

EXHIBIT "A"

**BOMBER SPUR TRAIL PHASE II
CITY OF FORT WORTH PROJECT NO. 104345
PARCEL NO. 4
FRANKLIN S. PERRY SURVEY, ABSTRACT NO. 1226**

Being a 0.90 acre (38,976 square feet) tract of land situated in the Franklin S. Perry Survey, Abstract No. 1226, City of Fort Worth, Tarrant County, Texas, and being all of a called 0.90 acre tract of land described as Tract No. 4 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 0.90 acre (38,976 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 northeast corner of said Tract No. 4 and the southeast corner 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 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES" being the beginning of a curve to the left having a radius of 1,395.20 feet, a delta of 12 degrees 22 minutes 23 seconds, and whose chord bears South 21 degrees 37 minutes 00 seconds East, a chord distance of 300.71 feet, from which a 1/2 inch iron rod found for the southeast corner of Lot E, Block 4 of said Ridglea South bears South 87 degrees 15 minutes 31 seconds East, a distance of 132.10 feet, said 1/2 inch iron rod being the northeast corner of Lot 1, Block 71 of Ridglea Hills, an addition to the City of Fort Worth as recorded in Volume 388-11, Page 45 of said Plat Records of Tarrant County, Texas, said 1/2 inch iron rod also being in the westerly line of Overhill Road (50.0' right-of-way);

THENCE Southeasterly, with said curve to the left and with the easterly line of said Tract No. 4, an arc distance of 301.30 feet to a calculated point for corner;

THENCE South 27 degrees 48 minutes 11 seconds East, with the easterly line of said Tract No. 4, a distance of 137.63 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES" set for the most northerly south corner of said Tract No. 4, from which a 1/2 inch iron rod found for the southeast corner of Lot 5, Block 71 of said Ridglea Hills and the northeast corner of Lot 6, Block 71 of Ridglea Hills bears North 70 degrees 29 minutes 24 seconds East, a distance of 123.83 feet, said 1/2 inch iron rod being in the westerly line of said Overhill Road;

THENCE South 00 degrees 30 minutes 32 seconds East, with the east line of said Tract No. 4, passing at a distance of 27.59 feet, a 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES" set for the most northerly north corner of a called 1.01 acre tract of land described as Tract No. 3 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, and also passing at a distance of 136.64 feet, a 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES" set for the most southerly north corner of said Tract No. 3, in all, a distance of 163.56 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES" set for the most southerly south corner of said Tract No. 4;

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THENCE North 27 degrees 48 minutes 11 seconds West, with the westerly line of said Tract No. 4, a distance of 282.97 feet to a calculated point for the beginning of a curve to the right having a radius of 1,470.20 feet, a delta of 12 degrees 22 minutes 19 seconds, and whose chord bears North 21 degrees 37 minutes 02 seconds West, a chord distance of 316.85 feet, from which a 1/2 inch iron rod found for the southwest corner of Lot 1, Block 47 of Ridglea West, an addition to the City of Fort Worth as recorded in Volume 388-I, Page 83 of the Plat Records of Tarrant County, Texas bears South 20 degrees 58 minutes 51 seconds West, a distance of 133.59 feet, said 1/2 inch iron rod being in the east line of Borden Drive (50.0' right-of-way);

THENCE Northwesterly, with said curve to the right and with the westerly line of said Tract No. 4, an arc distance of 317.46 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES" set for the northwest corner of said Tract No. 4 and the southwest corner of said Tract No. 5, said 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES" being in the easterly line of said Borden Drive;

THENCE North 74 degrees 32 minutes 47 seconds East, with the north line of said Tract No. 4 and with the south line of said Tract No.5, a distance of 75.00 feet to the **POINT OF BEGINNING**, and containing 38,976 square feet or 0.90 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
June 27, 2023

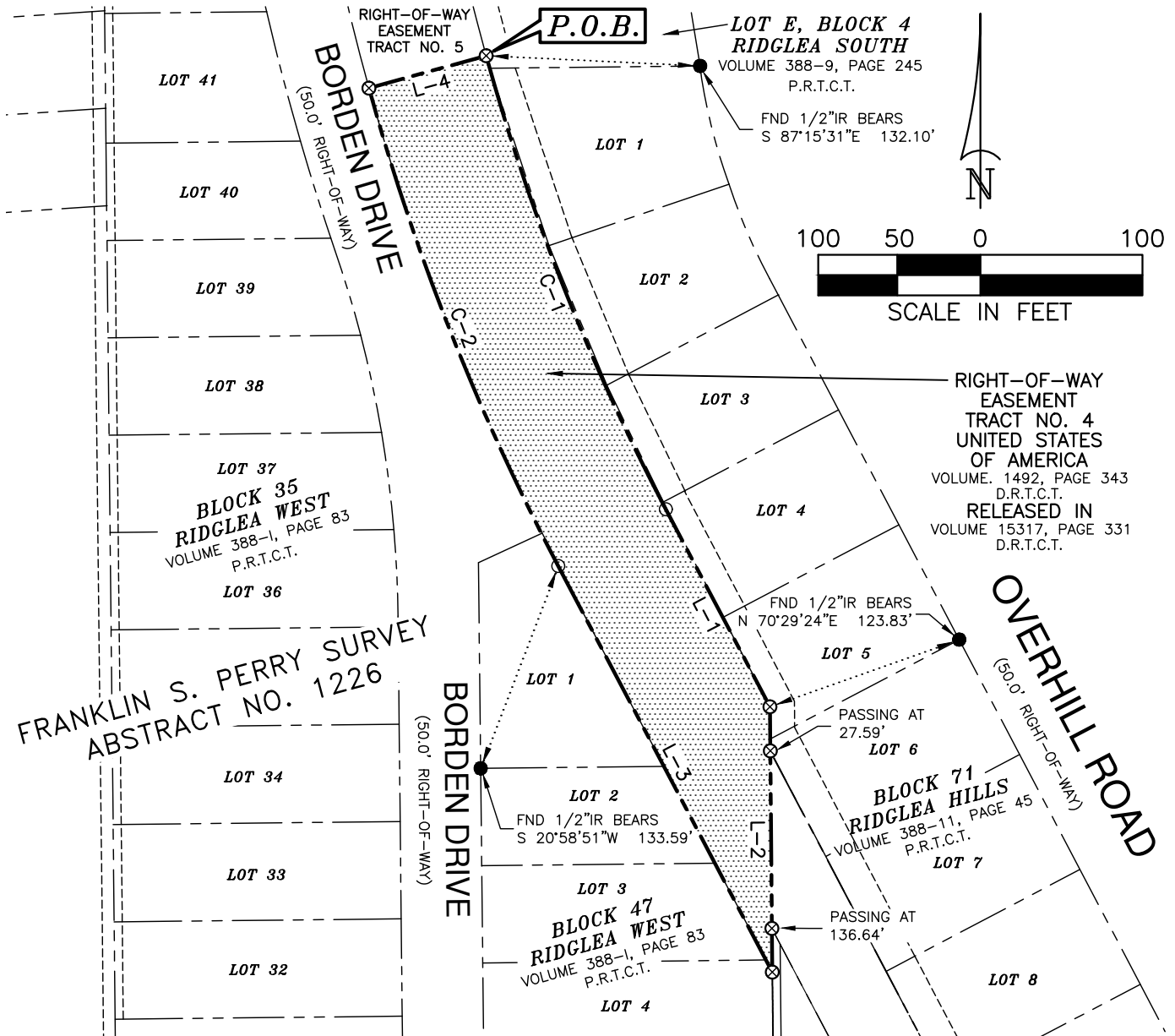
RK



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

EXHIBIT "B"

PARCEL No. 4



REVISED JUNE 27, 2023



City of Fort Worth

200 TEXAS STREET • FORT WORTH, TEXAS 76102

BOMBER SPUR TRAIL PHASE 2

PARCEL NO. 4	CITY PROJ. NO. 104345
RIGHT-OF-WAY AND EASEMENT	
OWNER: ROY McBRIDE, SANDY McBRIDE, ANETA LEIGH McBRIDE, ELIZABETH ANN THOMPSON	
SURVEY: FRANKLIN S. PERRY SURVEY, ABSTRACT NO. 1226	
LOCATION: CITY OF FORT WORTH, TARRANT COUNTY, TEXAS	
ACQUISITION AREA: 38,976 SQUARE FEET OR 0.90 ACRES	
WHOLE PROPERTY ACREAGE: 38,976 SQUARE FEET OR 0.90 ACRES	

JOB No. KHA_2221.00	DRAWN BY: RK	CAD FILE: P4.DWG
DATE: JUNE 20, 2023	EXHIBIT B PAGE 1 OF 2	SCALE: 1" = 100'

GORRONDONA & ASSOCIATES, INC. • 2800 N.E. LOOP 820, SUITE 660 FORT WORTH, TX. 76137 • 817-496-1424 FAX 817-496-1768



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

EXHIBIT "B"
PARCEL No. 4

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	S 27°48'11"E	137.63'
L-2	S 00°30'32"E	163.56'
L-3	N 27°48'11"W	282.97'
L-4	N 74°32'47"E	75.00'

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	ARC
C-1	1395.20'	12°22'23"	S 21°37'00"E	300.71'	301.30'
C-2	1470.20'	12°22'19"	N 21°37'02"W	316.85'	317.46'

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 27, 2023



City of Fort Worth

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RIGHT-OF-WAY AND EASEMENT		
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P4

Radius	Delta	Chord Ang	Chord	Length	Bearing	Distance
1395.20	12°22'23"	S 21°37'00" E	300.71	301.30	S 21°37'00" E	300.71
					S 27°48'11" E	137.63
					S 00°30'32" E	163.56
					N 27°48'11" W	282.97
1470.20	12°22'19"	N 21°37'02" W	316.85	317.46	N 21°37'02" W	316.85
					N 74°32'47" E	75.00

Closure Error Distance> 0.0042

Error Bearing> N 12°52'34" W

Closure Precision> 1 in 305638.9

Total Distance> 1277.92

38976 SQ. FT.

0.895 ACRES