

**Description of
0.5524 Acres of Land
For Right-of-Way Acquisition**

BEING that certain tract of land situated in the J. Conwill, Survey, Abstract Number 343, City of Fort Worth, Tarrant County, Texas, being a portion of that tract of land described by deed to International Order of Operating Engineers Local 178 AFL-CIO, recorded in Instrument Number D202040614, County Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod, with plastic cap stamped "PELTON", set at the southeast corner of Lot 24X, Block 1, The Trails of Marine Creek, an addition to the City of Fort Worth, Tarrant County, Texas, by plat recorded in Cabinet A, Slide 9827, said County Records, the northeast corner of a 55 foot right-of-way dedication, as recorded by said plat, and in the west line of said International Order of Operating Engineers tract, from which a 5/8 inch iron rod, with plastic cap stamped "RPLS 4001", found at the most easterly northeast corner of Lot 23X, said Block 1, bears N 00°25'45"E, 527.06 feet;

THENCE over and across said International Order of Operating Engineers tract, the following courses and distances:

S 89°43'51"E, 2.74 feet, to a 5/8 inch iron rod, with plastic cap stamped "PELTON", set, at the beginning of a curve to the left;

With said curve to the left, an arc distance of 209.78 feet, through a central angle of 11°36'47", having a radius of 1035.00 feet, the long chord which bears N 84°27'45"E, 209.42 feet, to a 5/8 inch iron rod, with plastic cap stamped "PELTON", set;

N 78°39'22"E, 116.23 feet, to a 5/8 inch iron rod, with plastic cap stamped "PELTON", set, at the beginning of a curve to the right;

With said curve to the right, an arc distance of 219.92 feet, through a central angle of 10°48'56", having a radius of 1165.00 feet, the long chord which bears N 84°03'50"E, 219.59 feet, to a 5/8 inch iron rod, with plastic cap stamped "PELTON", set;

N 89°28'18"E, 58.56 feet, a 5/8 inch iron rod, with plastic cap stamped "PELTON", set;

N 44°57'06"E, 35.74 feet, to a 5/8 inch iron rod, with plastic cap stamped "PELTON", set;

N 00°25'54"E, 197.88 feet, to a 5/8 inch iron rod, with plastic cap stamped "PELTON", set;

S 89°34'05"E, 11.06 feet, to a 5/8 inch iron rod, with plastic cap stamped "PELTON", set, in the east line of said International Order of Operating Engineers tract and the west right-of-way line of Bowman-Roberts Road (a called 50 foot right-of-way);

THENCE S 00°25'58"W, 255.38 feet, with said common line, to a 5/8 inch iron rod, with plastic cap stamped "PELTON", set at the intersection of said west right-of-way line and the north right-of-way line of Cromwell-Marine Creek Road, a 60 foot right-of-way by deed recorded in Volume 5196, Page 986, said County Records, and the beginning of a non-tangent curve to the left;

THENCE with said north right-of-way line, the following courses and distances:

With said non-tangent curve to the left, an arc distance of 326.96 feet, through a central angle of 11°14'15", having a radius of 1667.03 feet, the long chord which bears S 84°35'16"W, 326.43 feet, to a 5/8 inch iron rod, with plastic cap stamped "PELTON", set;

S 78°58'09"W, 12.89 feet, to a 5/8 inch iron rod, with plastic cap stamped "PELTON", set at the beginning of a curve to the right;

With said curve to the right, an arc distance of 276.54 feet, through a central angle of 11°18'00", having a radius of 1402.19 feet, the long chord which bears S 84°37'09"W, 276.10 feet, to a 5/8 inch iron rod, with plastic cap stamped "PELTON", set;

N 89°43'51"W, 25.67 feet, returning to the aforementioned west line of said International Order of Operating Engineers tract, from which a 1/2 inch bent iron rod found bears N 41°32'51"E, 0.34 feet;

THENCE N 00°25'45"E, 25.00 feet, with said west line, to the **Point of Beginning** and containing 24,066 square feet or 0.5524 acres of land more or less.

"Integral Parts of this Document"

1. Description – 2 Pages
2. Exhibit

TBPFLS - LS FIRM REG. NO. 10177700



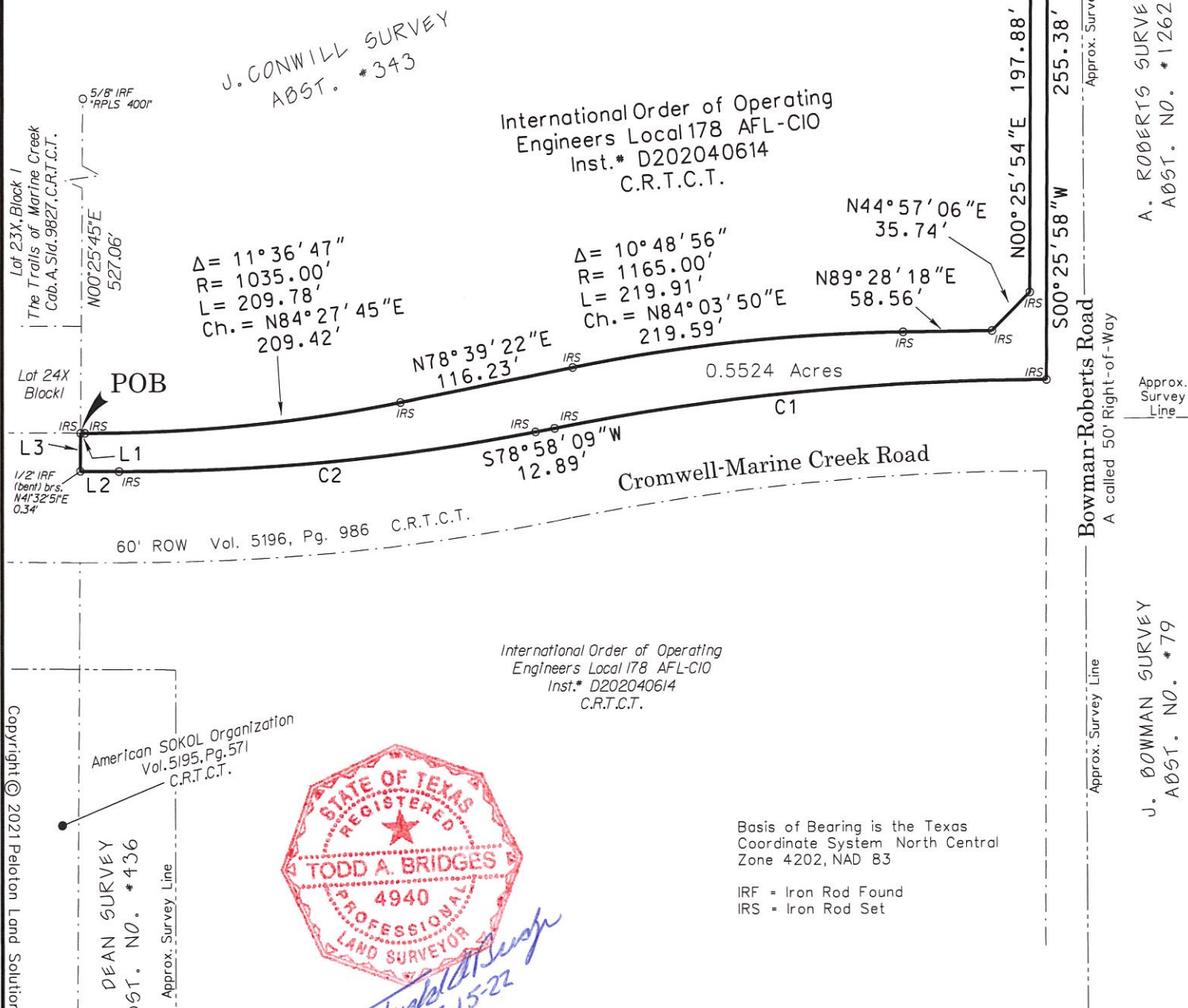
"Integral parts of this document"
1. Description - 2 Pages
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CURVE TABLE

C#	DELTA	RADIUS	LENGTH	BEARING	DIST.
C1	11° 14' 15"	1667.03'	326.96'	S84° 35' 16" W	326.43'
C2	11° 18' 00"	1402.19'	276.54'	S84° 37' 09" W	276.10'

LINE TABLE

L#	BEARING	DIST.
L1	S89° 43' 51" E	2.74'
L2	N89° 43' 51" W	25.67'
L3	N00° 25' 45" E	25.00'



International Order of Operating Engineers Local 178 AFL-CIO
Inst. # D202040614
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American SOKOL Organization
Vol. 5195, Pg. 571
C.R.T.C.T.

W. DEAN SURVEY
ABST. NO. # 436

A. ROBERTS SURVEY
ABST. NO. # 1262

J. BOWMAN SURVEY
ABST. NO. # 79



Todd A. Bridges
12-15-22

Basis of Bearing is the Texas Coordinate System North Central Zone 4202, NAD 83

IRF = Iron Rod Found
IRS = Iron Rod Set

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PELTON
LAND SOLUTIONS

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FORT WORTH, TEXAS 76177 PH.# 817-562-3350

Exhibit of
0.5524 Acres of Land for Right-of-Way Acquisition
Situated in the J. Conwell Survey, Abstract Number 343,
City of Fort Worth, Tarrant County, Texas.

Parcel 7

JOB # BMC17001	DRAWN BY: TBR	CHECKED BY: TAB	DATE: 10-27-2021	PAGE # 3 of 3
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