

Parcel 6
6500 Boat Club Road
Fort Worth, 76179

**Description of
0.8446 Acres of Land
For Right-of-Way Acquisition**

BEING a tract of land situated in the J. Conwill Survey, Abstract Number 343, City of Fort Worth, Tarrant County, Texas, being a portion of that tract of land described by deed to American SOKOL Organization, recorded in Volume 5195, Page 571, County Records, Tarrant County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8 inch iron rod with no cap found at the northwest corner that tract of land described by deed to SPJST Lodge #154 recorded in Volume 5776, Page 578, said County Records, being in the south right-of-way line of Cromwell Marine Creek Road (a 60 foot right-of-way);

THENCE S 89°43'51"E, 927.77 feet, with said right-of-way line, to a 5/8 inch iron rod with plastic cap stamped "Peloton", set at the northeast corner of said SPJST Lodge #154 tract, being the northwest corner of said American SOKOL Organization tract, being the **POINT OF BEGINNING**;

THENCE S 89°43'51"E, 817.67 feet, continuing with said right-of-way line, to the northeast corner of said American SOKOL Organization tract, being the northwest corner of that tract of land described by deed to the International Order of Operating Engineers Local 178 AFL-CIO, recorded in Instrument Number D202040614, said County Records, from which a 1/2 inch iron rod with no cap bears N 27°26'58"E, 0.38 feet;

THENCE S 00°25'45"W, 45.00 feet, departing said right-of-way line, with the east line of said American SOKOL Organization tract, being the west line of said Order of Operating Engineers tract, to a 5/8 inch iron rod with plastic cap stamped "Peloton" set;

THENCE N 89°43'51"W, 817.56 feet, departing said common line over and across said American SOKOL Organization tract, to a 5/8 inch iron rod with plastic cap stamped "Peloton", set in the west line of said American SOKOL Organization tract, being the east line of aforementioned SPJST Lodge #154 tract;

THENCE N 00°17'09"E, 45.00 feet, with said common line to the **Point of Beginning** and containing 36,793 square feet or 0.8446 acres of land more or less.

"Integral parts of this document"

1. Description
2. Exhibit

Basis of Bearing is the Texas Coordinate System
North Central Zone 4202, NAD 83

IRF = Iron Rod Found
IRS = Iron Rod Set

J. CONWILL SURVEY
343
ABST.

Lot 1, Block 1
Fox Acres
Inst: # D21713411
C.R.T.C.T.

International Harvest Addition
Inst: # D214269453
C.R.T.C.T.

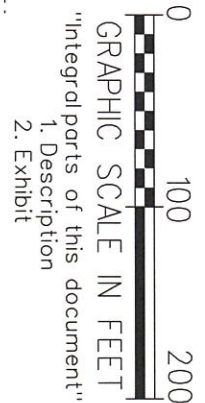
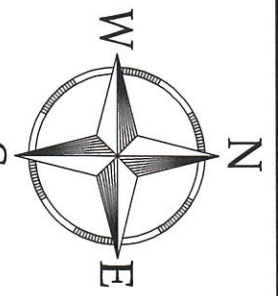
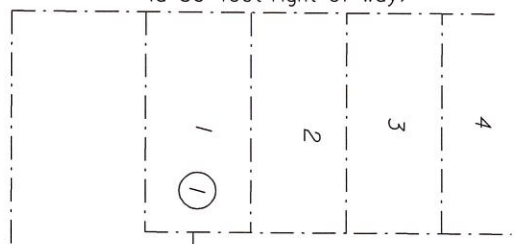
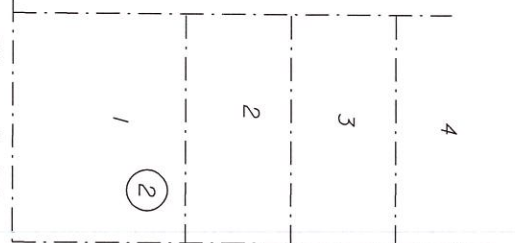
The Trails of Marine Creek
Cdb. A. Sid. 9827
C.R.T.C.T.

Point of
Commencing

Point of
Beginning

Cromwell Marine Creek Road
(a 60 foot right-of-way)

Cascade Canyon Trail
(a 50 foot right-of-way)



IRF
S89° 43'51"E
927.77'

IRS
N00° 17'09"E
45.00'

IRS
S89° 43'51"E

0.8446 Acres

817.67'

817.56'

IRS
S00° 25'45"W
45.00'

IRF BEARS
N27°26'58"E 0.38'

555 ST Lodge #154
Vol. 5776, Pg. 518
C.R.T.C.T.

W. DEAN SURVEY
436
ABST.

American SOKOL Organization
Vol. 5195, Pg. 571
C.R.T.C.T.

International Order
of Operating Engineers
Local 178 AFL-CIO
Inst: # D202040614
C.R.T.C.T.

APPROX. SURVEY LINE



Todd A. Bridges
1-343

Exhibit of
0.8446 Acres of Land for Right-of-Way Acquisition
Situated in the J. Conwill Survey, Abstract Number 343,
City of Fort Worth, Tarrant County, Texas.

Parcel 6



9800 HILLWOOD PARKWAY, SUITE 250
FORT WORTH, TEXAS 76177 PH.# 817-562-3350

JOB # BMC17001

DRAWN BY: D. Freeman

CHECKED BY: T. Bridges

DATE: 10-27-21

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