

EXHIBIT "A"

**BOMBER SPUR TRAIL PHASE II
CITY OF FORT WORTH PROJECT NO. 104345
PARCEL NO. 6 PHASE 2 NORTH OF 183 COMBINED
HAYS COVINGTON SURVEY, ABSTRACT NO. 256
JOHN C. PINCKNEY SURVEY, ABSTRACT NO. A-1208
ISAAC SHRUM SURVEY, ABSTRACT NO. A-1397**

Being a 9.391 acre (409,066 square feet) tract of land situated in the Hays Covington Survey, Abstract No. 256, the John C. Pinckney Survey, Abstract No. A-1208 and the Isaac Shrum Survey, Abstract No. A-1397, City of Fort Worth, Tarrant County, Texas, and being a portion 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 9.391 acre (409,066 square feet) tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found in the east line of said Tract No. 6, said 1/2 inch iron rod being the northwest corner of Lot 10, Block 20 of Ridglea Hills, an addition to the City of Fort Worth as recorded in Cabinet 388-P, Slide 60 of the Plat Records of Tarrant County, Texas, said 1/2 inch iron rod being the southwest corner of Lot A, Block 20 of Ridglea Hills, an addition to the City of Fort Worth as recorded in Cabinet 388-73, Slide 33 of said Plat Records of Tarrant County, Texas;

THENCE South 07 degrees 10 minutes 42 seconds East, with the east line of said Tract No. 6 and with the west line of said Block 20, a distance of 347.00 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES" set for corner in the west line of Lot 13 of said Block 20;

THENCE South 06 degrees 59 minutes 42 seconds East, with the east line of said Tract No. 6 and with the west line of said Block 20, a distance of 66.50 feet to a calculated point for the southwest corner of said Lot 13 and for the northwest corner of Lot 14, of said Block 20;

THENCE South 06 degrees 44 minutes 42 seconds East, with the east line of said Tract No. 6 and with the west line of said Block 20, a distance of 100.00 feet to a calculated point for the southwest corner of said Lot 14 and for the northwest corner of Lot 15, of said Block 20;

THENCE South 05 degrees 27 minutes 42 seconds East, with the east line of said Tract No. 6 and with the west line of said Block 20, a distance of 101.30 feet to a calculated point for the southwest corner of said Lot 15 and for the northwest corner of Lot 16, of said Block 20;

THENCE South 03 degrees 48 minutes 42 seconds East, with the east line of said Tract No. 6 and with the west line of said Block 20, a distance of 91.70 feet to a calculated point for the southwest corner of said Lot 16 and for the northwest corner of Lot 17, of said Block 20;

THENCE South 03 degrees 01 minutes 42 seconds East, with the east line of said Tract No. 6 and with the west line of said Block 20, a distance of 70.30 feet to a calculated point for the southwest corner of said Lot 17 and for the northwest corner of Lot 18, of said Block 20;

THENCE South 02 degrees 53 minutes 42 seconds East, with the east line of said Tract No. 6 and with the west line of said Block 20, a distance of 79.20 feet to calculated point for an interior ell corner in the east line of said Tract No. 6, said calculated point being the

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southwest corner of said Lot 18, from which a 1/2 inch iron rod found for reference bears South 29 degrees 00 minutes 58 seconds East, a distance of 0.58 feet;

THENCE North 87 degrees 19 minutes 18 seconds East, with a north line of said Tract No. 6 and with the south line of said Lot 18, a distance of 50.00 feet to a calculated point for an exterior ell corner in the east line of said Tract No. 6, said calculated point being the northwest corner of Lot 19 of said Block 20, from which a 1/2 inch iron rod found for reference bears South 82 degrees 16 minutes 21 seconds East, a distance of 1.15 feet;

THENCE South 02 degrees 40 minutes 42 seconds East, with the east line of said Tract No. 6 and with the west line of said Block 20, a distance of 799.10 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES" set for an exterior ell corner in the east line of said Tract No. 6, said 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES" being the southwest corner of Lot 27 of said Block 20, said 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES" being in the north line of Lot 28 of said Block 20;

THENCE South 87 degrees 19 minutes 18 seconds West, with a south line of said Tract No. 6 and with the north line of said Lot 28, a distance of 50.00 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES" set for an interior ell corner in the east line of said Tract No. 6 and for the northwest corner of said Lot 28;

THENCE South 02 degrees 40 minutes 42 seconds East, with the east line of said Tract No. 6 and with the west line of said Block 20, passing at a distance of 375.90 feet, a 1/2 inch iron rod with cap stamped "PREMIRE" for the southwest corner of Lot 31 of said Block 20 and for the northwest corner of Lot 32 of said Block 20, in all, a distance of 500.10 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES" set for an exterior ell corner in the east line of said Tract No. 6, said 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES" being in the west line of Lot 33 of said Block 20;

THENCE South 87 degrees 19 minutes 18 seconds West, with a south line of said Tract No. 6 and with a north line of said Lot 33, a distance of 12.50 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES" set for an interior ell corner in the east line of said Tract No. 6, said 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES" being the most westerly northwest corner of said Lot 33;

THENCE South 02 degrees 40 minutes 42 seconds East, with the east line of said Tract No. 6 and with the west line of said Block 20, a distance of 343.70 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES" set for corner in the west line of Lot 37 of said Block 20;

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THENCE South 02 degrees 02 minutes 42 seconds East, with the east line of said Tract No. 6 and with the west line of said Block 20, a distance of 72.00 feet to a calculated point for the southwest corner of said Lot 37 and for the northwest corner of Lot 38 of said Block 20;

THENCE South 00 degrees 39 minutes 42 seconds East, with the east line of said Tract No. 6 and with the west line of said Block 20, a distance of 90.10 feet to a calculated point for the southwest corner of said Lot 38 and for the northwest corner of Lot 39 of said Block 20;

THENCE South 01 degrees 13 minutes 18 seconds West, with the east line of said Tract No. 6 and with the west line of said Block 20, a distance of 90.20 feet to a calculated point for the southwest corner of said Lot 39 and for the northwest corner of Lot 40 of said Block 20;

THENCE South 03 degrees 11 minutes 18 seconds West, with the east line of said Tract No. 6 and with the west line of said Block 20, a distance of 90.30 feet to a calculated point for the southwest corner of said Lot 40 and for the northwest corner of Lot 41 of said Block 20;

THENCE South 04 degrees 38 minutes 18 seconds West, with the east line of said Tract No. 6 and with the west line of said Block 20, a distance of 58.20 feet to a calculated point for the southwest corner of said Lot 41 and for the northwest corner of Lot 42 of said Block 20;

THENCE South 05 degrees 25 minutes 18 seconds West, with the east line of said Tract No. 6 and with the west line of said Block 20, a distance of 38.30 feet to a calculated point for the southwest corner of said Lot 42 and for the northwest corner of Lot 43 of said Block 20;

THENCE South 06 degrees 39 minutes 18 seconds West, with the east line of said Tract No. 6 and with the west line of said Block 20, a distance of 65.20 feet to a calculated point for the southwest corner of said Lot 42, said calculated point being in the northeast line of S.H. 183, from which a Type II TXDOT monument found for reference bears North 35 degrees 44 minutes 14 seconds West, a distance of 0.83 feet;

THENCE North 39 degrees 20 minutes 21 seconds West, with the northeast line of said S.H. 183, a distance of 104.87 feet to calculated point for the south corner of Lot 48, Block 1 of Ridglea West, an addition to the City of Fort Worth as recorded in Cabinet 388-73, Slide 33 of said Plat Records of Tarrant County, Texas, said calculated point being in the west line of said Tract No. 6, from which a Type II TXDOT monument found for reference bears South 03 degrees 16 minutes 29 seconds East, a distance of 0.35 feet;

THENCE North 05 degrees 22 minutes 17 seconds East, with the west line of said Tract No. 6 and with the east line of said Block 1, a distance of 41.30 feet to a calculated point for corner;

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THENCE North 03 degrees 57 minutes 17 seconds East, with the west line of said Tract No. 6 and with the east line of said Block 1, a distance of 100.00 feet to a calculated point for corner;

THENCE North 01 degrees 55 minutes 17 seconds East, with the west line of said Tract No. 6 and with the east line of said Block 1, a distance of 100.00 feet to a calculated point for the north corner of said Lot 48 and for the most southerly east corner of Lot 47 of said Block 1;

THENCE North 00 degrees 29 minutes 17 seconds East, with the west line of said Tract No. 6 and with the east line of said Block 1, a distance of 41.60 feet to a calculated point for the most northerly east corner of said Lot 47 and for the southeast corner of Lot 45 of said Block 1;

THENCE North 00 degrees 37 minutes 43 seconds West, with the west line of said Tract No. 6 and with the east line of said Block 1, a distance of 67.60 feet to a calculated point for the northeast corner of said Lot 45 and for the southeast corner of Lot 44:

THENCE North 01 degrees 59 minutes 43 seconds West, with the west line of said Tract No. 6 and with the east line of said Block 1, a distance of 68.40 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES" set for corner in the east line of said Lot 44;

THENCE North 02 degrees 41 minutes 43 seconds West, with the west line of said Tract No. 6 and with the east line of said Block 1, a distance of 340.86 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES" set for an interior ell corner in the west line of said Tract No. 6, said 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES" being in the east line of Lot 39 of said Block 1;

THENCE South 87 degrees 18 minutes 17 seconds West, with a north line of said Lot 39, a distance of 12.50 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES" set for an exterior ell corner in the west line of said Tract No. 6;

THENCE North 02 degrees 41 minutes 43 seconds West, with the west line of said Tract No. 6 and with the east line of said Block 1, a distance of 499.90 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES" set for an interior ell corner in the west line of said Tract No. 6, said 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES" being the northeast corner of Lot 32 of said Block 1;

THENCE South 87 degrees 18 minutes 17 seconds West, with the north line of said Lot 32 and with a south line of said Tract No. 6, a distance of 50.00 feet to a 1/2 inch iron rod found for the southeast corner of Lot 31 of said Block 1,

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THENCE North 02 degrees 41 minutes 43 seconds West, with the west line of said Tract No. 6 and with the east line of said Block 1, passing at a distance of 124.30 feet, the northeast corner of said Block 1 and the southeast corner of Block 1 of Ridglea West, an addition to the City of Fort Worth as recorded in Volume 1951, Page 482 of said Plat Records of Tarrant County, Texas, in all, a distance of 802.30 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES" set for an exterior ell corner in the west line of said Tract No. 6, said 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES" being the northeast corner of Lot 20 of said Block 1, said 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES" also being in the south line of Lot 19 of said Block 1 and in a north line of said Tract No. 6;

THENCE North 87 degrees 18 minutes 17 seconds East, with the south line of said Lot 19 and with a north line of said Tract No. 6, a distance of 50.00 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES" set for an interior ell corner in the west line of said Tract No. 6;

THENCE North 02 degrees 41 minutes 43 seconds West, with the west line of said Tract No. 6 and with the east line of said Block 1, a distance of 26.60 feet to a calculated point for corner;

THENCE North 02 degrees 53 minutes 43 seconds West, with the west line of said Tract No. 6 and with the east line of said Block 1, a distance of 38.80 feet to a calculated point for the northeast corner of said Lot 19 and for the southeast corner of Lot 18 of said Block 1;

THENCE North 03 degrees 25 minutes 43 seconds West, with the west line of said Tract No. 6 and with the east line of said Block 1, a distance of 66.50 feet to a calculated point for the northeast corner of said Lot 18 and for the southeast corner of Lot 17 of said Block 1;

THENCE North 03 degrees 34 minutes 43 seconds West, with the west line of said Tract No. 6 and with the east line of said Block 1, a distance of 61.60 feet to a calculated point for the northeast corner of said Lot 17 and for the southeast corner of Lot 16 of said Block 1;

THENCE North 04 degrees 16 minutes 43 seconds West, with the west line of said Tract No. 6 and with the east line of said Block 1, a distance of 61.65 feet to a calculated point for the northeast corner of said Lot 16 and for the southeast corner of Lot 15 of said Block 1;

THENCE North 05 degrees 18 minutes 43 seconds West, with the west line of said Tract No. 6 and with the east line of said Block 1, a distance of 61.55 feet to a calculated point for the northeast corner of said Lot 15 and for the southeast corner of Lot 14 of said Block 1;

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THENCE North 05 degrees 55 minutes 43 seconds West, with the west line of said Tract No. 6 and with the east line of said Block 1, a distance of 61.65 feet to a calculated point for the northeast corner of said Lot 14 and for the southeast corner of Lot 13 of said Block 1;

THENCE North 06 degrees 53 minutes 43 seconds West, with the west line of said Tract No. 6 and with the east line of said Block 1, a distance of 61.55 feet to a calculated point for the northeast corner of said Lot 13 and for the southeast corner of Lot 12 of said Block 1;

THENCE North 07 degrees 01 minutes 43 seconds West, with the west line of said Tract No. 6 and with the east line of said Block 1, a distance of 32.80 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES" set for corner;

THENCE North 07 degrees 11 minutes 43 seconds West, with the west line of said Tract No. 6 and with the east line of said Block 1, passing at a distance of 28.80 feet, a 1/2 inch iron rod found for the northeast corner of said Lot 12 and for the southeast corner of Lot 11 of said Block 1, in all, a distance of 520.00 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES" set for an interior ell corner in the west line of said Tract No. 6, said 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES" being the northeast corner of Lot 4 of said Block 1;

THENCE South 82 degrees 48 minutes 17 seconds West, with a north line of said Tract No. 6 and the north line of said Lot 4, a distance of 25.00 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES" set for an exterior ell corner in the west line of said Tract No. 6, said 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES" being the southeast corner of Lot 3 of said Block 1;

THENCE North 07 degrees 11 minutes 43 seconds West, with the west line of said Tract No. 6 and the east line of said Block 1, a distance of 235.30 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES" set for the northwest corner of said Tract 6 and the northeast corner of Lot 1 of said Block 1, said 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES" being in the south line of Camp Bowie Boulevard (125.0' right-of-way);

THENCE North 63 degrees 01 minutes 26 seconds East, with the north line of said Tract No. 6 and the south line of said Camp Bowie Boulevard, a distance of 159.74 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES" set for the northeast corner of said Tract No. 6 and the northwest corner of said Lot A,

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THENCE South 07 degrees 09 minutes 31 seconds East, with the east line of said Tract No. 6 and the west line of said Lot A, a distance of 289.40 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES" set for an exterior ell corner in the east line of said Tract No. 6;

THENCE South 82 degrees 49 minutes 18 seconds West, with the east line of said Tract No. 6 and the west line of said Lot A, a distance of 25.00 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES" set for an interior ell corner in the east line of said Tract No. 6;

THENCE South 07 degrees 10 minutes 42 seconds East, with the east line of said Tract No. 6 and the west line of said Lot A, a distance of 144.40 feet to the **POINT OF BEGINNING**, and containing 409,066 square feet or 9.391 acres of land, more or less.

Notes:

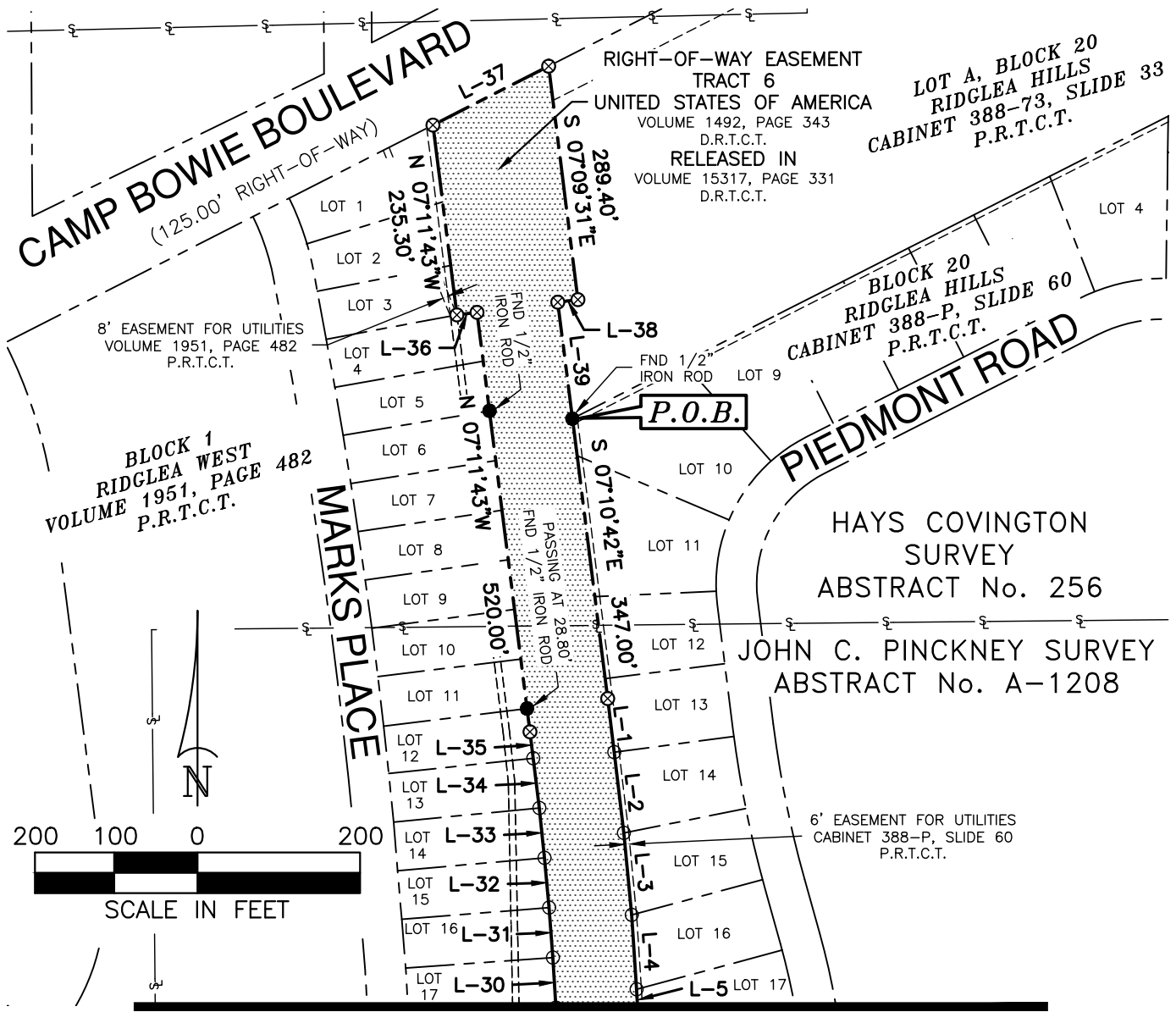
- (1) A plat of same date herewith accompanies this legal description.
- (2) Bearings are referenced to the Texas State Plane Coordinate System, NAD-83 (2011), North Central Zone (4202). All distances and areas shown are surface.

June 11, 2023
Revised: June 21, 2023



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

EXHIBIT "B"
PARCEL No. 6 PHASE 2 COMBINED



MATCHLINE PG. 2

REVISED: JUNE 21, 2023



City of Fort Worth

200 TEXAS STREET • FORT WORTH, TEXAS 76102

BOMBER SPUR TRAIL PHASE 2

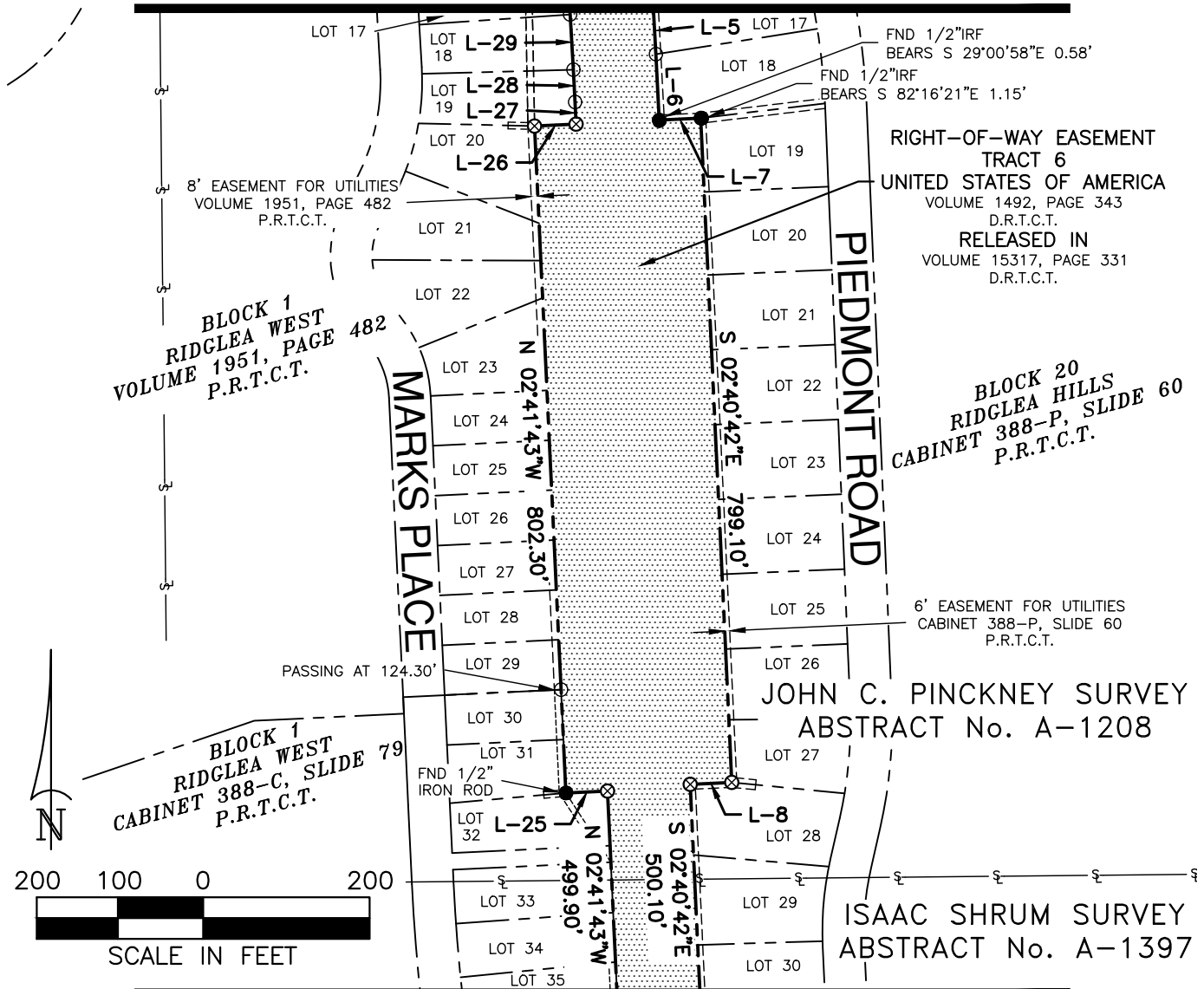
PARCEL NO. 6 PHASE 2 COMBINED	CITY PROJ. NO. 104345
RIGHT-OF-WAY AND EASEMENT	
OWNER: GINGER RETHIA SEYBOLD	
SURVEY: HAYS COVINGTON, ABS. NO. 256, JOHN C. PINCKNEY, ABS A-1208, ISAAC SHRUM ABS. NO. A-1397	
LOCATION: CITY OF FORT WORTH, TARRANT COUNTY, TEXAS	
ACQUISITION AREA: 409,066 SQUARE FEET OR 9.391 ACRES	
WHOLE PROPERTY ACREAGE: 483,516 SQUARE FEET OR 11.10 ACRES	



JOB No. KHA_2221.00	DRAWN BY: BM	CAD FILE: P6 PH 2 COMBINED.DWG
DATE: JUNE 11, 2023	EXHIBIT B PAGE 1 OF 4	SCALE: 1" = 200'

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

EXHIBIT "B"
PARCEL No. 6 PHASE 2 COMBINED
MATCHLINE PG. 1



MATCHLINE PG. 3

REVISED: JUNE 21, 2023



City of Fort Worth

200 TEXAS STREET • FORT WORTH, TEXAS 76102

BOMBER SPUR TRAIL PHASE 2

PARCEL NO. 6 PHASE 2 COMBINED	CITY PROJ. NO. 104345
RIGHT-OF-WAY AND EASEMENT	
OWNER: GINGER RETHIA SEYBOLD	
SURVEY: HAYS COVINGTON, ABS. NO. 256, JOHN C. PINCKNEY, ABS A-1208, ISAAC SHRUM ABS. NO. A-1397	
LOCATION: CITY OF FORT WORTH, TARRANT COUNTY, TEXAS	
ACQUISITION AREA: 409,066 SQUARE FEET OR 9.391 ACRES	
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DATE: JUNE 11, 2023	EXHIBIT B PAGE 2 OF 4	SCALE: 1" = 200'

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

EXHIBIT "B"
PARCEL No. 6 PHASE 2 COMBINED
MATCHLINE PG. 2

RIGHT-OF-WAY EASEMENT
 TRACT 6
 UNITED STATES OF AMERICA
 VOLUME 1492, PAGE 343
 D.R.T.C.T.
 RELEASED IN
 VOLUME 15317, PAGE 331
 D.R.T.C.T.

BLOCK 1
RIDGLEA WEST
CABINET 388-C, SLIDE 79
 P.R.T.C.T.

PASSING AT 375.90'
 FND 1/2" IRON ROD
 W/CAP "PREMIRE"

BLOCK 20
RIDGLEA HILLS
CABINET 388-P, SLIDE 60
 P.R.T.C.T.

8' EASEMENT FOR UTILITIES
 CABINET 388-C, SLIDE 79
 P.R.T.C.T.

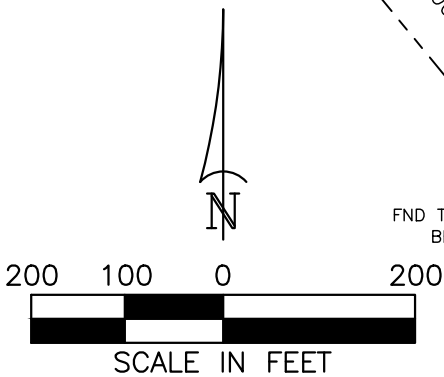
6' EASEMENT FOR UTILITIES
 CABINET 388-P, SLIDE 60
 P.R.T.C.T.

ISAAC SHRUM SURVEY
 ABSTRACT No. A-1397

S.H. 183
 (160.00' RIGHT-OF-WAY)

FND TYPE II TXDOT MONUMENT
 BEARS S 03°16'29"E 0.35'

FND TYPE II TXDOT MONUMENT
 BEARS N 35°44'14"W 0.83'



REVISED: JUNE 21, 2023

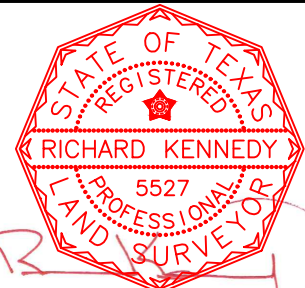


City of Fort Worth

200 TEXAS STREET • FORT WORTH, TEXAS 76102

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SURVEY: HAYS COVINGTON, ABS. NO. 256, JOHN C. PINCKNEY, ABS A-1208, ISAAC SHRUM ABS. NO. A-1397	
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RICHARD KENNEDY
 REGISTERED PROFESSIONAL LAND SURVEYOR
 NO. 5527 TEXAS FIRM No. 10106900

EXHIBIT "B"

PARCEL No. 6 PHASE 2 COMBINED

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
- ξ— SURVEY/ABSTRACT LINE

LINE TABLE					
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L-1	S 06°59'42"E	66.50'	L-21	N 00°29'17"E	41.60'
L-2	S 06°44'42"E	100.00'	L-22	N 00°37'43"W	67.60'
L-3	S 05°27'42"E	101.30'	L-23	N 01°59'43"W	68.40'
L-4	S 03°48'42"E	91.70'	L-24	S 87°18'17"W	12.50'
L-5	S 03°01'42"E	70.30'	L-25	S 87°18'17"W	50.00'
L-6	S 02°53'42"E	79.20'	L-26	N 87°18'17"E	50.00'
L-7	N 87°19'18"E	50.00'	L-27	N 02°41'43"W	26.60'
L-8	S 87°19'18"W	50.00'	L-28	N 02°53'43"W	38.80'
L-9	S 87°19'18"W	12.50'	L-29	N 03°25'43"W	66.50'
L-10	S 02°02'42"E	72.00'	L-30	N 03°34'43"W	61.60'
L-11	S 00°39'42"E	90.10'	L-31	N 04°16'43"W	61.65'
L-12	S 01°13'18"W	90.20'	L-32	N 05°18'43"W	61.55'
L-13	S 03°11'18"W	90.30'	L-33	N 05°55'43"W	61.65'
L-14	S 04°38'18"W	58.20'	L-34	N 06°53'43"W	61.55'
L-15	S 05°25'18"W	38.30'	L-35	N 07°01'43"W	32.80'
L-16	S 06°39'18"W	65.20'	L-36	S 82°48'17"W	25.00'
L-17	N 39°20'21"W	104.87'	L-37	N 63°01'26"E	159.74'
L-18	N 05°22'17"E	41.30'	L-38	S 82°49'18"W	25.00'
L-19	N 03°57'17"E	100.00'	L-39	S 07°10'42"E	144.40'
L-20	N 01°55'17"E	100.00'			

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.

REVISED: JUNE 21, 2023



City of Fort Worth

200 TEXAS STREET • FORT WORTH, TEXAS 76102

BOMBER SPUR TRAIL PHASE 2

PARCEL NO. 6 PHASE 2 COMBINED	CITY PROJ. NO. 104345
RIGHT-OF-WAY AND EASEMENT	
OWNER: GINGER RETHIA SEYBOLD	
SURVEY: HAYS COVINGTON, ABS. NO. 256, JOHN C. PINCKNEY, ABS A-1208, ISAAC SHRUM ABS. NO. A-1397	
LOCATION: CITY OF FORT WORTH, TARRANT COUNTY, TEXAS	
ACQUISITION AREA: 409,066 SQUARE FEET OR 9.391 ACRES	
WHOLE PROPERTY ACREAGE: 483,516 SQUARE FEET OR 11.10 ACRES	



JOB No. KHA_2221.00	DRAWN BY: BM	CAD FILE: P6 PH 2 COMBINED.DWG
DATE: JUNE 11, 2023	EXHIBIT B PAGE 4 OF 4	SCALE: 1" = 200'

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

Lot Report

Lot: P6 PH 2 COMBINED

Bearing	Distance
S 07°10'42" E	347.00
S 06°59'42" E	66.50
S 06°44'42" E	100.00
S 05°27'42" E	101.30
S 03°48'42" E	91.70
S 03°01'42" E	70.30
S 02°53'42" E	79.20
N 87°19'18" E	50.00
S 02°40'42" E	799.10
S 87°19'18" W	50.00
S 02°40'42" E	500.10
S 87°19'18" W	12.50
S 02°40'42" E	343.70
S 02°02'42" E	72.00
S 00°39'42" E	90.10
S 01°13'18" W	90.20
S 03°11'18" W	90.30
S 04°38'18" W	58.20
S 05°25'18" W	38.30
S 06°39'18" W	65.20
N 39°20'21" W	104.87
N 90°00'00" E	0.00
N 05°22'17" E	41.30
N 03°57'17" E	100.00
N 01°55'17" E	100.00
N 00°29'17" E	41.60
N 00°37'43" W	67.60
N 01°59'43" W	68.40
N 02°41'43" W	340.86
S 87°18'17" W	12.50
N 02°41'43" W	499.90
S 87°18'17" W	50.00
N 02°41'43" W	802.30
N 87°18'17" E	50.00
N 02°41'43" W	26.60
N 02°53'43" W	38.80
N 03°25'43" W	66.50
N 03°34'43" W	61.60
N 04°16'43" W	61.65
N 05°18'43" W	61.55
N 05°55'43" W	61.65
N 06°53'43" W	61.55
N 07°01'43" W	32.80
N 07°11'43" W	520.00
S 82°48'17" W	25.00
N 07°11'43" W	235.30
N 63°01'26" E	159.74
S 07°09'31" E	289.40
S 82°49'18" W	25.00

S 07°10'42" E 144.40

Closure Error Distance> 0.0019 Error Bearing> S 22°40'37" E

Closure Precision> 1 in 3744331.7 Total Distance> 7266.57

409,066 SQ. FT.

9.391 ACRES