

Being 0.032 acres of land, more or less, situated in the County of Tarrant, State of Texas, and being out of the G.J. Ashabranner Survey, Abstract Number 7, and being a portion of a tract of land described in the deed to City of Fort Worth, recorded in Volume 5839, Page 60 of the Deed Records, Tarrant County, Texas (D.R.T.C.T.), which 0.032 acres of land, more or less, is more particularly described as follows:

**COMMENCING** at a 1/2 inch iron rod with yellow plastic cap stamped “AW 4136” found for an angle point in the east line of a tract of land described in the deed to John Rummel, recorded in Instrument No. D206089390 of the Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.), also being in the existing west right-of-way line of Village Creek Road, a variable width right-of-way;

**THENCE** North 00°38’14” West, along the existing west right-of-way line of said Village Creek Road and the east line of said Rummel tract, a distance of 94.83 feet to a 5/8 inch iron rod with pink plastic cap stamped “TxDOT Survey Marker Right Of Way”\*\* set for the south corner of said City of Fort Worth tract, and an angle point in the existing west right-of-way line of said Village Creek Road;

**THENCE** North 09°53’02” East, continuing along the existing west right-of-way line of said Village Creek Road and the east line of said City of Fort Worth tract, a distance of 121.16 feet to a 5/8 inch iron rod with pink plastic cap stamped “TxDOT Survey Marker Right Of Way”\*\* set in the proposed south right-of-way line of U.S. Highway 287 (U.S. 287), a variable width right-of-way, for the **POINT OF BEGINNING**, at Sta. 354+90.60, 662.06 feet right and having Texas State Plane Coordinate System, N.A.D. 83 (2010), North Central Zone (4202), surface coordinates of North 6,938,122.92 East 2,353,011.39;

- 1) **THENCE** North 03°45’18” East, along the proposed south right-of-way line of said U.S. 287 and across said City of Fort Worth tract, a distance of 164.19 feet to a 5/8 inch iron rod with pink plastic cap stamped “TxDOT Survey Marker Right Of Way”\*\* set for the beginning of a curve to the left, also being in the existing south right-of-way line of said U.S. 287 and the north line of said City of Fort Worth tract;
- 2) **THENCE** along the existing south right-of-way line of said U.S. 287 and the north line of said City of Fort Worth tract with the arc of said curve to the left, an arc length of 17.60 feet, through a central angle of 03°34’35”, having a radius of 282.00 feet, and whose chord bears South 74°58’52” East, a distance of 17.60 feet to a 5/8 inch iron rod with yellow plastic cap stamped “SAM LLC” set for the northeast corner of said City of Fort Worth tract, also being at the intersection of the existing west right-of-way line of said Village Creek Road and the existing south right-of-way line of said U.S. 287;

- 3) **THENCE** South 09°53'02" West, along the existing west right-of-way line of said Village Creek Road and the east line of said City of Fort Worth tract, a distance of 161.67 feet to the **POINT OF BEGINNING**, containing 1,415 square feet (0.032 acres) of land, more or less.

NOTE: Survey sketch to accompany this legal description.

NOTE: Bearings are based on NAD 83 Datum, Texas State Plane Coordinate System, North Central Zone, with all distances and coordinates adjusted to surface by project surface factor of 1.00012.

\*\* The monument described and set in this call may be replaced with a TxDOT Type II Right of Way Marker upon the completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

That I Eric A. Kreiner, a Registered Professional Land Surveyor in the State of Texas, hereby states that this survey was made from an actual on the ground survey made in May, 2020 under my supervision, that all monuments exist as shown hereon and this survey substantially conforms with the current professional and technical standards as set forth by the Texas Board of Professional Land Surveying.



Eric A. Kreiner  
Registered Professional Land Surveyor  
TBPLS Firm 1064300  
Surveying And Mapping, LLC (SAM)  
1301 W. Mockingbird Lane, Suite 400W  
Dallas, Texas 75247

# MATCHLINE PAGE 4 OF 4

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N03°45'18"E	164.19'
L2	S09°53'02"W	161.67'

PROPOSED R.O.W. LINE

771

NOT TO SCALE

CITY OF FORT WORTH  
VOL. 5839, PG. 60  
D.R.T.C.T.

P.O.B.  
N:6938122.92  
E:2353011.39  
354-90.60  
662.06' RT  
U.S. 287 BASELINE

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D.R.T.C.T.

N09°53'02"E 121.16'

VILLAGE CREEK ROAD  
(VARIABLE WIDTH R.O.W.)

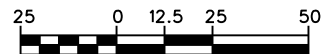
JOHN RUMMEL  
INST. NO. D206089390  
O.P.R.T.C.T.

EXISTING R.O.W. LINE  
N00°38'14"W 94.83'

P.O.C.  
1/2" IRF  
W/YELLOW CAP  
STAMPED "AW 4136"  
N:6937908.74  
E:2352991.64

CITY OF FORT WORTH  
VOL. 7130, PG. 631  
D.R.T.C.T.

G. J. ASHABRANNER SURVEY  
ABSTRACT NO. 7



GRAPHIC SCALE  
SCALE: 1" = 50'  
TARRANT COUNTY, TEXAS

Legal description to accompany this survey sketch.

NOTE: Basis of bearing is the Texas State Plane Coordinate System, North Central Zone (4202), North American Datum 1983 (NAD 83)(2010), with all distances and coordinates adjusted to surface by project surface factor of 1.00012.

## LEGEND

- 5/8" IRON ROD W/ YELLOW PLASTIC CAP STAMPED "SAM LLC" SET, PK NAIL SET OR X-CUT SET
- ◻ 5/8" IRON ROD W/ PINK PLASTIC CAP STAMPED "TXDOT SURVEY MARKER RIGHT OF WAY" SET, MAY BE REPLACED W/TYPE II MONUMENT AT THE END OF CONSTRUCTION
- MARKER FOUND "AS NOTED"
- ▲ CALCULATED POINT
- O.P.R.T.C.T. - OFFICIAL PUBLIC RECORDS TARRANT COUNTY, TX.
- D.R.T.C.T. - DEED RECORDS TARRANT COUNTY, TX.
- P.R.T.C.T. - PLAT RECORDS TARRANT COUNTY, TX.
- P.O.C. - POINT OF COMMENCING
- P.O.B. - POINT OF BEGINNING
- P - PROPERTY LINE
- S - SURVEY LINE
- N - FEE HOOK
- ||— ACCESS DENIAL LINE (A.D.L.)

PARCEL 771

CITY OF FORT WORTH

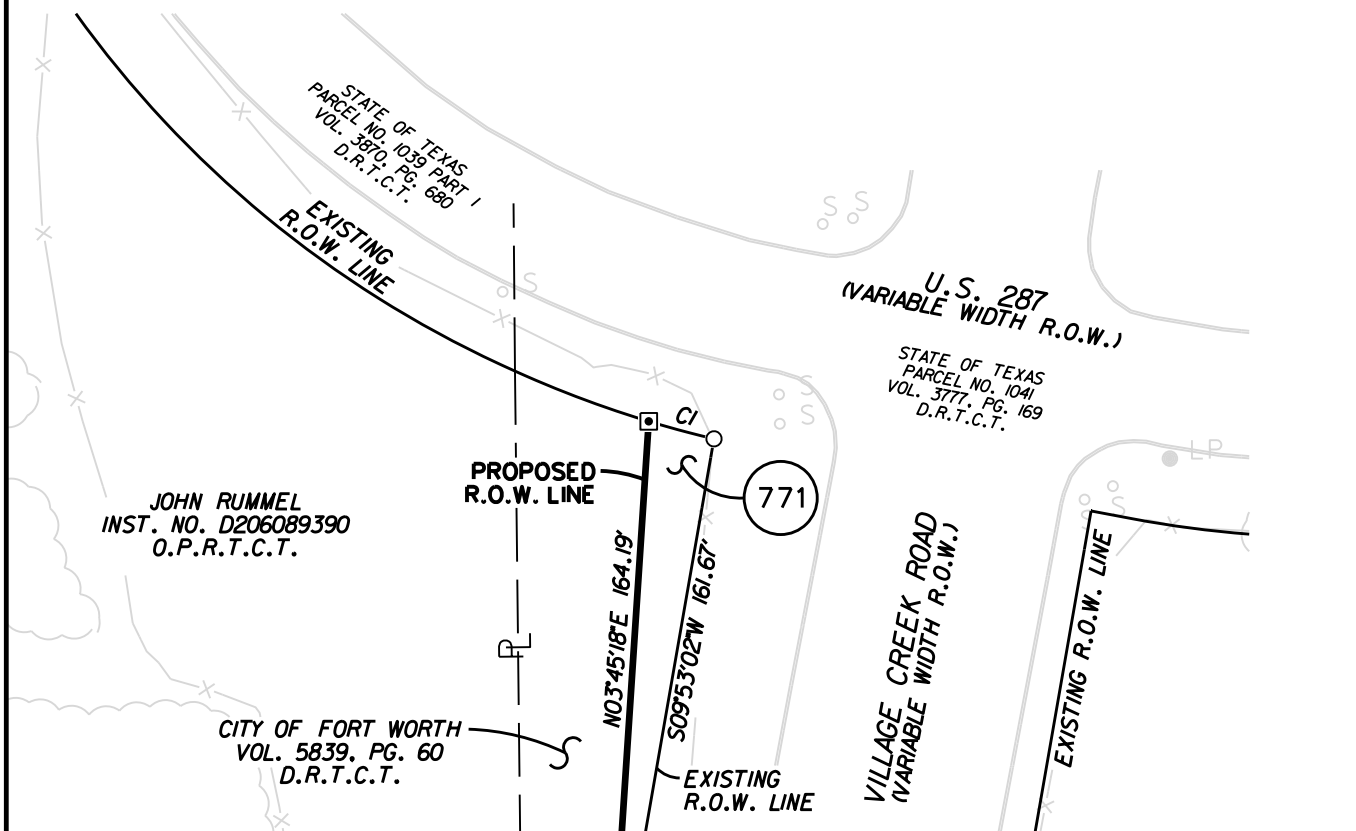
0.032 ACRE



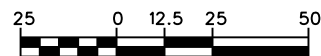
PAGE	STATE	DIST.	COUNTY	HIGHWAY NO.
PAGE 3 OF 4	TEXAS	FTW	TARRANT	US 287
		CONT.	SECT.	JOB
	CCSJ	0172	06	080
	RCSJ	0172	06	098

CURVE TABLE					
CURVE	DELTA	LENGTH	RADIUS	CHORD BEARING	CHORD
CI	03°34'35" (LT)	17.60'	282.00'	S74°58'52"E	17.60'

G. J. ASHABRANNER SURVEY  
ABSTRACT NO. 7



MATCHLINE PAGE 3 OF 4



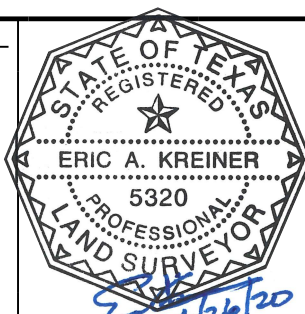
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PARCEL 771  
CITY OF FORT WORTH  
0.032 ACRE



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	CCSJ	0172	06	080
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