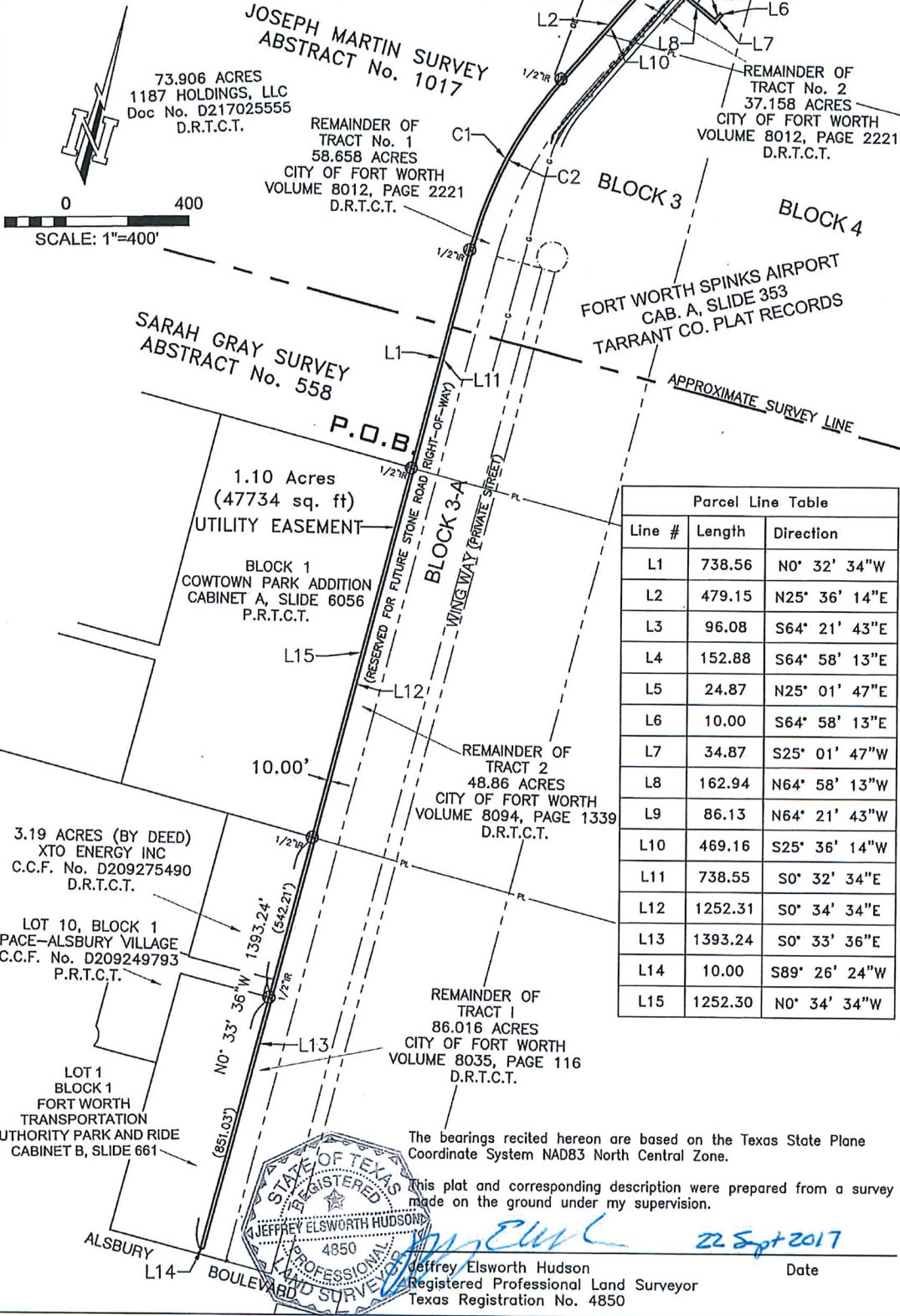


Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	638.52	1395.00	26°13'32"	N12° 39' 08"E	632.96
C2	633.95	1385.00	26°13'33"	S12° 39' 10"W	628.43



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SURVEY PLAT OF
UTILITY EASEMENT
JOSEPH MARTIN SURVEY, A-1017
SARAH GRAY SURVEY, A-558
TARRANT COUNTY, TEXAS

EXHIBIT A
1.10 ACRES (47734 sq. ft.)



A · DYNAMIC · PERSPECTIVE

140 East Tyler Street, Suite 600
Longview, TX 75601
903.236.7700

EXHIBIT B
METES AND BOUNDS DESCRIPTION
1.10 ACRE (47734 SQUARE FEET)
UTILITY EASEMENT
JOSEPH MARTIN SURVEY, A-1017 and
SARAH GRAY SURVEY A-558
TARRANT COUNTY, TEXAS

Being 1.10 acres (47734 square feet) of land, situated in the Joseph Martin Survey, A-1017, and the Sarah Gray Survey, A-558 Tarrant County, Texas, and being a portion of Block 3 of the Fort Worth Spinks Airport Addition according to the plat recorded in Cabinet A, Slide 353 Tarrant County Plat Records, and a portion of 58.658 acre tract (Tract 1) and a 37.158 acre tract (Tract 2) which were conveyed to the City of Fort Worth by an instrument recorded in Volume 8012, Page 2221, Deed Records of Tarrant County Texas (DRTCT), and also being a portion of a 48.86 acre tract which was conveyed to the City of Fort Worth by an instrument recorded in Volume 8094, Page 1339 DRTCT, and also being a portion of an 86.016 acre tract which was conveyed to the City of Fort Worth by an instrument recorded in Volume 8035, Page 116, DRTCT, said 1.10 acres (47734 square feet) of land being more particularly described by metes and bounds as follows;

BEGINNING at a ½" iron rod found at the southwest corner of the above mentioned 58.658 acre tract, the same being the southeast corner of a 73.906 acre tract which was conveyed to 1187 Holdings, LLC., by an instrument recorded under document number D217025555 DRTCT, the same also being the northeast corner of Block 1 of the Cowtown Park Addition according to the plat recorded in Cabinet A, Slide 6056, Plat Records of Tarrant County Texas (PRTCT);

THENCE N 00° 32' 34" W, along the common line between said 58.658 acre tract and said 73.906 acre tract, 738.56 feet to a ½" iron rod found at the beginning of a curve to the right;

THENCE in a northeasterly direction, continuing along said common line, following said curve having a delta angle of 26° 13' 32", a radius of 1395.00 and an arc length of 638.52 feet (chord = N 12° 39' 08" E, 632.96 feet) to a ½" iron rod found at the end of said curve;

THENCE N 25° 36' 14" E, continuing along the west boundary line of said 58.658 acre tract and the west boundary line of the aforementioned 37.158 acre tract, the same being the east boundary line of said 73.906 acre tract, 479.15 feet to a point for corner;

THENCE S 64° 21' 43" E, a distance of 96.08 feet to an angle point;

THENCE S 64° 58' 13" E, a distance of 152.88 feet to a point for corner;

THENCE N 25° 01' 47" E, a distance of 24.87 feet to a point for corner;

THENCE S 64° 58' 13" E, a distance of 10.00 feet to a point for corner;

THENCE S 25° 01' 47" W, a distance of 34.87 feet to a point for corner;

THENCE N 64° 58' 13" W, a distance of 162.94 feet to an angle point;

THENCE N 64° 21' 43" W, a distance of 86.13 feet to a point for corner;

THENCE S 25° 36' 14" W, a distance of 469.16 feet to the beginning of a curve to the left;

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THENCE in a southwesterly direction, following said curve having a delta angle of $26^{\circ} 13' 33''$, a radius of 1385.00 feet and an arc length of 633.95 feet (chord = S $12^{\circ} 39' 10''$ W, 628.43 feet) to the end of said curve;

THENCE S $00^{\circ} 32' 34''$ E, a distance of 738.55 feet to an angle point;

THENCE S $00^{\circ} 34' 34''$ E, a distance of 1252.31 feet to an angle point;

THENCE S $00^{\circ} 33' 36''$ E, a distance of 1393.24 feet to a point for corner;

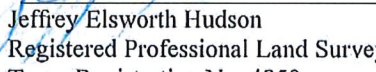
THENCE S $89^{\circ} 26' 24''$ W, a distance of 10.00 feet to the point of intersection with the west boundary line of the aforementioned 86.016 acre tract, the same being the east boundary line of Lot 1, Block 1 of the Fort Worth Transportation Authority Park and Ride addition according to the plat recorded in Cabinet B, Slide 661 PRTCT;

THENCE N $00^{\circ} 33' 36''$ W, along the east boundary line of said Lot 1, the same being the west boundary line of said 86.016 acre tract, at a distance of 851.03 feet pass a $\frac{1}{2}$ " iron rod found at the northeast corner of said Lot 1, and continuing along said west boundary line, and the east boundary line of a 3.19 acre tract which was conveyed to XTO Energy, Inc., by an instrument recorded under document number D209275490 DRTCT for a total distance of 1393.24 feet to a $\frac{1}{2}$ " iron rod found at the northeast corner of said 3.19 acre tract, the same being the southeast corner of the aforementioned Cowtown Park Addition, and also being the northwest corner of said 86.016 acre tract;

THENCE N $00^{\circ} 34' 34''$ W, along the west boundary of the aforementioned 48.86 acre tract, the same being the east boundary line of said Cowtown Park Addition, a distance of 1252.30 feet to the **PLACE OF BEGINNING** and containing 1.10 acres (47734 square feet) of land, more or less.

The bearings recited herein are based on the Texas State Plane Coordinate System (NAD83) North Central Zone.

This description and corresponding plat were prepared from a survey made on the ground under my supervision.


Jeffrey Elsworth Hudson
Registered Professional Land Surveyor
Texas Registration No. 4850
TBPLS Firm Reg. No. 10115000

22 Sept 2017
Date

