

## EXHIBIT "A"

**BOMBER SPUR TRAIL PHASE I  
CITY OF FORT WORTH PROJECT NO. 104345  
PARCEL NO. 7  
EDWARD WILBURN SURVEY, ABSTRACT NO. 1679**

Being a 2.129 acre (92,725 square feet) tract of land situated in the Edward Wilburn Survey, Abstract No. 1679, City of Fort Worth, Tarrant County, Texas, and being or intended to be all of a called 2.0 acre tract of land described as Tract No. 7 conveyed as a right-of-way easement to the United States of America as recorded in Volume 1492, Page 343 of the Official Public Records of Tarrant County, Texas, and subsequently released in Volume 15317, Page 331 of said Official Public Records of Tarrant County, Texas, said 2.129 acre (92,725 square feet) tract of land being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2 inch iron rod found for the southeast corner of said Tract No. 7 and southwest corner of Westpark, an addition to the City of Fort Worth as recorded in Volume 388-26, Page 37 of the Plat Records of Tarrant County, Texas, said 1/2 inch iron rod being in the northwest line of Camp Bowie Boulevard (125.0' right-of-way);

**THENCE** South 63 degrees 28 minutes 04 seconds West, with the southeast line of said Tract No. 7 and with the northwest line of said Camp Bowie Boulevard, a distance of 105.97 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES" set for the southwest corner of said Tract No. 7 and the southeast corner of a called 0.097 acre tract of land conveyed to the City of Fort as recorded in Volume 3168, Page 454 of said Official Public Records of Tarrant County, Texas;

**THENCE** North 07 degrees 12 minutes 48 seconds West, with the westerly line of said Tract No. 7, a distance of 957.20 feet to a calculated point for the northwest corner of said Tract No. 7, said calculated point being in said Irene Drive;

**THENCE** South 83 degrees 15 minutes 48 seconds East, with the north line of said Tract No. 7, passing at a distance of 37.15 feet, a calculated point for the intersection of the east line of said Irene Drive with the south line of US Highway 80 (162.0' right-of-way), in all, a distance of 103.04 feet to a 1/2 inch iron rod found for the northeast corner of said Tract No. 7 and the northwest corner of said Westpark;

**THENCE** South 07 degrees 12 minutes 48 seconds East, with the easterly line of said Tract No. 7 and with the westerly line of said Westpark, a distance of 897.30 feet to the **POINT OF BEGINNING**, and containing 92,725 square feet or 2.129 acres of land, more or less.

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EDWARD WILBURN SURVEY, ABSTRACT NO. 1679**

**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). All distances and areas shown are surface.

April 19, 2023

*RK*

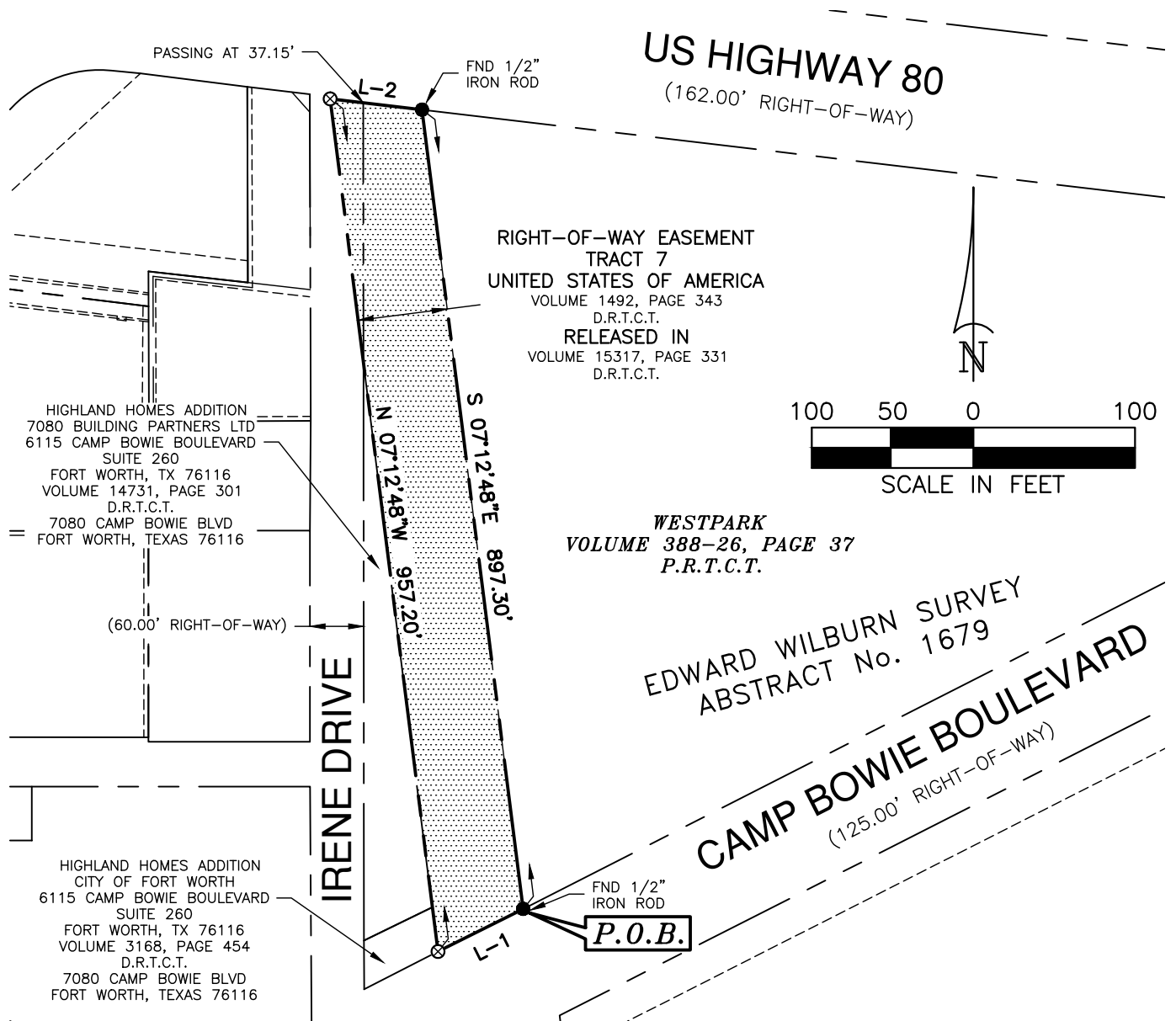


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Richard Kennedy  
Registered Professional Land Surveyor  
Texas No. 5527  
Gorrondona & Associates, Inc.  
Texas Firm No. 10106900

# EXHIBIT "B"

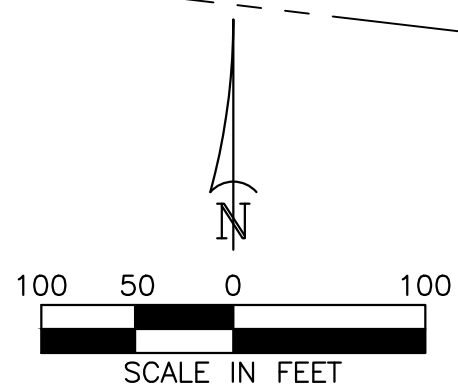
PARCEL No. 7



RIGHT-OF-WAY EASEMENT  
TRACT 7  
UNITED STATES OF AMERICA  
VOLUME 1492, PAGE 343  
D.R.T.C.T.  
RELEASED IN  
VOLUME 15317, PAGE 331  
D.R.T.C.T.

WESTPARK  
VOLUME 388-26, PAGE 37  
P.R.T.C.T.

EDWARD WILBURN SURVEY  
ABSTRACT No. 1679  
CAMP BOWIE BOULEVARD  
(125.00' RIGHT-OF-WAY)



## City of Fort Worth

200 TEXAS STREET • FORT WORTH, TEXAS 76102

### BOMBER SPUR TRAIL PHASE 1

PARCEL NO. 7	CITY PROJ. NO. 104345
RIGHT-OF-WAY AND EASEMENT	
OWNER: ELLEN HELLER, SHELLEY GOPIN, AND JAIME COUCHMAN	
SURVEY: EDWARD WILBURN, ABSTRACT NO. 1679	
LOCATION: CITY OF FORT WORTH, TARRANT COUNTY, TEXAS	
ACQUISITION AREA: 92,725 SQUARE FEET OR 2.129 ACRES	
WHOLE PROPERTY ACREAGE: 92,725 SQUARE FEET OR 2.129 ACRES	
JOB No. KHA_2221.00	DRAWN BY: BM
DATE: APRIL 19, 2023	EXHIBIT B PAGE 1 OF 2
CAD FILE: P7-ROW.DWG	SCALE: 1" = 180'

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

# EXHIBIT "B"

## PARCEL No. 7

### LEGEND

- ⊗ 5/8" CAPPED IRON ROD STAMPED  
"GORRONDONA & ASSOCIATES"
- FND MONUMENTATION (SIZE AND TYPE NOTED)
- CALCULATED POINT
- — — — — PROPERTY/RIGHT-OF-WAY LINE
- — — — — EXISTING EASEMENT LINE
- — — — — PROPOSED EASEMENT LINE
- — — — — SURVEY/ABSTRACT LINE

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S 63°28'04"W	105.97'
L-2	S 83°15'48"E	103.04'

NOTES:

1. A LEGAL DESCRIPTION OF SAME DATE HEREWITH ACCOMPANIES THIS PLAT.
2. ALL BEARINGS AND COORDINATES ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD-83(2011), NORTH CENTRAL ZONE (4202). ALL DISTANCES AND AREAS SHOWN ARE SURFACE UTILIZING A SURFACE ADJUSTMENT FACTOR OF 1.000120000.



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 NO. 5527 TEXAS FIRM No. 10106900

## Lot Report

Lot: P7

Bearing Distance

S 63°28'04" W 105.97

N 07°12'48" W 957.20

S 83°15'48" E 103.04

S 07°12'48" E 897.30

Closure Error Distance> 0.0029 Error Bearing> S 52°14'49" E

Closure Precision> 1 in 712981.6 Total Distance> 2063.50

92,725 SQ. FT.

2.129 ACRES