

**HARMON ROAD INTERSECTION IMPROVEMENTS
CITY PROJECT NO. 100459
PARCEL NO. 21
8700 HARMON RD
WILLIAM MCCOWENS SURVEY, ABSTRACT NO. 999**

EXHIBIT "A"

Being a 1.13 acre tract of land situated in the William McCowens Survey, Abstract No. 999, City of Fort Worth, Tarrant County, Texas, said 1.13 acre tract being all of a tract of land referred to as Parcel 2 deeded to Harmon 38 Investments, LP in County Clerk's File No. D217255723 of the Deed Records of Tarrant County, Texas, said 1.13 acre tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod with cap stamped "Eagle Surveying" found for the apparent northeast corner of a tract of land referred to as Parcel 1 deeded to Harmon 38 Investments, LP in County Clerk's File No. D217255723 of said Deed Records of Tarrant County, Texas, said 1/2 inch iron rod with cap stamped "Eagle Surveying" being the most northerly northwest corner of Lot 5, Block A, of The Presidio, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in County Clerk's File No. D208248823 of the Plat records of Tarrant County, Texas, said 1/2 inch iron rod with cap stamped "Eagle Surveying" also being in the south right-of-way line of Presidio Vista Drive (a 60' right-of-way) as recorded in Cabinet A, Slide 12788, of said Plat Records of Tarrant County, Texas, from which a 5/8 inch iron rod with cap stamped "KHA" found for an angle point in the apparent east line of said Parcel 1 bears South 44 degrees 17 minutes 38 seconds West, a distance of 14.24 feet, said 5/8 inch iron rod with cap stamped "KHA" also being an angle point in west line of said Lot 5; **THENCE** South 88 degrees 53 minutes 18 seconds West, with the south right-of-way line of said Presidio Vista Drive and with the north line of said Parcel 1, a distance of 84.94 feet, to a Mag Nail with shiner stamped "Gorronдона & Associates" set for the southwest corner of said Presidio Vista Drive, said Mag Nail with shiner stamped "Gorronдона & Associates" being the northwest corner of said Parcel 1, said Mag Nail with shiner stamped "Gorronдона & Associates" also being in Harmon Road, an undedicated right-of-way; **THENCE** North 00 degrees 16 minutes 53 seconds West, with the west line of said Presidio Vista Drive and with said Harmon Road, a distance 60.03 feet to a Mag Nail with shiner stamped "Gorronдона & Associates" set for the **POINT OF BEGINNING** of the herein described 1.13 acre tract of land, said Mag Nail with shiner stamped "Gorronдона & Associates" being the northwest corner of said Presidio Vista Drive;

THENCE North 00 degrees 16 minutes 53 seconds West, with the west line of said Parcel 2 and with said Harmon Road, a distance of 654.61 feet to a Mag Nail with shiner stamped "Gorronдона & Associates" set for the northwest corner of said Parcel 2;

THENCE North 89 degrees 00 minutes 17 seconds East, with the north line of said Parcel 2, at 64.79 feet pass a 5/8 inch iron rod with cap stamped "BHB INC" found for the southwest corner of Lot 1, Block 25, of Presidio Village South, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in County Clerk's File No. D213203525 of said Plat Records of Tarrant County, Texas, in all, a distance of 74.72 feet to a point for the apparent northeast corner of said Parcel 2, said point also being the northwest corner of Lot 1R, Block B, of The Presidio, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in County Clerk's File No. D217101003 of said Plat Records of Tarrant County, Texas, from which a 1/2 inch iron rod with cap stamped "Eagle Surveying" found for reference bears North 65 degrees 43 minutes 08 seconds West, a distance of 0.53 feet;

THENCE South 00 degrees 17 minutes 55 seconds East, with the apparent east line of said Parcel 2 and with the west line of said Lot 1R, passing at 436.57 feet, the north corner of an area of dedicated right-of-way, as recorded in County Clerk's File No. D217101003 of said Plat Records of Tarrant County, Texas, in all, a distance of 644.46 feet to an angle point in the apparent east line of said Parcel 2, said point also being an angle point in the west line of The Presidio as recorded in County Clerk's File No. D217101003 of said Plat Records of Tarrant County, Texas, from which a 1/2 inch iron rod with cap stamped "Eagle Surveying" found for reference bears North 83 degrees 58 minutes 15 seconds West, a distance of 0.75 feet;

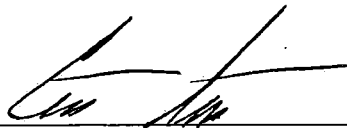
THENCE South 45 degrees 42 minutes 18 seconds East, with the apparent east line of said Parcel 2 and with the west line of The Presidio, as recorded in County Clerk's File No. D217101003 of said Plat Records of Tarrant County, Texas, a distance of 14.04 feet to a point for the apparent southeast corner of said Parcel 2, said point being the most southerly southwest corner of The Presidio, as recorded in County Clerk's File No. D217101003 of said Plat Records of Tarrant County, Texas, said point also being in the north right-of-way line of said Presidio Vista Drive, from which a 1/2 inch iron rod found for reference bears North 88 degrees 41 minutes 24 seconds West, a distance of 0.81 feet;

THENCE South 88 degrees 53 minutes 18 seconds West, with the south line of said Parcel 2, and with the north right-of-way line of said Presidio Vista Drive, a distance of 84.92 feet to the **POINT OF BEGINNING** and containing 49,021 square feet or 1.13 acres of land, of which 16,365 square feet or 0.38 acres lies within the apparent right-of-way of said Harmon Road, leaving a net area of 32,656 square feet or 0.75 of land, more or less.

Notes:

- (1) A plat of even survey date herewith accompanies this legal description.
- (2) 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: February 28, 2018



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

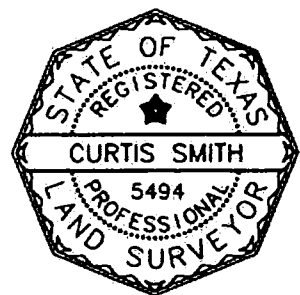


EXHIBIT "B"

MATCHLINE

PARCEL No. 21

**RIGHT-OF-WAY
ACQUISITION AREA
32,656 SQ. FT. OR
0.75 ACRES (NET)**

HARMON ROAD
(UNDEDICATED RIGHT-OF-WAY)

P.O.B.

SET MAG NAIL WITH
SHINER STAMPED
"GORRONDONA &
ASSOCIATES"

N 00°16'53"W
60.03'

SET MAG NAIL WITH
SHINER STAMPED
"GORRONDONA &
ASSOCIATES"

APPROXIMATE
SURVEY LINE

APPARENT
RIGHT-OF-WAY

LINE	BEARING	DISTANCE
L-1	S 45°42'18"E	14.04'
L-2	S 88°53'18"W	84.92'

NOTES:

1. A LEGAL DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.
2. 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.

PASSING AT 436.57'

APPROXIMATE LOCATION OF
30.0' WATER LINE EASEMENT
VOLUME 10347, PAGE 708
D.R.T.C.T.

PARCEL 2
1.13 ACRES
HARMON 38 INVESTMENTS, LP
C.C.F. No. D217255723
D.R.T.C.T.

**AREA OF DEDICATED
R.O.W. BY PLAT
THE PRESIDIO**
C.C.F. No. D217101003
P.R.T.C.T.

1/2" IRON ROD WITH CAP
STAMPED "EAGLE SURVEYING"
FOUND FOR REFERENCE
BEARS N 83°58'15"W 0.75'

L-1

1/2" IRON ROD FOUND
FOR REFERENCE BEARS
N 88°41'24"W 0.81'

P.O.C.

1/2" IRON ROD WITH CAP
STAMPED "EAGLE SURVEYING"

S 44°17'38"W
14.24'

FND 5/8" IRON ROD
WITH CAP STAMPED "KHA"

APPROXIMATE LOCATION OF 30'
EASEMENT ANTERO RESOURCES, INC.
C.C.F. No. D204302113
D.R.T.C.T.

PARCEL 1
3.63 ACRES (BY DEED)
HARMON 38 INVESTMENTS LP
C.C.F. No. D217255723
D.R.T.C.T.

**WILLIAM
MCCOWENS SURVEY
ABSTRACT No. 999**

**LOT 1R, BLOCK B
THE PRESIDIO**
C.C.F. No. D217101003
P.R.T.C.T.

PRESIDIO VISTA DRIVE
(A 60.0' RIGHT-OF-WAY, CABINET A,
SLIDE 12788, PLAT RECORDS OF
TARRANT COUNTY, TEXAS)

**LOT 5, BLOCK A
THE PRESIDIO**
C.C.F. No. D208248823
P.R.T.C.T.



100 50 0 100



SCALE IN FEET

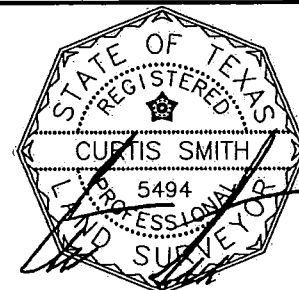


City of Fort Worth

1000 THROCKMORTON STREET • FORT WORTH, TEXAS 76102

HARMON ROAD INTERSECTION IMPROVEMENTS

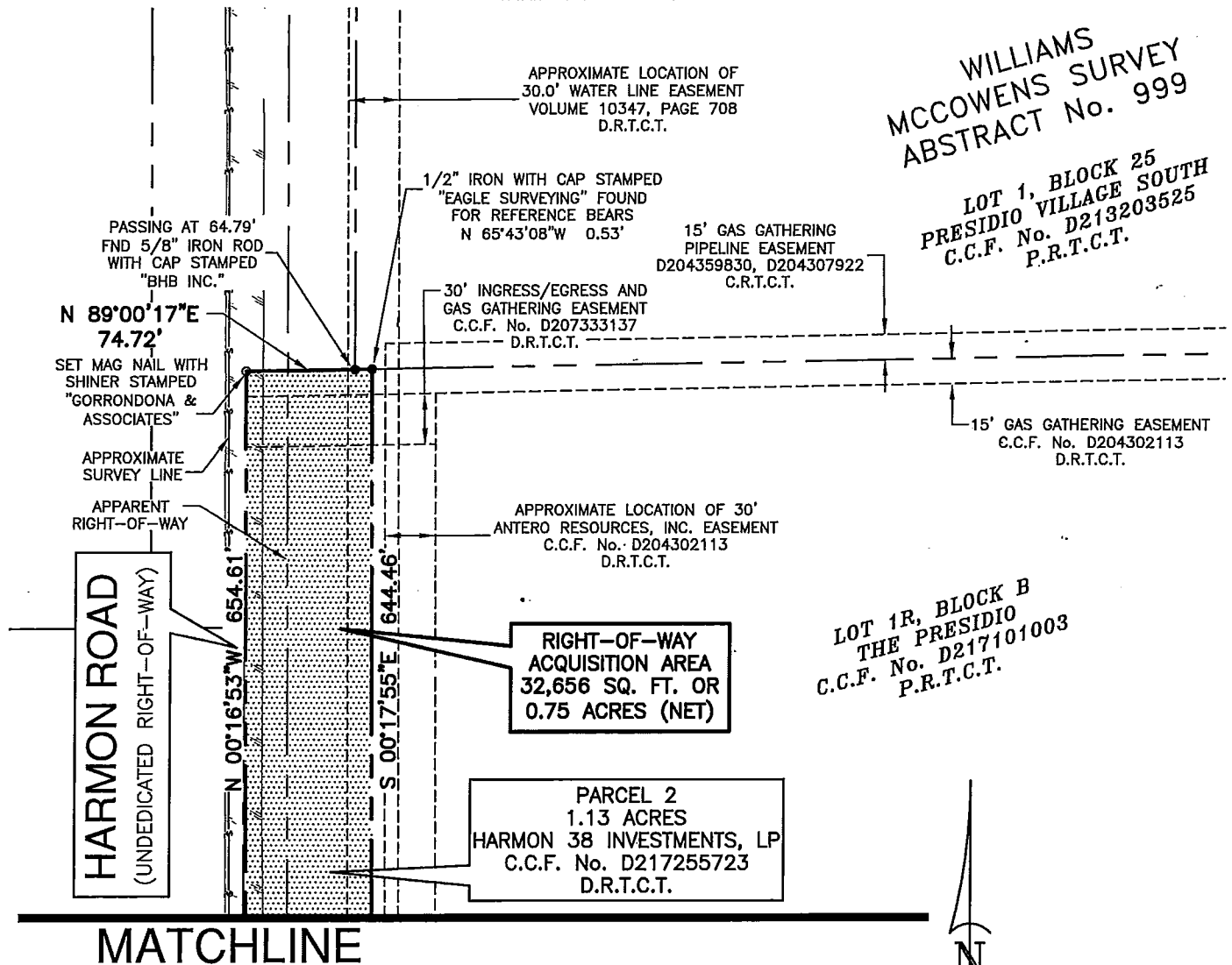
PARCEL NO. 21	CITY PROJ. NO. 100459
RIGHT-OF-WAY ACQUISITION	
OWNER: HARMON 38 INVESTMENTS, LP	
SURVEY: WILLIAM MCCOWENS SURVEY, ABSTRACT NO. 999	
LOCATION: CITY OF FORT WORTH, TARRANT COUNTY, TEXAS	
ACQUISITION AREA: 32,656 SQUARE FEET OR 0.75 ACRES (NET)	
WHOLE PROPERTY ACREAGE: 49,021 SQUARE FEET OR 1.13 ACRES	
JOB No. KHA_1704.00	DRAWN BY: SHS
DATE: FEBRUARY 28, 2018	EXHIBIT B PAGE 1 OF 2
	CAD FILE: 21.DWG
	SCALE: 1" = 100'



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

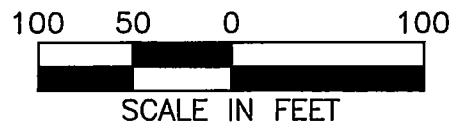
GORRONDONA & ASSOCIATES, INC. • 7524 JACK NEWELL BOULEVARD SOUTH FORT WORTH, TX. 76118 • 817-496-1424 FAX 817-496-1768

EXHIBIT "B"
PARCEL No. 21



NOTES:

1. A LEGAL DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.
2. 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.

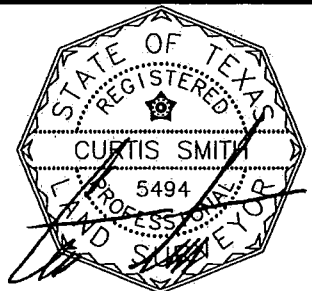


City of Fort Worth

1000 THROCKMORTON STREET • FORT WORTH, TEXAS 76102

HARMON ROAD
INTERSECTION IMPROVEMENTS

PARCEL NO. 21		CITY PROJ. NO. 100459
RIGHT-OF-WAY ACQUISITION		
OWNER: HARMON 38 INVESTMENTS, LP		
SURVEY: WILLIAM MCCOWENS SURVEY, ABSTRACT NO. 999		
LOCATION: CITY OF FORT WORTH, TARRANT COUNTY, TEXAS		
ACQUISITION AREA: 32,656 SQUARE FEET OR 0.75 ACRES (NET)		
WHOLE PROPERTY ACREAGE: 49,021 SQUARE FEET OR 1.13 ACRES		
JOB No. KHA_1704.00	DRAWN BY: SHS	CAD FILE: 21.DWG
DATE: FEBRUARY 28, 2018	EXHIBIT B PAGE 2 OF 2	SCALE: 1" = 100'



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