

Being 0.130 acres of land, more or less, situated in the County of Tarrant, State of Texas, and being out of the David Strickland Survey, Abstract Number 1376, and being a portion of a tract of land described in the deed to the City of Fort Worth, recorded in Instrument Number D205143172 of the Official Public Records, Tarrant County, Texas, (O.P.R.T.C.T.), and being a portion of Lot 1, Block 2 and Lot 1, Block 100 of the Correction Plat of Southeast Landfill, an addition to the City of Fort Worth, Tarrant County, Texas, recorded in Cabinet A, Slide 12621 of the Plat Records, Tarrant County, Texas (P.R.T.C.T.), which 0.130 acres of land, more or less, is more particularly described as follows:

**COMMENCING** at a 5/8 inch iron rod with yellow plastic cap found for an angle point in the west line of said City of Fort Worth tract and Lot 1 of said Block 2 and the east line of a tract of land described in the deed to Savoy Properties, LLC, recorded in Instrument Number D208236772 of said O.P.R.T.C.T. (see Instrument Number D206345711 for description) and Tract E of Forest Wood Industrial Subdivision, an addition to the City of Forest Hill, Tarrant County, Texas, recorded in Volume 388-45, Page 3 of said P.R.T.C.T.;

**THENCE** North 05°15'17" West, along the west line of said City of Fort Worth tract and Lot 1 of said Block 2 and the east line of said Savoy Properties, LLC tract and said Tract E, a distance of 48.49 feet to a 5/8 inch iron rod with yellow plastic cap stamped "SAM LLC" set in the proposed south right-of-way line of Interstate 20 (I-20), a variable width right-of-way for the **POINT OF BEGINNING**, at I-20 baseline Sta. 237+63.88, 221.66 feet right and having Texas State Plane Coordinate System, N.A.D. 83 (2010), North Central Zone (4202), surface coordinates of North 6,926,768.37, East 2,354,731.64;

- 1) **THENCE** North 05°15'17" West, continuing along the west line of said City of Fort Worth tract and Lot 1 of said Block 2 and the east line of said Savoy Properties, LLC tract and said Tract E, a distance of 48.51 feet to a 3/4 inch iron rod found for the northwest corner of said City of Fort Worth tract and Lot 1 of said Block 2 and the northeast corner of said Savoy Properties, LLC tract and said Tract E, also being in the existing south right-of-way line of said I-20;

- 2) **THENCE** North  $66^{\circ}27'13''$  East, along the existing south right-of-way line of said I-20 and the north line of said City of Fort Worth tract and Lot 1 of said Block 2, passing an "X" cut set for the northeast corner of Lot 1 of said Block 2 and the northwest corner of Lot 1 of said Block 100, also being in the existing west right-of-way line of Salt Road, a variable width right-of-way, at a distance of 31.19 feet, continuing along the existing south right-of-way line of said I-20 and the north line of said City of Fort Worth tract and Lot 1 of said Block 100, for a total distance of 132.38 feet to a 5/8 inch iron rod with yellow plastic cap stamped "SAM LLC" set for the northeast corner of Lot 1 of said Block 100 and the northwest corner of a tract of land described in the deed to Hearthstone Properties, Delaware, LLC, recorded in Instrument Number D206267792 of said O.P.R.T.C.T. and the remainder of Tract F of Forest Wood Industrial Subdivision, an addition to the City of Forest Hill, Tarrant County, Texas, recorded in Volume 388-45, Page 3 of said P.R.T.C.T., also being the beginning of a curve to the left in the existing east right-of-way line of said Salt Road;
- 3) **THENCE** along the existing east right-of-way line of said Salt Road, the east line of said City of Fort Worth tract and Lot 1 of said Block 100 and the west line of said Hearthstone Properties, Delaware, LLC tract and the remainder of said Tract F, with the arc of said curve to the left, an arc length of 17.80 feet, through a central angle of  $27^{\circ}33'50''$ , having a radius of 37.00 feet, and whose chord bears South  $06^{\circ}05'14''$  West, a distance of 17.63 feet to a 5/8 inch iron rod with yellow plastic cap stamped "SAM LLC" set for the end of said curve;
- 4) **THENCE** South  $07^{\circ}41'42''$  East, continuing along the existing east right-of-way line of said Salt Road, the east line of said City of Fort Worth tract and Lot 1 of said Block 100 and the west line of said Hearthstone Properties, Delaware, LLC tract and the remainder of said Tract F, a distance of 26.18 feet to a calculated point (unable to set, falls within wall) for the beginning of a curve to the right in the proposed south right-of-way line of said I-20;

- 5) **THENCE** along the proposed south right-of-way line of said I-20 and across said City of Fort Worth tract and Lot 1 of said Block 100, with the arc of said curve to the right, passing a 5/8 inch iron rod with yellow plastic cap stamped “SAM LLC” set in the existing west right-of-way line of said Salt Road, the west line of Lot 1 of said Block 100 and the east line of Lot 1 of said Block 2, at an arc length of 72.66 feet, continuing along the proposed south right-of-way line of said I-20 and across said City of Fort Worth tract and Lot 1 of said Block 2 for a total arc length of 131.86 feet, through a central angle of 02°26’49”, having a radius of 3,087.49 feet, and whose chord bears South 64°02’26” West, a distance of 131.85 feet to the **POINT OF BEGINNING**, containing 5,667 square feet (0.130 acres) of land, more or less.

NOTE: Survey sketch to accompany this legal description.

NOTE: Bearings are based on NAD 83 Datum, Texas State Plane Coordinate System, North Central Zone, with all distances and coordinates adjusted to surface by project surface factor of 1.00012.

\*\* The monument described and set in this call may be replaced with a TxDOT Type II Right of Way Marker upon the completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

That I Eric A. Kreiner, a Registered Professional Land Surveyor in the State of Texas, hereby states that this survey was made from an actual on the ground survey made in June, 2020 under my supervision, that all monuments exist as shown hereon and this survey substantially conforms with the current professional and technical standards as set forth by the Texas Board of Professional Land Surveying.

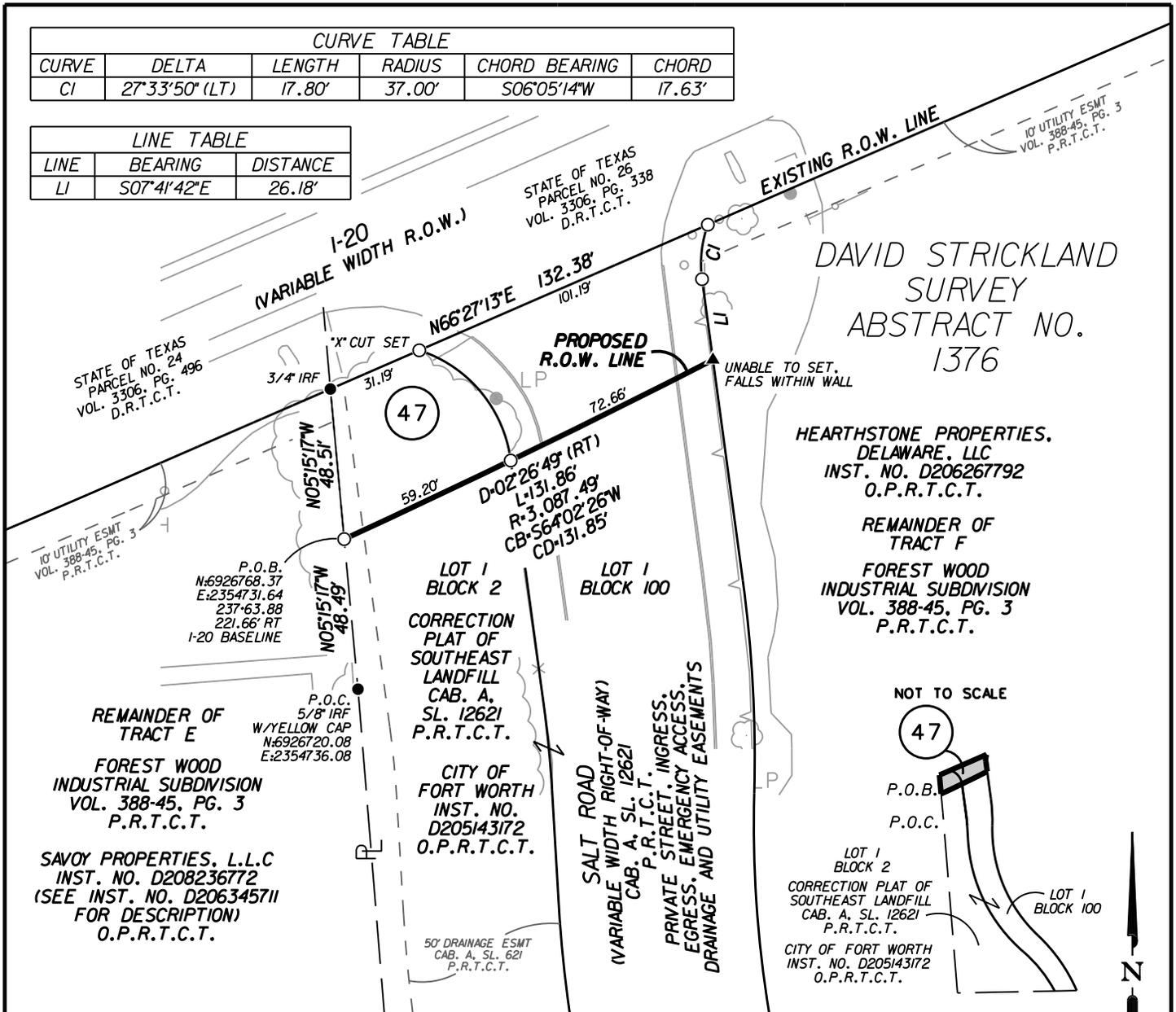


Eric A. Kreiner  
Registered Professional Land Surveyor  
TBPLS Firm 1064300  
Surveying And Mapping, LLC (SAM)  
1301 W. Mockingbird Lane, Suite 400W  
Dallas, Texas 75247



CURVE TABLE					
CURVE	DELTA	LENGTH	RADIUS	CHORD BEARING	CHORD
CI	27°33'50" (LT)	17.80'	37.00'	S06°05'14"W	17.63'

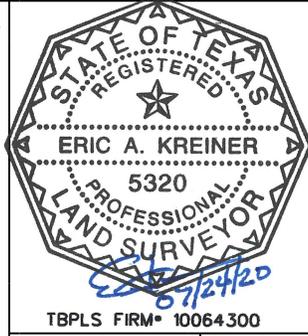
LINE TABLE		
LINE	BEARING	DISTANCE
LI	S07°41'2"E	26.18'



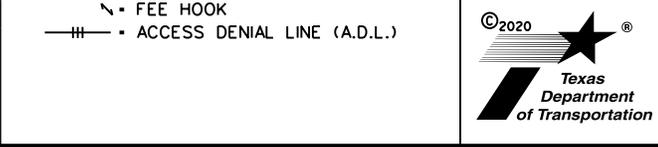
Legal description to accompany this survey sketch.

NOTE: Basis of bearing is the Texas State Plane Coordinate System, North Central Zone (4202), North American Datum 1983 (NAD 83)(2010), with all distances and coordinates adjusted to surface by project surface factor of 1.00012.

- LEGEND**
- 5/8" IRON ROD W/ YELLOW PLASTIC CAP STAMPED "SAM LLC" SET, PK NAIL SET OR X-CUT SET
  - ◻ 5/8" IRON ROD W/ PINK PLASTIC CAP STAMPED "TXDOT SURVEY MARKER RIGHT OF WAY" SET, MAY BE REPLACED W/TYPE II MONUMENT AT THE END OF CONSTRUCTION
  - MARKER FOUND "AS NOTED"
  - ▲ CALCULATED POINT
  - O.P.R.T.C.T. - OFFICIAL PUBLIC RECORDS TARRANT COUNTY, TX.
  - D.R.T.C.T. - DEED RECORDS TARRANT COUNTY, TX.
  - P.R.T.C.T. - PLAT RECORDS TARRANT COUNTY, TX.
  - P.O.C. - POINT OF COMMENCING
  - P.O.B. - POINT OF BEGINNING
  - P - PROPERTY LINE
  - S - SURVEY LINE
  - N - FEE HOOK
  - ||— ACCESS DENIAL LINE (A.D.L.)



**PARCEL 47**  
CITY OF FORT WORTH  
0.130 ACRE



PAGE	STATE	DIST.	COUNTY	HIGHWAY NO.
PAGE 4 OF 4	TEXAS	FTW	TARRANT	I-820
	CCSJ	0008	13	206
	RCSJ	0008	13	241