

**LEGAL DESCRIPTION  
UTILITY EASEMENT**

**BEING** a 200 square foot (0.0046 acre) tract of land situated in the J.A. Bowers Survey, Abstract No. 87, City of Fort Worth, Tarrant County, Texas; said tract being part of Lot 18-R-2, Block 143, Chamberlin Arlington Heights First Filing, an addition to the City of Fort Worth according to the plat recorded in Cabinet A, Slide 10710 of the Plat Records, Tarrant County, Texas; said tract being more particularly described as follows:

**COMMENCING** at a 1/2-inch iron rod with cap found at the intersection of the south right-of-way line of Locke Street (an 80-foot wide right-of-way) and the southeast right-of-way line of W Rosedale Street (a variable width right-of-way);

**THENCE** South 63°00'00" West, along the said south right-of-way line of W Rosedale Street, a distance of 117.95 feet to the **POINT OF BEGINNING**;

**THENCE** South 27°00'00" East, departing the said south right-of-way line of W Rosedale Street, a distance of 10.00 feet to a point for corner;

**THENCE** South 63°00'00" West, a distance of 20.00 feet to a point for corner;

**THENCE** North 27°00'00" West, a distance of 10.00 feet to a point for corner in the said south right-of-way line of Camp Bowie Boulevard; from said point a 1/2-inch iron rod with cap found at the intersection of the southeast right-of-way line of said W Rosedale Street and the east right-of-way line of Horne Street (a 64-foot wide right-of-way) bears South 63°00'00" West, a distance of 164.55 feet and thence South 44°09'21" West, a distance of 16.27 feet;

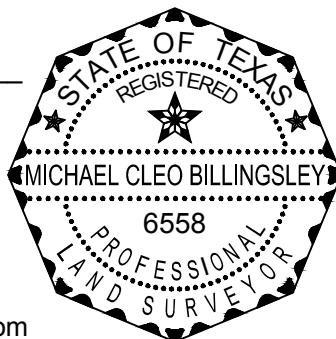
**THENCE** North 63°00'00" East, along the said south right-of-way line of Camp Bowie Boulevard, a distance of 20.00 feet to the **POINT OF BEGINNING** and containing 200 square feet or 0.0046 acres of land, more or less.

**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 & 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.

MICHAEL C. BILLINGSLEY  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6558  
801 CHERRY STREET,  
UNIT 11 SUITE 1300  
FORT WORTH, TEXAS 76102  
PH. 817-335-6511  
michael.billingsley@kimley-horn.com



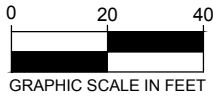
**UTILITY EASEMENT  
PART OF LOT 18-R-2, BLOCK 143  
CHAMBERLIN ARLINGTON  
HEIGHTS FIRST FILING  
J.A. BOWERS SURVEY  
ABSTRACT NO. 87  
CITY OF FORT WORTH  
TARRANT COUNTY, TEXAS**

**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	CDP	MCB	10/31/2024	061018436	1 OF 2



LOCKE AVENUE

(A 80-FOOT WIDE RIGHT-OF-WAY)

P.O.C.

1/2" CIRF

W. ROSEDALE STREET  
(A VARIABLE WIDTH RIGHT-OF-WAY)

P.O.B.

S63°00'00"W 117.95'

S63°00'00"W  
164.55'

S44°09'21"W  
16.27'  
1/2" CIRF

UTILITY EASEMENT  
0.0046 ACRES  
200 SQ. FT.

HORNE STREET  
(A 64-FOOT WIDE RIGHT-OF-WAY)

LOT 18-R-2, BLOCK 143  
CHAMBERLIN  
ARLINGTON HEIGHTS  
FIRST FILING  
(CAB. A, SL. 10710)

STORE CAPITAL  
ACQUISITIONS, LL  
2410 LILLYVALE AVE  
LOS ANGELES, CA 90032  
(INST. NO. D214213357)

LOT 32-R-1, BLOCK 143  
CHAMBERLIN ARLINGTON HEIGHTS  
FIRST FILING  
(CAB. A, SL. 10710)

RIDGLEA STATION CAMP BOWIE LLC  
82 ARMSTRONG DR  
MUSTANG, OK 73064  
(INST. NO. D222026984)

#### LEGEND

P.O.C. = POINT OF COMMENCING

P.O.B. = POINT OF BEGINNING

IRFC = 5/8" IRON ROD W/ "KHA" CAP FOUND

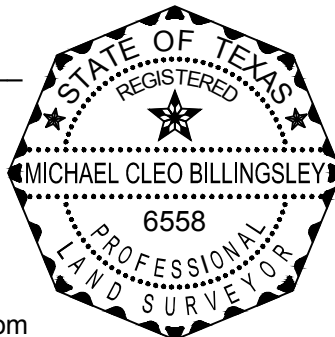
T.C.E. = TEMPORARY CONSTRUCTION EASEMENT

#### NOTES

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

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

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1" = 40'	CDP	MCB	10/31/2024	061018436	2 OF 2