION OF EASEMENT



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.

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.

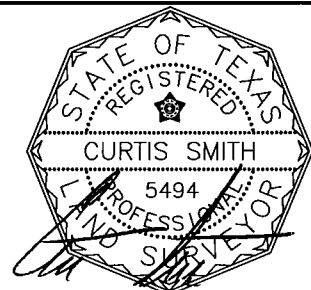


City of Fort Worth

1000 THROCKMORTON STREET • FORT WORTH, TEXAS 76102

EXHIBIT SHOWING A
PERMANENT SLOPE EASEMENT
OUT OF A
6.26 ACRE TRACT OF LAND

SITUATED IN THE
JACOB WILCOX SURVEY, ABSTRACT No. 1743
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
AS RECORDED IN
VOLUME 9931, PAGE 1980
COUNTY CLERK'S FILE No. D208403925
COUNTY CLERK'S FILE No. D209049450
DEED RECORDS OF TARRANT COUNTY, TEXAS



PROJECT: RISINGER ROAD FROM CROWLEY ROAD TO MCCART AVENUE CITY PROJ. No. 02239

EASEMENT AREA: 1,985 SQUARE FEET OR 0.046 ACRES

JOB No. HALF1403.00

DRAWN BY: JLC

CAD FILE: 6-PSE.DWG

DATE: APRIL 20, 2016

EXHIBIT B PAGE 1 OF 1

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