

LEGAL DESCRIPTION

Exhibit "A"

TEMPORARY CONSTRUCTION EASEMENT

PARCEL ID: 4.2a

CPN 103649-4

BEING a 0.1927 acre (8,393 square foot) tract of land (Tract 1) and a 0.0904 acre (3,936 square foot) tract of land (Tract 2) situated in the William Stone Survey, Abstract No. 1400, City of Fort Worth, Tarrant County, Texas, and being a portion of a called 11.388 acre tract of land described in the Warranty Deed with Vendor's Lien to Logan Land Development, recorded in Instrument No. D221223036 of the Official Public Records of Tarrant County, Texas; said tract being more particularly described as follows:

TRACT 1

BEGINNING at the southeast corner of Lot 1, Block 1, Rendon Crowley Storage, an addition to the City of Fort Worth according to the plat recorded in Instrument No. D223094148 of said Official Public Records, said point being in the north right-of-way line of Farm to Market Road No. 1187 (a variable width right-of-way), from said point a 5/8-inch iron rod with "KHA" cap found for the southwest corner of said Lot 1 bears North 89°10'53" West, a distance of 432.82 feet;

THENCE North 00°09'19" West, along the east line of said Lot 1, a distance of 15.01 feet to a point for corner, being the beginning of a non-tangent curve to the left with a radius of 5,664.58 feet, a central angle of 02°22'15", and a chord bearing and distance of North 89°26'27" East, 234.39 feet;

THENCE in an easterly direction, with said non-tangent curve to the left, departing the said east line of Lot 1, an arc distance of 234.40 feet to a point for corner;

THENCE North 88°15'02" East, a distance of 259.07 feet to a point for corner;

THENCE North 01°58'14" West, a distance of 1.90 feet to a point for corner;

THENCE North 44°50'04" East, a distance of 62.72 feet to a point for corner;

THENCE North 89°49'30" East, a distance of 10.32 feet to a point for corner in the west right-of-way line of Hemphill Street (a variable width right-of-way), said point being the beginning of a non-tangent curve to the right with a radius of 90.00 feet, a central angle of 70°19'43", and a chord bearing and distance of South 53°05'04" West, 103.67 feet;

THENCE in a southwesterly direction, along said west right-of-way line of Hemphill Street, and along said non-tangent curve to the right, an arc distance of 110.47 feet to a point for corner in the intersection of said west right-of-way line of Hemphill Street and the said north right-of-way line of Farm to Market Road No. 1187;

THENCE South 88°15'02" West, along said north right-of-way line of Farm to Market Road No. 1187, a distance of 230.42 feet to a point for corner being the beginning of a non-tangent curve to the right with a radius of 5,705.74 feet, a central angle of 02°21'20", and a chord bearing and distance of South 89°26'06" West, 234.57 feet;

THENCE in a westerly direction, with said non-tangent curve to the right, an arc distance of 234.59 feet to the **POINT OF BEGINNING** and containing 8,393 square feet or 0.1927 acres of land, more or less.

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TEMPORARY
CONSTRUCTION EASEMENT
WILLIAM STONE SURVEY
ABSTRACT NO. 1400
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS

Kimley»Horn

801 Cherry Street, Unit 11, # 1300
Fort Worth, Texas 76102 FIRM # 10194040 Tel. No. (817) 335-6511
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	CRG	SCR	5/14/2024	061018431	1 OF 4

TRACT 2

Exhibit "A"

COMMENCING at the southeast corner of said Lot 1, said point being in the north right-of-way line of Farm to Market Road No. 1187 (a variable width right-of-way), from said point a 5/8-inch iron rod with "KHA" cap found for the southwest corner of said Lot 1 bears North 89°10'53" West, a distance of 432.82 feet;

THENCE North 00°09'19" West, along the east line of said Lot 1, a distance of 37.80 feet to a point for corner, from said point the northeast corner of said Lot 1 bears North 00°09'19" West, a distance of 469.25 feet;

THENCE North 89°50'41" East, departing the said east line of Lot 1, a distance of 454.99 feet to the POINT OF BEGINNING;

THENCE North 00°00'03" East, a distance of 62.31 feet to a point for corner;

THENCE North 89°50'04" East, a distance of 97.23 feet to a point for corner in the said west right-of-way line of Hemphill Street;

THENCE South 00°10'48" East, along said west right-of-way line of Hemphill Street, a distance of 2.04 feet to a point for corner being the beginning of a non-tangent curve to the right with a radius of 90.00 feet, a central angle of 08°16'47", and a chord bearing and distance of South 03°57'42" West, 12.99 feet;

THENCE in a southwesterly direction, along said west right-of-way line of Hemphill Street and said non-tangent curve to the right, an arc distance of 13.01 feet to a point for corner;

THENCE South 89°50'04" West, departing said west right-of-way line of Hemphill Street, a distance of 20.04 feet to a point for corner;

THENCE South 44°50'04" West, a distance of 65.73 feet to a point for corner;

THENCE South 88°15'02" West, a distance of 29.96 feet to the POINT OF BEGINNING and containing 3,936 square feet or 0.0904 acres of land, more or less.

NOTES

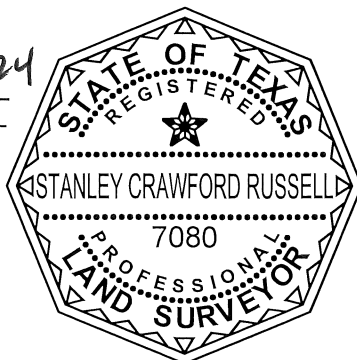
Bearing system based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone (4202). A survey plat of even survey date herewith accompanies this metes and bounds description.

The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the easement tract.

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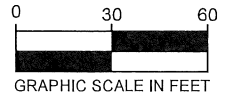
Stan Russell 5/15/2024

STANLEY CRAWFORD RUSSELL
REGISTERED PROFESSIONAL
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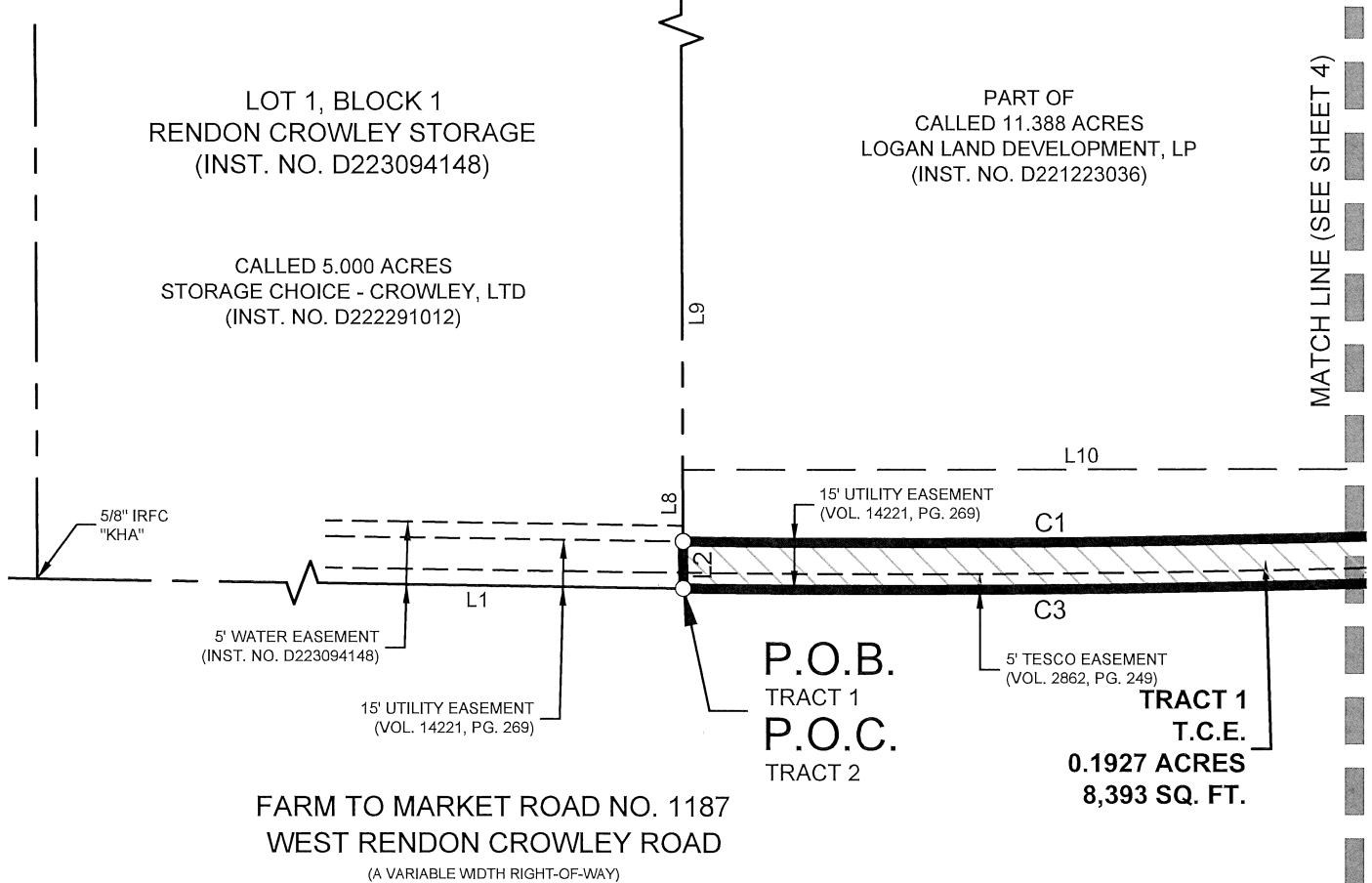
Kimley»Horn					
801 Cherry Street, Unit 11, # 1300 Fort Worth, Texas 76102			FIRM # 10194040		Tel. No. (817) 335-6511 www.kimley-horn.com
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
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Exhibit "A"



LEGEND

P.O.C. = POINT OF COMMENCING
 P.O.B. = POINT OF BEGINNING
 IRFC = IRON ROD W/ CAP FOUND



MATCH LINE (SEE SHEET 4)

NOTES

Bearing system based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone (4202). A metes and bounds description of even survey date herewith accompanies this survey plat.

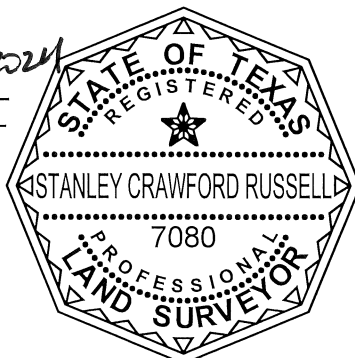
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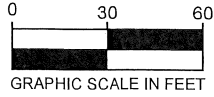
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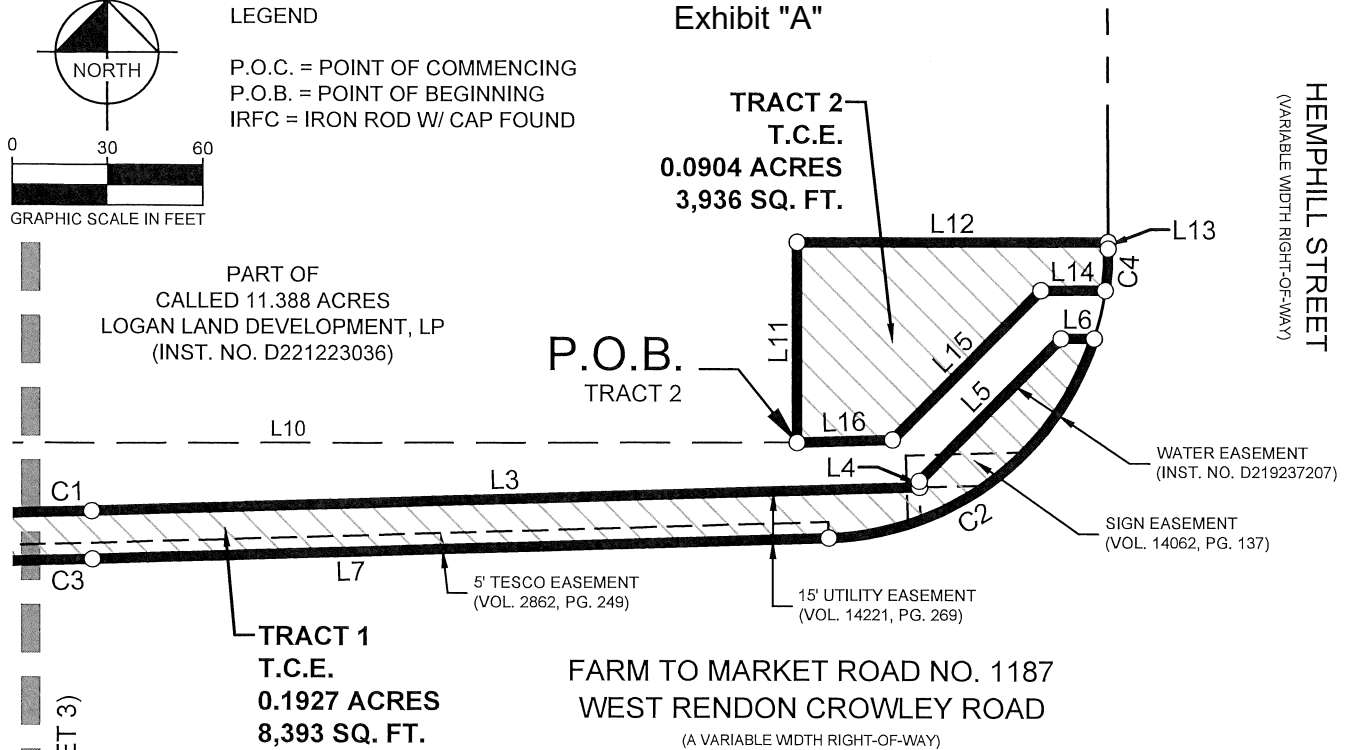
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	CRG	SCR	5/14/2024	061018431	3 OF 4



LEGEND

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Exhibit "A"



LINE TABLE		
NO.	BEARING	LENGTH
L1	N89°10'53"W	432.82'
L2	N00°09'19"W	15.01'
L3	N88°15'02"E	259.07'
L4	N01°58'14"W	1.90'
L5	N44°50'04"E	62.72'
L6	N89°49'30"E	10.32'
L7	S88°15'02"W	230.42'
L8	N00°09'19"W	37.80'

LINE TABLE		
NO.	BEARING	LENGTH
L9	N00°09'19"W	469.25'
L10	N89°50'41"E	454.99'
L11	N00°00'03"E	62.31'
L12	N89°50'04"E	97.23'
L13	S00°10'48"E	2.04'
L14	S89°50'04"W	20.04'
L15	S44°50'04"W	65.73'
L16	S88°15'02"W	29.96'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	2°22'15"	5664.58'	234.40'	N89°26'27"E	234.39'
C2	70°19'43"	90.00'	110.47'	S53°05'04"W	103.67'
C3	2°21'20"	5705.74'	234.59'	S89°26'06"W	234.57'
C4	8°16'47"	90.00'	13.01'	S03°57'42"W	12.99'

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