

EXHIBIT "A"

**INTERSECTION IMPROVEMENTS TO SERVE
HULEN STREET AT GRANBURY ROAD
CITY OF FORT WORTH PROJECT NO. 101017
PARCEL NO. 2
RIGHT-OF-WAY EASEMENT
6113 SOUTH HULEN STREET
27,278 SQUARE FEET PORTION OF TRACT A, BLOCK 57, WEDGWOOD ADDITION
JOSEPH B. McDERMETT SURVEY, ABSTRACT NO. 1063**

Being a 0.003 acre (145 square feet) tract of land situated in the Joseph B. McDermett Survey, Abstract No. 1063, City of Fort Worth, Tarrant County, Texas, and being a portion of a called 27,278 square foot tract of land conveyed to Miranda, Inc. as recorded in Instrument No. D198295870 of the Official Public Records of Tarrant County, Texas, and also being a portion of Tract A, Block 57 of Wedgwood Addition, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Volume 388-12, Page 90 of the Plat Records of Tarrant County, Texas, said 0.003 acre (145 square feet) tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a point for the west corner of said called 27,278 square foot tract of land and the south corner of Lot A-1, Block 57 of Wedgwood Addition, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Volume 388-46, Page 339 of the Plat Records of Tarrant County, Texas, said point being in the southwest line of said Tract A and in the existing northeast line of South Hulen Street (an 80.0' right-of-way), from which an "X" cut in concrete found for the west corner of said Lot A-1 bears a chord bearing of North 52 degrees 08 minutes 54 seconds West, a chord distance of 149.02 feet, said "X" cut in concrete being the intersection of said existing northeast line of South Hulen Street with the existing southeast line of Old Granbury Road (a 120.0' right-of-way);

THENCE North 41 degrees 23 minutes 51 seconds East, with the northwest line of said called 27,278 square foot tract of land and with the southeast line of said Lot A-1, a distance of 2.57 feet to a survey nail with washer stamped "GORRONDONA" set for corner in the proposed northeast line of South Hulen Street, said survey nail with washer stamped "GORRONDONA" being the beginning of a non-tangent curve to the left having a radius of 574.00 feet, a central angle of 03 degrees 34 minutes 49 seconds, and whose chord bears South 61 degrees 02 minutes 35 seconds East, a chord distance of 35.86 feet;

THENCE Southeasterly, with said proposed northeast line of South Hulen Street and with said non-tangent curve to the left, an arc length of 35.87 feet to a survey nail with washer stamped "GORRONDONA" set for the beginning of a reverse curve to the right having a radius of 204.00 feet, a central angle of 06 degrees 07 minutes 55 seconds, and whose chord bears South 59 degrees 46 minutes 02 seconds East, a chord distance of 21.82 feet;

THENCE Southeasterly, with said proposed northeast line of South Hulen Street and with said reverse curve to the right, an arc length of 21.83 feet to a survey nail with washer stamped "GORRONDONA" set for the beginning of a reverse curve to the left having a radius of 100.00 feet, a central angle of 09 degrees 29 minutes 40 seconds, and whose chord bears South 61 degrees 26 minutes 55 seconds East, a chord distance of 16.55 feet;

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THENCE Southeasterly, with said proposed northeast line of South Hulen Street and with said reverse curve to the left, an arc length of 16.57 feet to a survey nail with washer stamped "GORRONDONA" set for corner in the southwest line of said called 27,278 square foot tract of land, in the southwest line of said Tract A and in said existing northeast line of South Hulen Street, said survey nail with washer stamped "GORRONDONA" being the beginning of a non-tangent curve to the right having a radius of 610.00 feet, a central angle of 07 degrees 01 minutes 54 seconds, and whose chord bears North 62 degrees 40 minutes 48 seconds West, a chord distance of 74.81 feet, from which a 1/2 inch iron rod found for the northwest corner of Lot 1, Block 111-R of Wedgwood Addition, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Instrument No. D209225809 of said Official Public Records of Tarrant County, Texas bears South 27 degrees 39 minutes 19 seconds West, a distance of 80.20 feet, said 1/2 inch iron rod being the northeast corner of Lot 2, Block 111-R of said Wedgwood Addition;

THENCE Northwesterly, with the southwest line of said called 27,278 square foot tract of land, with the southwest line of said Tract A, with said existing northeast line of South Hulen Street and with said non-tangent curve to the right, an arc length of 74.86 feet to the **POINT OF BEGINNING**, and containing 145 square feet or 0.003 acres of land, more or less.

Notes:

- (1) A plat of same date herewith accompanies this legal description.
- (2) Bearings are referenced to the Texas State Plane Coordinate System, NAD-83 (2011), North Central Zone (4202) utilizing a surface adjustment factor of 1.00012. All distances and areas shown are surface.

May 15, 2018
Revised October 1, 2018
Revised November 26, 2018
Revised April 26, 2019
Revised May 09, 2019
Revised October 10, 2019

Richard Kennedy
Registered Professional Land Surveyor
Texas No. 5527
Gorrondona & Associates, Inc.
Texas Firm No. 10106900



EXHIBIT "B"
PARCEL NO. 2

OLD GRANBURY ROAD
(120.0' RIGHT-OF-WAY)

**LOT A-1, BLOCK 57
WEDGWOOD ADDITION**
VOLUME 388-46, PAGE 339
P.R.T.C.T.

JUDI PROPERTIES, INC.
INST. NO. D215040726
O.P.R.T.C.T.

5.0 FT. UTILITY
EASEMENT
(PER PLAT)

**REMAINDER OF
TRACT A, BLOCK 57
WEDGWOOD ADDITION**
VOLUME 388-12, PAGE 90
P.R.T.C.T.

**JOSEPH B. McDERMOTT SURVEY
ABSTRACT NO. 1063**

**CALLED 27,278 SQUARE FEET
MIRANDA, INC.**
INST. NO. D198295870
O.P.R.T.C.T.

**RIGHT-OF-WAY
EASEMENT**
145 SQ. FT.
0.003 ACRES

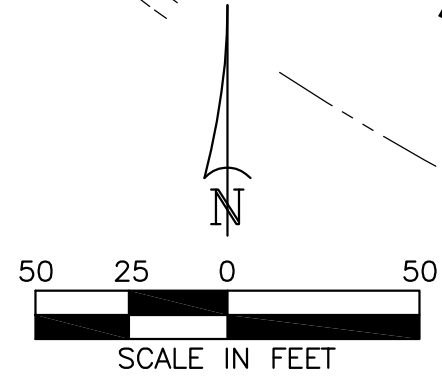
**WALRAVEN
CIRCLE**
(50.0' RIGHT-OF-WAY)

**SOUTH
HULEN STREET**
(80.0' RIGHT-OF-WAY)

P.O.B.

FND 1/2"IR BEARS
S 27°39'19"W 80.20'
E CORNER OF LOT 1
NORTH CORNER OF LOT 2
BLOCK 111-R
WEDGWOOD ADDITION
INST. NO. D209225809
O.P.R.T.C.T.

REVISED OCTOBER 10, 2019
REVISED MAY 09, 2019
REVISED APRIL 26, 2019
REVISED NOVEMBER 26, 2018
REVISED OCTOBER 01, 2018



City of Fort Worth

1000 THROCKMORTON STREET • FORT WORTH, TEXAS 76102

**INTERSECTION IMPROVEMENTS TO SERVE
HULEN STREET AT GRANBURY ROAD**

| | | |
|-----------------------------------------------------|-----------------------|-----------------------|
| PARCEL NO. 2 | | CITY PROJ. NO. 101017 |
| RIGHT-OF-WAY EASEMENT | | |
| OWNER: MIRANDA, INC. | | |
| SUBDIVISION: TRACT A, BLOCK 57, WEDGWOOD ADDITION | | |
| LOCATION: CITY OF FORT WORTH, TARRANT COUNTY, TEXAS | | |
| ACQUISITION AREA: 145 SQUARE FEET OR 0.003 ACRES | | |
| WHOLE PROPERTY ACREAGE: CALLED 27,278 SQUARE FEET | | |
| JOB No. CARR1701.00 | DRAWN BY: MP | CAD FILE: P2_R05.DWG |
| DATE: MAY 15, 2018 | EXHIBIT B PAGE 1 OF 2 | SCALE: 1" = 50' |



RICHARD KENNEDY
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5527 TEXAS FIRM No. 10106900

EXHIBIT "B"

PARCEL NO. 2

LEGEND

- ⊗ SET SURVEY NAIL W/WASHER STAMPED "GORRONDONA"
- FND MONUMENTATION (SIZE AND TYPE NOTED)
- CALCULATED POINT
- — — — — EXISTING PROPERTY/RIGHT-OF-WAY LINE
- PROPOSED RIGHT-OF-WAY LINE
- EXISTING EASEMENT LINE
- ε——— SURVEY/ABSTRACT LINE

| CURVE TABLE | | | | | |
|-------------|---------|-----------|---------------|---------|---------|
| CURVE | RADIUS | DELTA | CHORD BEARING | CHORD | ARC |
| C-1 | 610.00' | 14°01'55" | N 52°08'54"W | 149.02' | 149.39' |
| C-2 | 574.00' | 03°34'49" | S 61°02'35"E | 35.86' | 35.87' |
| C-3 | 204.00' | 06°07'55" | S 59°46'02"E | 21.82' | 21.83' |
| C-4 | 100.00' | 09°29'40" | S 61°26'55"E | 16.55' | 16.57' |
| C-5 | 610.00' | 07°01'54" | N 62°40'48"W | 74.81' | 74.86' |

| LINE TABLE | | |
|------------|--------------|----------|
| LINE | BEARING | DISTANCE |
| L-1 | N 41°23'51"E | 2.57' |

NOTES:

1. A LEGAL DESCRIPTION OF SAME DATE HERewith ACCOMPANIES THIS PLAT.
2. BEARINGS ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD-83 (2011), NORTH CENTRAL ZONE (4202) UTILIZING A SURFACE ADJUSTMENT FACTOR OF 1.00012. ALL DISTANCES AND AREAS SHOWN ARE SURFACE.

REVISED OCTOBER 10, 2019
 REVISED MAY 09, 2019
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City of Fort Worth

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RICHARD KENNEDY
 REGISTERED PROFESSIONAL LAND SURVEYOR
 NO. 5527 TEXAS FIRM No. 10106900

Lot: P2_R05

| Point No | Bearing | Distance | Radius | Delta | Chord Bearing | Chord | Arc |
|----------|---------------|----------|---------|----------|---------------|--------|--------|
| 99005 | N 41°23'51" E | 2.57' | | | | | |
| 100025 | S 61°02'35" E | 35.86' | 574.00' | 3°34'49" | S 61°02'35" E | 35.86' | 35.87' |
| 100027 | S 59°46'02" E | 21.82' | 204.00' | 6°07'55" | S 59°46'02" E | 21.82' | 21.83' |
| 100029 | S 61°26'55" E | 16.55' | 100.00' | 9°29'40" | S 61°26'55" E | 16.55' | 16.57' |
| 100026 | N 62°40'48" W | 74.81' | 610.00' | 7°01'54" | N 62°40'48" W | 74.81' | 74.86' |

99005

Closure Error Distance> 0.0043 Error Bearing> S 06°11'55" W

Closure Precision> 1 in 35610.5 Total Distance> 151.70

0.003 ACRES

145 SQ. FT.