

EXHIBIT "A"

**BOMBER SPUR TRAIL PHASE II
CITY OF FORT WORTH PROJECT NO. 104345
PARCEL NO. 5 PART ONE
FRANKLIN S. PERRY SURVEY, ABSTRACT NO. 1226**

Being a 0.905 acre (39,407 square feet) tract of land situated in the Franklin S. Perry Survey, Abstract No. 1226, City of Fort Worth, Tarrant County, Texas, and being a portion of a called 1.60 acre tract of land described as Tract No. 5 conveyed as a right-of-way easement to the United States of America as recorded in Volume 1492, Page 343 of the Deed Records of Tarrant County, Texas, and subsequently released in Volume 15317, Page 331 of said Deed Records of Tarrant County, Texas, said 0.905 acre (39,407 square feet) tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a calculated point for the southeast corner of a called 11.10 acre tract of land described as Tract No. 6 conveyed as a right-of-way easement to the United States of America as recorded in Volume 1492, Page 343 of the Deed Records of Tarrant County, Texas, and subsequently released in Volume 15317, Page 331 of said Deed Records of Tarrant County, Texas, said calculated point being the northwest corner of Lot 5, Block 1 of Ridglea South, an addition to the City of Fort Worth as recorded in Volume 388-Y, Page 103 of the Plat Records of Tarrant County, Texas, said calculated point also being the southwest corner of Lot A-R-1-A-R, Block 5 of Ridglea Hills Addition, an addition to the City of Fort Worth as recorded in Instrument No. D197119905 of the Official Public Records of Tarrant County, Texas, from which a 1/2 inch iron rod found for the southeast corner of said Lot 5 and the southwest corner of Lot 6, Block 1 of said Ridglea South bears North 89 degrees 19 minutes 27 seconds East, a distance of 48.40 feet and South 34 degrees 55 minutes 33 seconds East, a distance of 184.50 feet, said 1/2 inch iron rod being in the northwest line of Overhill Road (50.0' right-of-way);

THENCE South 09 degrees 37 minutes 27 seconds West, with the easterly line of said Tract No. 5 and with the westerly line of said Block 1, a distance of 302.00 feet to a calculated point for the beginning of a curve to the left having a radius of 1,285.39 feet, a delta of 09 degrees 57 minutes 51 seconds, and whose chord bears South 05 degrees 43 minutes 20 seconds West, a chord distance of 223.26 feet;

THENCE Southerly, with said curve to the left, with the easterly line of said Tract No. 5 and with the westerly line of said Block 1, an arc distance of 223.54 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES" set for the southwest corner of Lot 1, Block 1 of said Ridglea South, said 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES" being in the north line of Willis Avenue (50.0' right-of-way);

THENCE South 89 degrees 19 minutes 27 seconds West, with the north line of said Willis Avenue, a distance of 75.01 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES" set for the southeast corner of Lot A, Block A of said Ridglea South, said 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES" being the beginning of a curve to the right having a radius of 1,360.39 feet, a delta of 09 degrees 58 minutes 53 seconds, and whose chord bears North 05 degrees 39 minutes 10 seconds East, a chord distance of 236.69 feet, from which a 5/8 inch iron rod found for the southeast corner of Lot 23, Block 21 of Ridglea West, an addition to the City of Fort Worth as recorded in Volume 388-C, Page 79 of said Plat Records of Tarrant County, Texas;

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THENCE Northerly, with said curve to left, with the westerly line of said Tract No. 5 and with the easterly line of said Lot A, an arc distance of 236.99 feet to a calculated point for corner;

THENCE North 09 degrees 37 minutes 27 seconds East, with the westerly line of said Tract No. 5 and with the easterly line of said Lot A, a distance of 288.40 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES" set for the northwest corner of said Tract No. 5 and the northeast corner of said Lot A, said 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES" being the southwest corner of said Tract No. 6 and the southeast corner of Lot 12, Block 21 of said Ridglea West;

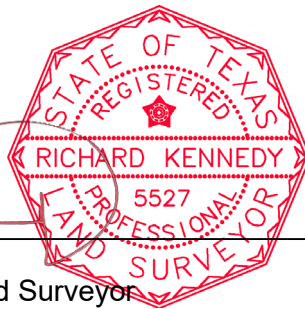
THENCE North 89 degrees 19 minutes 27 seconds East, with the north line of said Tract No. 5 and with the south line of said Tract No. 6, a distance of 76.23 feet to the **POINT OF BEGINNING**, and containing 39,407 square feet or 0.905 acres of land, more or less.

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). All distances and areas shown are surface.

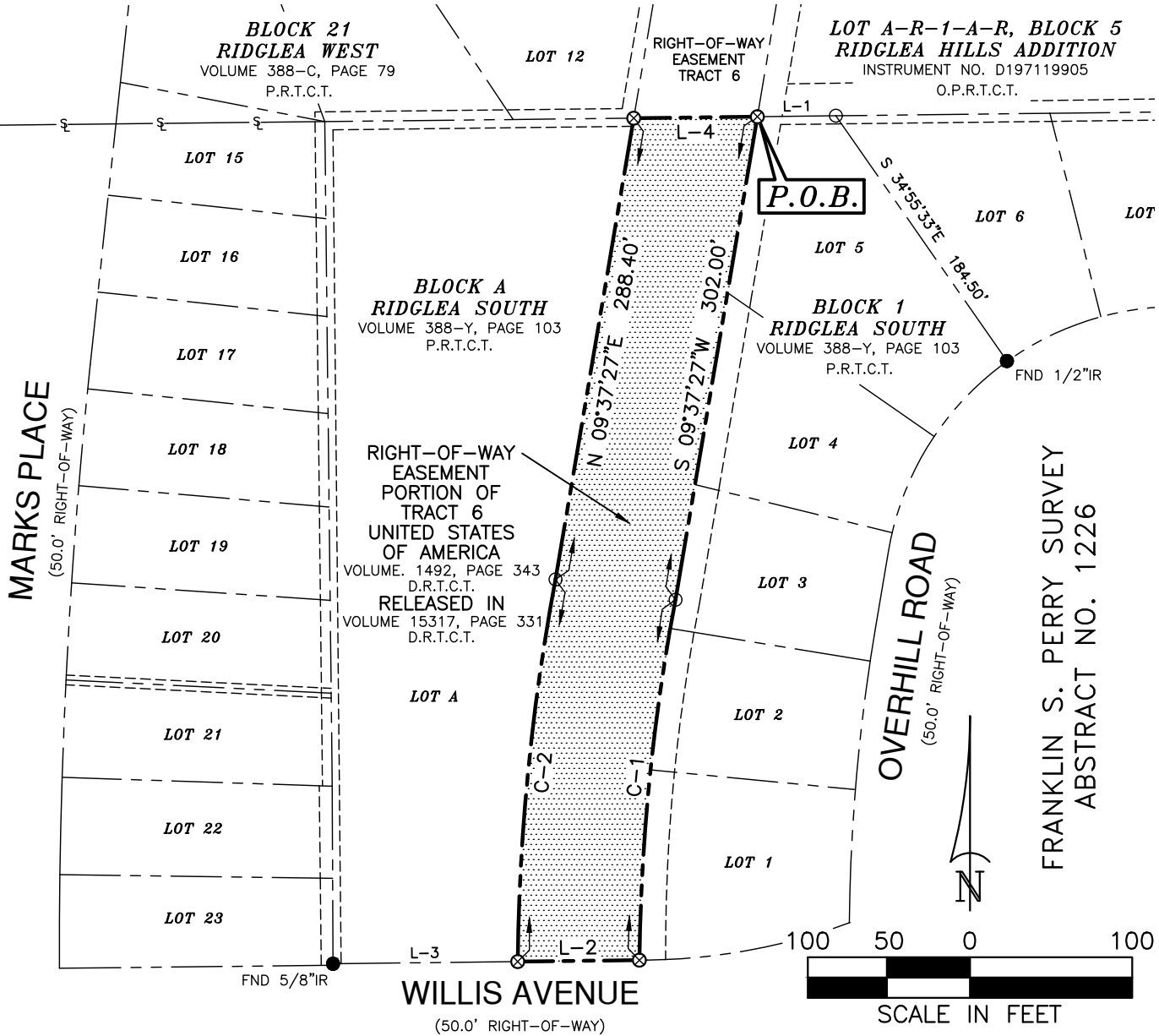
June 20, 2023
Revised: June 21, 2023

RK



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

EXHIBIT "B"
PARCEL No. 5 PART ONE



REVISED: JUNE 21, 2023

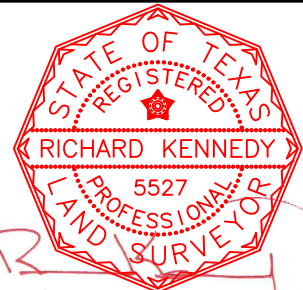


City of Fort Worth

200 TEXAS STREET • FORT WORTH, TEXAS 76102

BOMBER SPUR TRAIL PHASE 2

PARCEL NO. 5 PART ONE	CITY PROJ. NO. 104345
RIGHT-OF-WAY AND EASEMENT	
OWNER: GRETCHEN BARRETT	
SURVEY: FRANKLIN S. PERRY SURVEY, ABSTRACT NO. 1226	
LOCATION: CITY OF FORT WORTH, TARRANT COUNTY, TEXAS	
ACQUISITION AREA: 39,407 SQUARE FEET OR 0.905 ACRES	
WHOLE PROPERTY ACREAGE: 39,407 SQUARE FEET OR 0.905 ACRES	



JOB No. KHA_2221.00	DRAWN BY: RK	CAD FILE: P5-1.DWG
DATE: JUNE 20, 2023	EXHIBIT B PAGE 1 OF 2	SCALE: 1" = 100'

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

EXHIBIT "B"
PARCEL No. 5 PART ONE

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	N 89°19'27"E	48.40'
L-2	S 89°19'27"W	75.01'
L-3	S 89°19'27"W	113.90'
L-4	N 89°19'27"E	76.23'

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	ARC
C-1	1285.39'	9°57'51"	S 05°43'20"W	223.26'	223.54'
C-2	1360.39'	9°58'53"	N 05°39'10"E	236.69'	236.99'

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.

REVISED: JUNE 21, 2023



City of Fort Worth

200 TEXAS STREET • FORT WORTH, TEXAS 76102

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REGISTERED PROFESSIONAL LAND SURVEYOR
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P5 -1

Radius	Delta	Chord Ang	Chord Length	Bearing	Distance
				S 09°37'27" W	302.00
1285.39	9°57'51"	S 05°43'20"	W 223.26	223.54 S 05°43'20" W	223.26
				S 89°19'27" W	75.01
1360.39	9°58'53"	N 05°39'10"	E 236.69	236.99 N 05°39'10" E	236.69
				N 09°37'27" E	288.40
				N 89°19'27" E	76.23

Closure Error Distance> 0.0027
Error Bearing> N 04°31'02" E
Closure Precision> 1 in 445528.0
Total Distance> 1202.16
39407 SQ. FT.
0.905 ACRES