

EXHIBIT "A"

**BOMBER SPUR TRAIL PHASE I
CITY OF FORT WORTH PROJECT NO. 104345
PARCEL NO. 20
HAYS COVINGTON SURVEY, ABSTRACT NO. 256**

Being a 0.556 acre (24,200 square feet) tract of land situated in the Hays Covington Survey, Abstract No. 256, City of Fort Worth, Tarrant County, Texas, and being all of a called 0.56 acre tract of land described as Tract No. 20 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 0.556 acre (24,200 square feet) tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES" set for the southwest corner of said Tract No. 20 and northwest corner of a called 0.78 acre tract of land described as Tract No. 19, Parcel No. 1 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, from which a 1 inch iron rod found for the southwest corner of Lot D, Block 6 of Alta Mere Addition, an addition to the City of Fort Worth as recorded in Volume 388-71, Page 178 of the Plat Records of Tarrant County, Texas bears South 67 degrees 52 minutes 17 seconds West, a distance of 160.69 feet;

THENCE North 00 degrees 20 minutes 40 seconds West, with the west line of said Tract No. 20, a distance of 302.51 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES" set for the northwest corner of said Tract No. 20, from which a 1/2 inch iron rod with cap (illegible) found for the southwest corner of Lot 6-A-R2, Block 5 of Alta Mere Addition, an addition to the City of Fort Worth as recorded in Instrument No. D204076503 of said Official Public Records of Tarrant County, Texas bears South 86 degrees 12 minutes 50 seconds East, a distance of 39.56 feet;

THENCE North 89 degrees 59 minutes 20 seconds East, with the north line of said Tract No. 20, a distance of 80.00 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES" set for the northeast corner of said Tract No. 20;

THENCE South 00 degrees 20 minutes 40 seconds East, with the east line of said Tract No. 20, a distance of 302.51 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES" set for the southeast corner of said Tract No. 20 and the northeast corner of said Tract No. 19, Parcel No. 1;

THENCE South 89 degrees 59 minutes 20 seconds West, with the south line of said Tract No. 20 and with the north line of said Tract No. 19, Parcel No. 1, a distance of 80.00 feet to the **POINT OF BEGINNING**, and containing 24,200 square feet or 0.556 acres of land, more or less.

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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

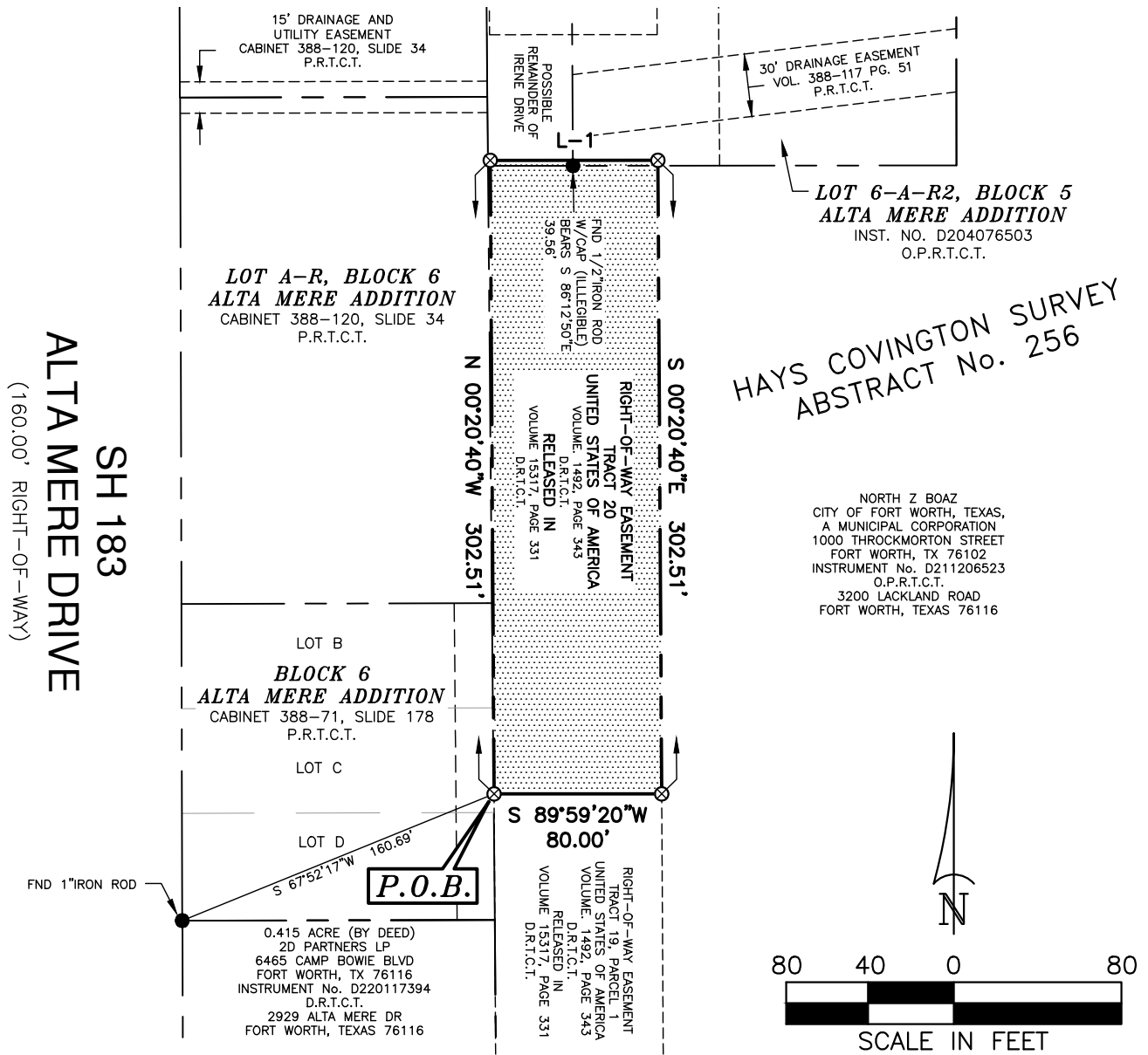
RK



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

EXHIBIT "B"

PARCEL No. 20

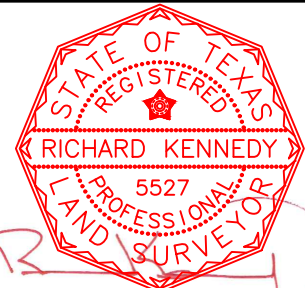


City of Fort Worth

200 TEXAS STREET • FORT WORTH, TEXAS 76102

BOMBER SPUR TRAIL PHASE 1

PARCEL NO. 20		CITY PROJ. NO. 104345
RIGHT-OF-WAY AND EASEMENT		
OWNER: MARILOU MORALES		
SURVEY: HAYS COVINGTON SURVEY, ABSTRACT NO. 256		
LOCATION: CITY OF FORT WORTH, TARRANT COUNTY, TEXAS		
ACQUISITION AREA: 24,200 SQUARE FEET OR 0.556 ACRES		
WHOLE PROPERTY ACREAGE: 24,200 SQUARE FEET OR 0.556 ACRES		
JOB No. KHA_2221.00	DRAWN BY: BM	CAD FILE: P20_ROW.DWG
DATE: APRIL 19, 2023	EXHIBIT B PAGE 1 OF 2	SCALE: 1" = 80'



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

EXHIBIT "B"

PARCEL No. 20

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°59'20"E	80.00'

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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Lot Report

Lot: P20

Bearing	Distance
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N 00°20'40" W	302.51
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N 89°59'20" E	80.00
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S 00°20'40" E	302.51
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S 89°59'20" W	80.00
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Closure Error Distance > 0.0000

Total Distance > 765.01

24,200 SQ. FT.

0.556 ACRES