

EXHIBIT "A"
TEMPORARY CONSTRUCTION EASEMENT
LOT A-R, BLOCK 56, CHAMBERLIN ARLINGTON ADDITION
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

BEING a 0.0382 acre tract of land located in the City of Fort Worth, Tarrant County, Texas, said 0.0382 acre tract of land being a portion of **LOT A-R, BLOCK 56, CHAMBERLIN ARLINGTON ADDITION**, being an Addition to the said City and State, according to the plat thereof filed for record in Volume 388-76, Page 9, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.), said 0.0382 acre tract of land also being a portion of that certain tract of land conveyed to **SEJ ASSET MANAGEMENT & INVESTMENT COMPANY**, by deed thereof filed for record in Tarrant County Clerk's Instrument No. (Ins. No.) D213094495, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.), said 0.0382 acre tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2" iron rod with a cap stamped "USA INC RPLS 2026" found at the most easterly northeast lot corner of said Lot A-R, same being on the west right-of-way line of N. Bryant Irving Road (being a variable width public right-of-way);

THENCE North 89°58'41" West, along a north lot line of said Lot A-R, same being a south right-of-way line of said N. Bryant Irving Road, 5.80 feet to the **POINT OF BEGINNING** of the herein described tract of land, said beginning point having a NAD83 Texas North Central Zone (4202) grid coordinate of N: 6,949,858.60 and E: 2,302,588.28;

THENCE over and across said Lot A-R the following courses and distances:

South 03°59'01" East, 55.90 feet;

North 89°55'08" West, 15.15 feet;

North 00°04'52" East, 80.50 feet;

North 89°57'18" West, 4.06 feet;

North 00°02'42" East, 57.33 feet;

South 89°57'18" East, 10.71 feet;

South 00°21'16" East, 7.44 feet;

South 02°48'19" East, 38.35 feet;

South 03°59'01" East, 26.34 feet to an east lot line of said Lot A-R, same being the said west right-of-way line;

THENCE along the east lot lines of said Lot A-R and along the said right-of-way line the following courses and distances:

South 00°01'19" West, 10.05 feet to a 1/2" iron rod with a cap stamped "USA INC RPLS 2026";

South 89°58'41" East, 0.70 feet to the **POINT OF BEGINNING**.

The hereinabove described tract of land contains a computed area of **0.0382 acres (1,666 square feet)** of land, more or less.

The bearings and distances shown hereon are referenced to the Texas Coordinate System of 1983, Texas North Central Zone 4202, and are based on the North American Datum of 1983, 2011 Adjustment. All areas shown hereon are calculated based on surface measurements.

I Eric S. Spooner, a Registered Professional Land Surveyor in the State of Texas, do hereby state that the foregoing description accurately sets out the metes and bounds description of the tract described herein.

Eric S. Spooner, RPLS
Spooners & Associates, Inc.
Texas Registration No. 5922
TBPLS Firm No. 10054900



NOTE: The bearings and distances shown hereon are referenced to the Texas Coordinate System of 1983, Texas North Central Zone 4202, and are based on the North American Datum of 1983, 2011 Adjustment. All areas shown hereon are calculated based on surface measurements.

EXHIBIT "B"

SEE ATTACHED METES & BOUNDS DESCRIPTION ON PAGES 1 HEREIN

DONNELLY AVENUE
(80' PUBLIC R.O.W.)

CAMP BOWIE BLVD.
(U.S. ROUTE 377) (125' PUBLIC R.O.W.)

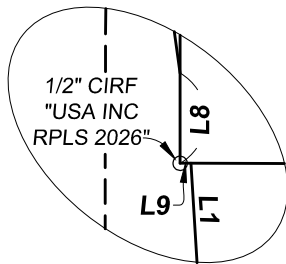
N. BRYANT IRVIN ROAD
(VARIABLE WIDTH PUBLIC R.O.W.)

TEMPORARY CONSTRUCTION EASEMENT
0.0382 ACRES (1,666 SQ. FT.)

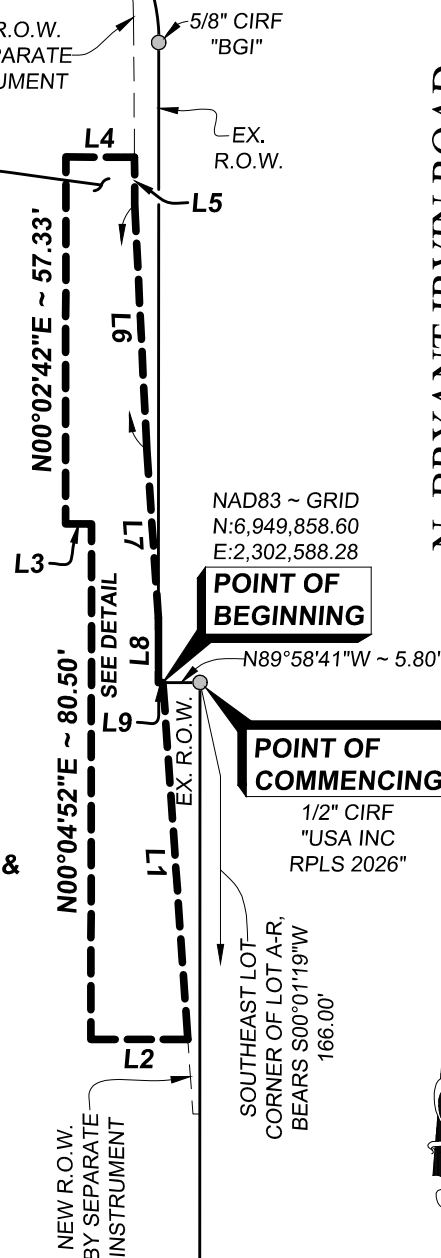
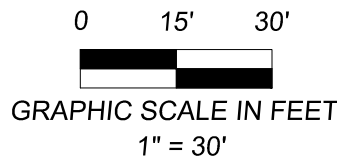
| LINE TABLE | | |
|------------|-------------|--------|
| NO. | DIRECTION | DIST. |
| L1 | S03°59'01"E | 55.90' |
| L2 | N89°55'08"W | 15.15' |
| L3 | N89°57'18"W | 4.06' |
| L4 | S89°57'18"E | 10.71' |
| L5 | S00°21'16"E | 7.44' |
| L6 | S02°48'19"E | 38.35' |
| L7 | S03°59'01"E | 26.34' |
| L8 | S00°01'19"W | 10.05' |
| L9 | S89°58'41"E | 0.70' |

LOT A-R, BLOCK 56
CHAMBERLIN ARLINGTON ADDITION
VOLUME 388-76, PAGE 9,
O.P.R.T.C.T.

OWNER
SEJ ASSET MANAGEMENT & INVESTMENT COMPANY
T.C.C.I. NO. D213094495,
O.P.R.T.C.T.



DETAIL NOT TO SCALE



LOTS 17 - 20, BLOCK 55
CHAMBERLIN ARLINGTON ADDITION
VOLUME 63, PAGE 71, O.P.R.T.C.T.

LOTS 21 - 24, BLOCK 55
CHAMBERLIN ARLINGTON ADDITION
VOLUME 63, PAGE 71, O.P.R.T.C.T.

1/2" - 1/2" CAPPED IRON ROD WITH A CAP STAMPED "USA INC RPLS 2026"

TEMPORARY CONSTRUCTION EASEMENT
LOT A-R, BLOCK 56,
CHAMBERLIN ARLINGTON ADDITION,
CITY OF FORT WORTH,
TARRANT COUNTY, TEXAS

SPOONER & ASSOCIATES
REGISTERED PROFESSIONAL LAND SURVEYORS
OVER 30 YEARS OF SERVICE

09-26-24

STATE OF TEXAS
REGISTERED
ERIC S. SPOONER
5922
PROFESSIONAL
LAND SURVEYOR

PROPERTY: LOT A-R, BLOCK 56, CHAMBERLIN ARLINGTON ADDITION
VOLUME 388-76, PAGE 9, O.P.R.T.C.T.
22195_FTW CB&BI TCE_SEJ MGMT_2024-09-25.dwg

309 BYERS STREET, SUITE 100, EULESS, TEXAS 76039
(817) 685-8448 WWW.SPOONERSURVEYORS.COM
TBPLS FIRM NO. 10054900

S&A JOB NO.: 22195
DATE: 9/25/2024

DRAWN BY: R. OSMENT
CHECKED BY: E. SPOONER

SEJ ASSET MANAGEMENT ~ EXHIBIT "B" ~ PAGE 2 OF 2