

EXHIBIT A
TEMPORARY CONSTRUCTION EASEMENT
0.3523 ACRE TRACT
PART OF LOT 3R2, BLOCK 2, MEEKER ADDITION
SITUATED IN THE
PAYTON R. SPLANE SURVEY, ABSTRACT NO. 1454
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

BEING a 0.3523 acre tract of land situated in the Payton R. Splane Survey, Abstract Number 1454, Tarrant County, Texas, and being part of Lot 3R2, Block 2, of Lots 3R1 & 3R2, Block 2, Meeker Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Cabinet A, Slide 12315 of the Plat Records of Tarrant County, Texas (P.R.T.C.T.) and being part of a called 25.749 acre tract of land described as Parcel B, Tract 3 in Special Warranty Deed to COMREF Riverpark LLC, as recorded in Instrument Number D223204869 of the Official Public Records of Tarrant County, Texas (O.P.R.T.C.T.) and being more particularly described as follows:

COMMENCING at a 1/2-inch iron rod with a plastic cap stamped "Pacheco Koch" found for the common northeast corner of said Lot 3R2 and southeast corner of Lot 1R, Block 2, of Lots 1R & 1R-1, Block 2, River Park, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Cabinet A, Slide 8933 (P.R.T.C.T.), said corner being on the west right-of-way line of Trinity Boulevard (a 120-foot wide right-of-way);

THENCE South 89 degrees 27 minutes 47 seconds West, with the common north line of said Lot 3R2 and south line of said Lot 1R, a distance of 20.61 feet to the **POINT OF BEGINNING** of the herein described tract;

THENCE departing said common line, over and across said Lot 3R2, the following bearings and distances:

South 31 degrees 03 minutes 11 seconds East, a distance of 49.10 feet to a point for corner (not monumented) for the beginning of a non-tangent circular curve to the right, having a radius of 109.00 feet and a chord that bears South 27 degrees 27 minutes 22 seconds East, a distance of 13.68 feet;

Southeasterly, with said curve, through a central angle of 07 degrees 11 minutes 37 seconds, an arc distance of 13.69 feet to a point for corner (not monumented) for the beginning of a non-tangent circular curve to the left, having a radius of 143.00 feet and a chord that bears South 31 degrees 03 minutes 11 seconds East, a distance of 35.81 feet;

Southeasterly, with said curve, through a central angle of 14 degrees 23 minutes 14 seconds, an arc distance of 35.91 feet to a point for corner (not monumented) for the beginning of a tangent circular curve to the right, having a radius of 109.00 feet and a chord that bears South 34 degrees 38 minutes 59 seconds East, a distance of 13.68 feet;

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Southeasterly, with said curve, through a central angle of 07 degrees 11 minutes 37 seconds, an arc distance of 13.69 feet to a point for corner (not monumented);

South 31 degrees 03 minutes 11 seconds East, a distance of 143.47 feet to a point for corner (not monumented);

North 58 degrees 56 minutes 49 seconds East, a distance of 2.45 feet to a point for corner (not monumented);

South 31 degrees 18 minutes 44 seconds East, a distance of 215.79 feet to a point for corner (not monumented) for the beginning of a non-tangent circular curve to the left, having a radius of 12,405.65 feet and a chord that bears South 32 degrees 05 minutes 22 seconds East, a distance of 272.83 feet;

Southeasterly, with said curve, through a central angle of 00 degrees 15 minutes 36 seconds, an arc distance of 272.83 feet to a point for corner (not monumented);

North 57 degrees 16 minutes 50 seconds East, a distance of 5.22 feet to a point for corner (not monumented);

South 31 degrees 12 minutes 58 seconds East, a distance of 327.70 feet to a point for corner (not monumented);

South 24 degrees 18 minutes 22 seconds East, a distance of 9.76 feet to a point for corner (not monumented) on the southeasterly line of said Lot 3R2, also being on a corner clip at the intersection of the west right-of-way line of said Trinity Boulevard and north right-of-way line of High River Road (a 60-foot wide right-of-way), from which said point a 1/2-inch iron rod with a plastic cap stamped "Pacheco Koch" found at the north end of said corner clip on the west line of Trinity Boulevard bears North 19 degrees 58 minutes 57 seconds East, a distance of 5.78 feet;

THENCE South 19 degrees 58 minutes 57 seconds West, with the common southeasterly line of said Lot 3R2 and north right-of-way line of said High River Road and with said corner clip, a distance of 11.32 feet to a point for corner (not monumented);

THENCE departing said common line, over and across said Lot 3R2, the following bearings and distances:

North 31 degrees 12 minutes 58 seconds West, a distance of 344.48 feet to a point for corner (not monumented);

South 58 degrees 49 minutes 16 seconds West, a distance of 15.81 feet to a point for corner (not monumented);

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North 31 degrees 10 minutes 44 seconds West, a distance of 356.48 feet to a point for corner (not monumented);

North 56 degrees 37 minutes 01 second East, a distance of 8.23 feet to a point for corner (not monumented);

North 33 degrees 22 minutes 56 seconds West, a distance of 23.05 feet to a point for corner (not monumented);

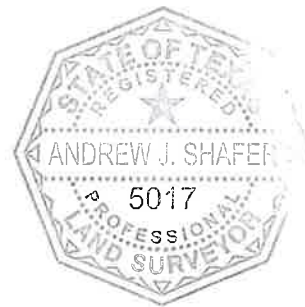
South 56 degrees 37 minutes 01 second West, a distance of 8.09 feet to a point for corner (not monumented);

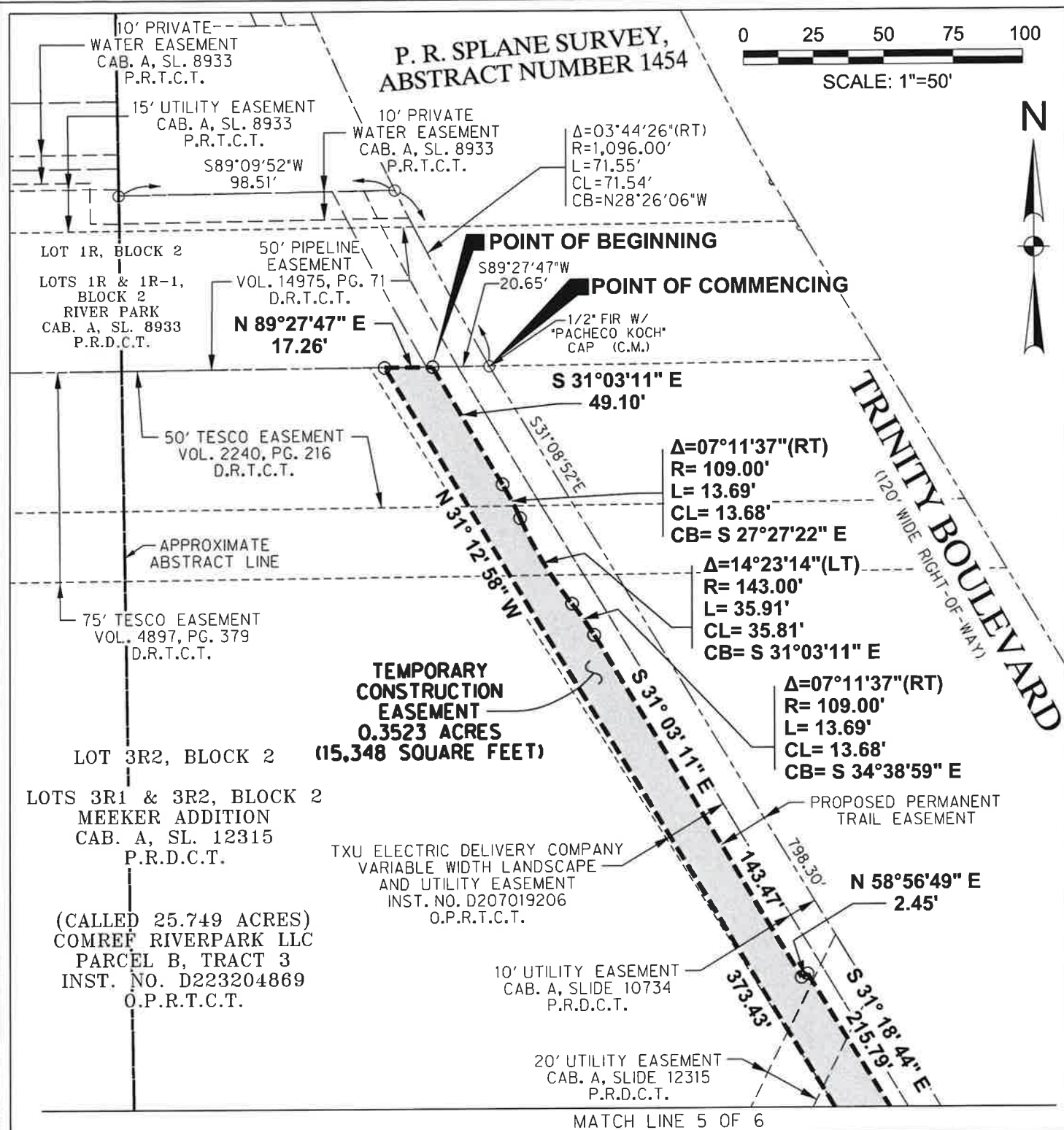
North 31 degrees 12 minutes 58 seconds West, a distance of 373.43 feet to a point for corner (not monumented) on the aforementioned common north line of said Lot 3R2 and south line of said Lot 1R;

THENCE North 89 degrees 27 minutes 47 seconds East, with said common line, a distance of 17.26 feet to the POINT OF BEGINNING AND CONTAINING 15,348 square feet or 0.3523 acres of land, more or less.

The Basis of Bearing is the Texas Coordinate System, North Central Zone 4202, North American Datum of 1983, 2011 adjustment. All distances are surface distances. Surface Adjustment Scale Factor: 1.00012.

Andrew J. Shafer 02/09/2024
ANDREW J. SHAFER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTERED NO. 5017
TBPELS FIRM NO. 10029600





Notes:
1. The Basis of Bearing is the Texas Coordinate System, North Central Zone 4202, North American Datum of 1983, 2011 adjustment. All distances are surface distances. Surface Adjustment Scale Factor: 1.00012.

2. This survey was prepared without the benefit of a title commitment. Easements may exist where none are shown.

3. A description of even date accompanies this exhibit.

LEGEND

FIR	FOUND IRON ROD
C.M.	CONTROL MONUMENT
INST. NO.	INSTRUMENT NUMBER
VOL. , PG.	VOLUME , PAGE
CAB., SL.	CABINET, SLIDE
P.R.T.C.T.	PLAT RECORDS OF TARRANT COUNTY, TEXAS
D.R.T.C.T.	DEED RECORDS OF TARRANT COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS
	POINT FOR CORNER (NOT MONUMENTED)
	(UNLESS NOTED OTHERWISE)

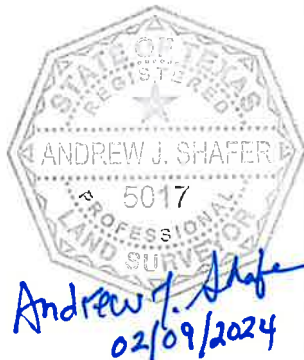


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SITUATED IN THE
P. R. SPLANE SURVEY, ABSTRACT NUMBER 1454
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
FOR
CITY OF FORT WORTH
PREPARED BY
 halff
HALFF ASSOCIATES, INC. ENGINEERS - SURVEYORS
1201 NORTH BOWSER ROAD - RICHARDSON, TEXAS - 75081-2275
SCALE: 1"=50' (214)346-6200 AVO. 34838.002 FEB, 2024



N 31° 12' 58" W
373.43'

S 56° 37' 01" W
8.09'

N 33° 22' 56" W
23.05'

N 56° 37' 01" E
8.23'

20' UTILITY EASEMENT
CAB. A, SL. 12315
P.R.T.C.T.

LOT 3R2, BLOCK 2

LOTS 3R1 & 3R2, BLOCK 2
MEEKER ADDITION
CAB. A, SL. 12315
P.R.T.C.T.

(CALLED 25.749 ACRES)
COMREF RIVERPARK LLC
PARCEL B, TRACT 3
INST. NO. D223204869
O.P.R.T.C.T.

TXU ELECTRIC
DELIVERY COMPANY
VARIABLE WIDTH LANDSCAPE
AND UTILITY EASEMENT
INST. NO. D207019206
O.P.R.T.C.T.

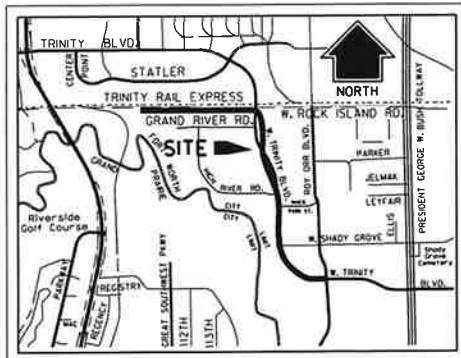
Δ=01°15'36"(LT)
R= 12,405.65'
L= 272.83'
CL= 272.83'
CB= S 32°05'22" E

PROPOSED PERMANENT
TRAIL EASEMENT

TEMPORARY CONSTRUCTION
EASEMENT
0.3523 ACRES
(15,348 SQUARE FEET)

P. R. SPLANE SURVEY,
ABSTRACT NUMBER 1454

10' UTILITY EASEMENT
CAB. A, SL. 10734
P.R.T.C.T.



LOCATION MAP
NOT TO SCALE

0 25 50 75 100

SCALE: 1"=50'

Notes:

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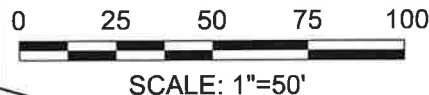
PREPARED BY



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SCALE: 1"=50' (214)346-6200 AVO. 34838.002 FEB., 2024

N 31° 10' 44" W
356.47'S 58° 49' 16" W
15.81'TXU ELECTRIC
DELIVERY COMPANY
VARIABLE WIDTH LANDSCAPE
AND UTILITY EASEMENT
INST. NO. D207019206
O.P.R.T.C.T.P. R. SPLANE SURVEY,
ABSTRACT NUMBER 1454TEMPORARY CONSTRUCTION
EASEMENT
0.3523 ACRES
(15,348 SQUARE FEET)

LOT 3R2, BLOCK 2

LOTS 3R1 & 3R2, BLOCK 2
MEEKER ADDITION
CAB. A, SL. 12315
P.R.T.C.T.(CALLED 25.749 ACRES)
COMREF RIVERPARK LLC
PARCEL B, TRACT 3
INST. NO. D223204869
O.P.R.T.C.T.TXU ELECTRIC
DELIVERY COMPANY
VARIABLE WIDTH LANDSCAPE
AND UTILITY EASEMENT
INST. NO. D207019206
O.P.R.T.C.T.WATER EASEMENT
CAB. A, SL. 10734
P.R.T.C.T.10' UTILITY EASEMENT
CAB. A, SL. 10734
P.R.T.C.T.HIGH RIVER ROAD
(60' WIDE RIGHT-OF-WAY)

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