

EXHIBIT "A"

**PUBLIC RIGHT-OF-WAY ACQUISITION - PART 1
LOT A-R, BLOCK 56, CHAMBERLIN ARLINGTON ADDITION
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS**

BEING a 0.0064 acre tract of land located in the City of Fort Worth, Tarrant County, Texas, said 0.0064 acre tract of land being a portion of **LOT A-R, BLOCK 56, CHAMBERLIN ARLINGTON ADDITION**, being an Addition to the said City and State, according to the plat thereof filed for record in Volume 388-76, Page 9, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.), said 0.0064 acre tract of land also being a portion of that certain tract of land conveyed to **SEJ ASSET MANAGEMENT & INVESTMENT COMPANY**, by deed thereof filed for record in Tarrant County Clerk's Instrument No. (Ins. No.) D213094495, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.), said 0.0064 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod with a cap stamped "SPOONER 5922" set (hereinafter referred to as an iron rod set) on an east lot line of said Lot A-R, same being on the west right-of-way line of N. Bryant Irving Road (being a variable width public right-of-way), from said beginning point an interior northeast lot corner of said Lot A-R, bears South 00°01'19" West, 10.05 feet, said beginning point also having a NAD83 Texas North Central Zone (4202) grid coordinate of N: 6,949,868.65 and E: 2,302,587.58;

THENCE over and across said Lot A-R the following courses and distances:

North 03°59'01" West, 26.34 feet to an "X" cut set in concrete;

North 02°48'19" East, 38.35 feet to an "X" cut set in concrete;

North 00°21'16" East, 29.29 feet to an iron rod set at the beginning of a curve to the left having a radius of 32.00 feet;

Along the said curve to the left, an arc length of 18.61 feet and across a chord which bears North 16°46'06" West, a chord length of 18.35 feet to an iron rod set on the north lot line of said Lot A-R, same being the south right-of-way line of Camp Bowie Boulevard (being a 125 feet wide public right-of-way at this point) said iron rod set being at the beginning of a non-tangent curve to the right having a radius of 29.60 feet;

THENCE along the northeasterly lot line of said Lot A-R, along a transition between the said south right-of-way line of Camp Bowie Boulevard and the said west right-of-way line of said N. Bryant Irving Road, and along the said curve to the right, an arc length of 24.05 feet and across a chord which bears South 23°12'17" East, a chord length of 23.39 feet to a 5/8" iron rod with a cap stamped "BGI" found;

THENCE South 00°01'19" West, along an east lot line of said Lot A-R and along the said west right-of-way line 89.95 feet to the **POINT OF BEGINNING**.

The hereinabove described tract of land contains a computed area of **0.0064 acres (281 square feet)** of land, more or less.

The bearings and distances shown hereon are referenced to the Texas Coordinate System of 1983, Texas North Central Zone 4202, and are based on the North American Datum of 1983, 2011 Adjustment. All areas shown hereon are calculated based on surface measurements.

I Eric S. Spooner, a Registered Professional Land Surveyor in the State of Texas, do hereby state that the foregoing description accurately sets out the metes and bounds description of the tract described herein.

Eric S. Spooner, RPLS
Spooners & Associates, Inc.
Texas Registration No. 5922
TBPLS Firm No. 10054900



EXHIBIT "A"

**PUBLIC RIGHT-OF-WAY ACQUISITION - PART 2
LOT A-R, BLOCK 56, CHAMBERLIN ARLINGTON ADDITION
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS**

BEING a 0.0053 acre tract of land located in the City of Fort Worth, Tarrant County, Texas, said 0.0053 acre tract of land being a portion of **LOT A-R, BLOCK 56, CHAMBERLIN ARLINGTON ADDITION**, being an Addition to the said City and State, according to the plat thereof filed for record in Volume 388-76, Page 9, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.), said 0.0053 acre tract of land also being a portion of that certain tract of land conveyed to **SEJ ASSET MANAGEMENT & INVESTMENT COMPANY**, by deed thereof filed for record in Tarrant County Clerk's Instrument No. (Ins. No.) D213094495, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.), said 0.0053 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod with a cap stamped "SPOONER 5922" set (hereinafter referred to as an iron rod set) on an east lot line of said Lot A-R, same being on the west right-of-way line of N. Bryant Irving Road (being a variable width public right-of-way), from said beginning point the southeast lot corner of said Lot A-R, bears South 00°01'19" West, 98.57 feet, said beginning point also having a NAD83 Texas North Central Zone (4202) grid coordinate of N: 6,949,791.18 and E: 2,302,594.05;

THENCE over and across said Lot A-R the following courses and distances:

North 89°58'47" West, 1.07 feet to an iron rod set;

North 03°59'01" West, 67.60 feet to an iron rod set on a north lot line of said Lot A-R, same being the said west right-of-way line, from which a 1/2" iron rod with a cap stamped "USA INC RPLS 2026" found at an interior northeast lot corner of said Lot A-R, bears North 89°58'41" West, 0.70 feet;

THENCE along the said lot line and along the said right-of-way line the following courses and distances:

South 89°58'41" East, 5.80 feet to a 1/2" iron rod found with a cap stamped "USA INC RPLS 2026";

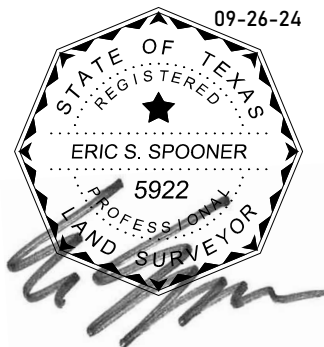
South 00°01'19" West, 67.43 feet to the **POINT OF BEGINNING**.

The hereinabove described tract of land contains a computed area of **0.0053 acres (232 square feet)** of land, more or less.

The bearings and distances shown hereon are referenced to the Texas Coordinate System of 1983, Texas North Central Zone 4202, and are based on the North American Datum of 1983, 2011 Adjustment. All areas shown hereon are calculated based on surface measurements.

I Eric S. Spooner, a Registered Professional Land Surveyor in the State of Texas, do hereby state that the foregoing description accurately sets out the metes and bounds description of the tract described herein.

Eric S. Spooner, RPLS
Spooner & Associates, Inc.
Texas Registration No. 5922
TBPLS Firm No. 10054900



NOTE: The bearings and distances shown hereon are referenced to the Texas Coordinate System of 1983, Texas North Central Zone 4202, and are based on the North American Datum of 1983, 2011 Adjustment. All areas shown hereon are calculated based on surface measurements.

EXHIBIT "B"

SEE ATTACHED METES & BOUNDS DESCRIPTION ON PAGES 1 HEREIN

CAMP BOWIE BLVD.
(U.S. ROUTE 377) (125' PUBLIC R.O.W.)

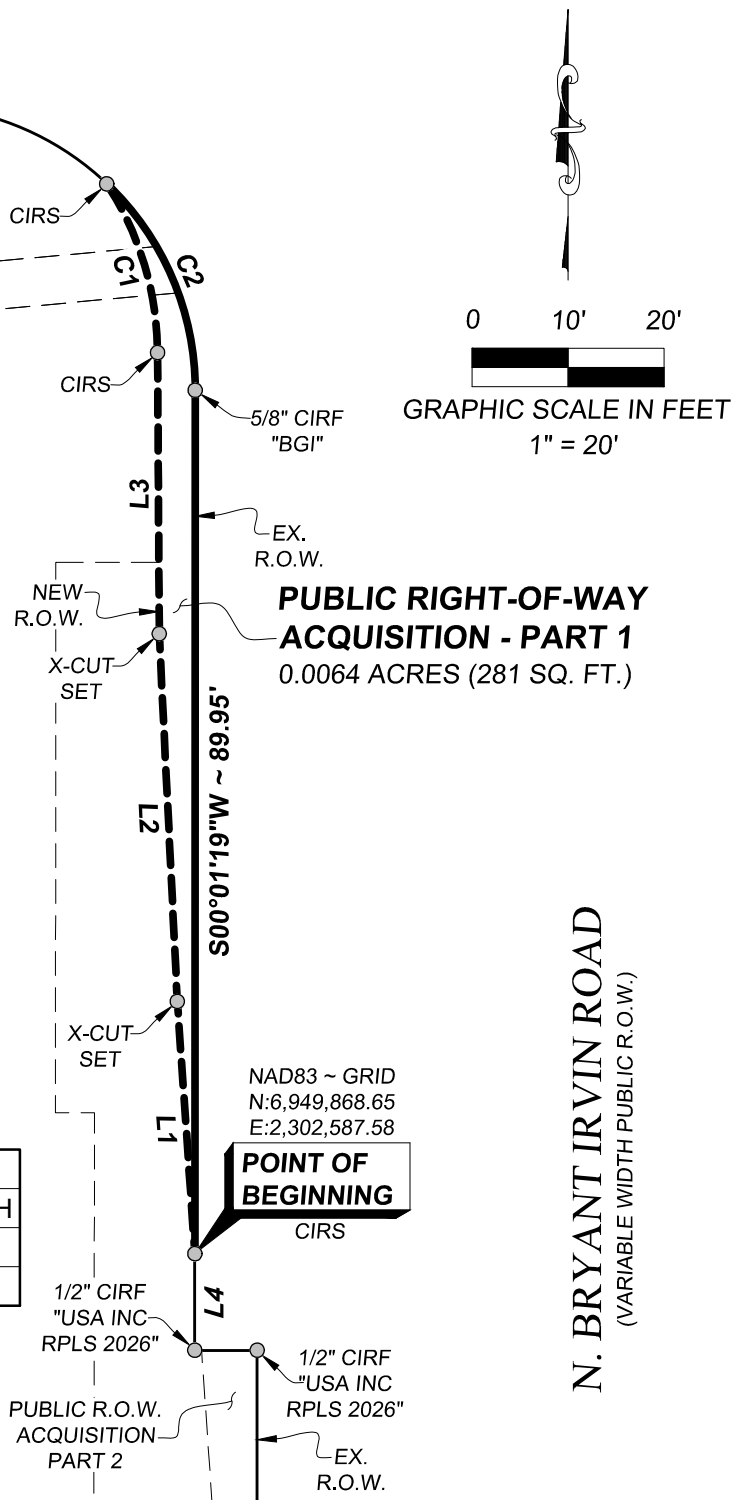
EX. 5' T.E.S.CO. EASEMENT

LOT A-R, BLOCK 56
CHAMBERLIN
ARLINGTON ADDITION
VOLUME 388-76, PAGE 9,
O.P.R.T.C.T.

OWNER
SEJ ASSET MANAGEMENT & INVESTMENT COMPANY
T.C.C.I. NO. D213094495,
O.P.R.T.C.T.

LINE TABLE		
NO.	DIRECTION	DIST.
L1	N03°59'01"W	26.34'
L2	N02°48'19"W	38.35'
L3	N00°21'16"W	29.29'
L4	S00°01'19"W	10.05'

CURVE TABLE				
NO.	RADIUS	LENGTH	CH. BEARING	CH. LENGTH
C1	32.00'	18.61'	N16°46'06"W	18.35'
C2	29.60'	24.05'	S23°12'17"E	23.39'



CIRS - 5/8" IRON ROD WITH A CAP STAMPED "SPOONER 5922"

PUBLIC RIGHT-OF-WAY ACQUISITION - PART 1
LOT A-R, BLOCK 56,
CHAMBERLIN ARLINGTON ADDITION,
CITY OF FORT WORTH,
TARRANT COUNTY, TEXAS

PROPERTY: SEJ ASSET MANAGEMENT & INVESTMENT COMPANY,
INS. NO. D213094495, O.P.R.T.C.T.
22195_FT_W CB&BI ROW_SEJ MGMT_2024-09-25.dwg

S&A JOB NO.: 22195
DATE: 9/25/2024

DRAWN BY: R. OSMENT.
CHECKED BY: E. SPOONER

SEJ ASSET MGMT ~ EXH "B" ~ PART 1 ~ PG 3 OF 4



SPOONER & ASSOCIATES
REGISTERED PROFESSIONAL LAND SURVEYORS
OVER 30 YEARS OF SERVICE

309 BYERS STREET, SUITE 100, EULESS, TEXAS 76039
(817) 685-8448 WWW.SPOONERSURVEYORS.COM
TBPLS FIRM NO. 10054900



NOTE: The bearings and distances shown hereon are referenced to the Texas Coordinate System of 1983, Texas North Central Zone 4202, and are based on the North American Datum of 1983, 2011 Adjustment. All areas shown hereon are calculated based on surface measurements.

EXHIBIT "B"

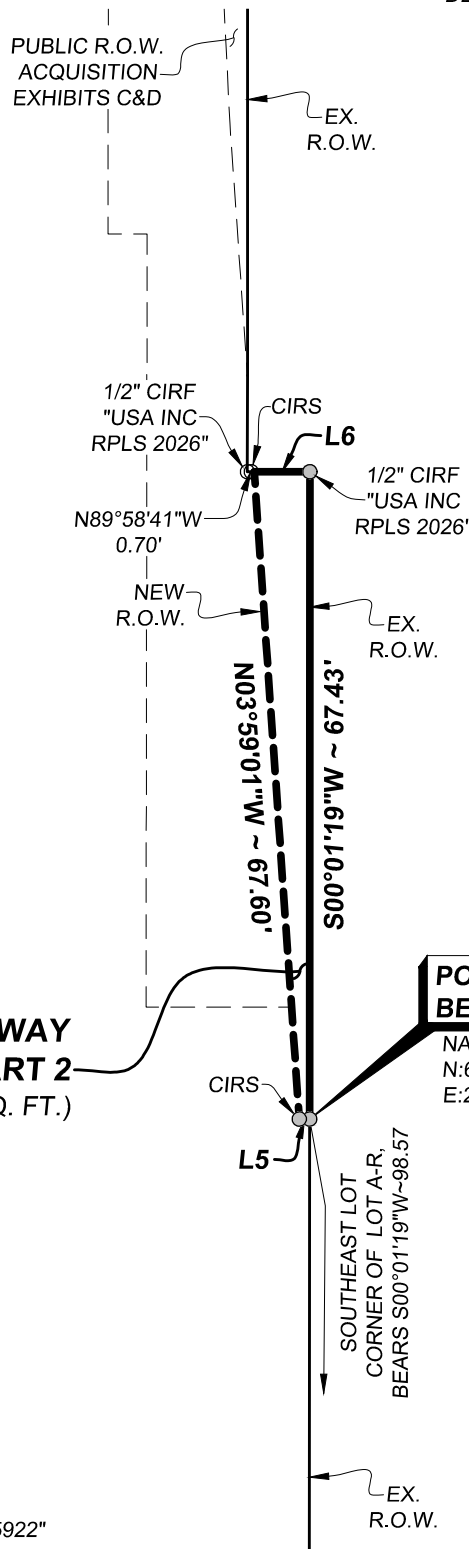
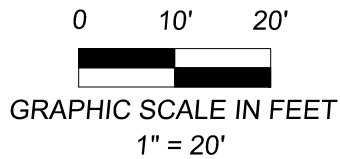
SEE ATTACHED METES & BOUNDS DESCRIPTION ON PAGES 2 HEREIN

LOT A-R, BLOCK 56
CHAMBERLIN
ARLINGTON ADDITION
 VOLUME 388-76, PAGE 9,
 O.P.R.T.C.T.

OWNER
SEJ ASSET MANAGEMENT & INVESTMENT COMPANY
 T.C.C.I. NO. D213094495,
 O.P.R.T.C.T.

LINE TABLE		
NO.	DIRECTION	DIST.
L5	N89°58'47"W	1.07
L6	S89°58'41"E	5.80

PUBLIC RIGHT-OF-WAY ACQUISITION - PART 2
 0.0053 ACRES (232 SQ. FT.)



N. BRYANT IRVIN ROAD
 (VARIABLE WIDTH PUBLIC R.O.W.)

CIRS - 5/8" IRON ROD WITH A CAP STAMPED "SPOONER 5922"

PUBLIC RIGHT-OF-WAY ACQUISITION - PART 2
 LOT A-R, BLOCK 56,
 CHAMBERLIN ARLINGTON ADDITION,
 CITY OF FORT WORTH,
 TARRANT COUNTY, TEXAS

SPOONER & ASSOCIATES
 REGISTERED PROFESSIONAL LAND SURVEYORS
OVER 30 YEARS OF SERVICE

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 (817) 685-8448 WWW.SPOONERSURVEYORS.COM
 TBPLS FIRM NO. 10054900

09-26-24

STATE OF TEXAS
 REGISTERED
 ERIC S. SPOONER
 5922
 PROFESSIONAL
 LAND SURVEYOR

PROPERTY: SEJ ASSET MANAGEMENT & INVESTMENT COMPANY,
 INS. NO. D213094495, O.P.R.T.C.T.
 22195_FT_W CB&BI ROW_SEJ MGMT_2024-09-25.dwg

S&A JOB NO.: 22195
 DATE: 01/08/2024

DRAWN BY: R. OSMENT
 CHECKED BY: E. SPOONER

SEJ ASSET MGMT ~ EXH "B" ~ PART 2 ~ PG 4 OF 4