

EXHIBIT "A"

**BOMBER SPUR TRAIL PHASE II
CITY OF FORT WORTH PROJECT NO. 104345
PARCEL NO. 5 PART TWO
FRANKLIN S. PERRY SURVEY, ABSTRACT NO. 1226**

Being a 0.612 acre (26,640 square feet) tract of land situated in the Franklin S. Perry Survey, Abstract No. 1226, City of Fort Worth, Tarrant County, Texas, and being a portion 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 0.612 acre (26,640 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 northwest corner of Lot A, Block 4 of Ridglea South, an addition to the City of Fort Worth as recorded in Volume 388-9, Page 245 of the Plat Records of Tarrant County, Texas, said 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES" being in the easterly line of said Tract No. 5 and in the south line of Willis Avenue (50.0' right-of-way), said 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES" also being the beginning of a curve to the left having a radius of 1,395.20 feet, a delta of 14 degrees 11 minutes 45 seconds, and whose chord bears South 08 degrees 21 minutes 17 seconds East, a chord distance of 344.79 feet;

THENCE Southerly, with said curve to the left, with the easterly line of said Tract No. 5 and with the westerly line of said Block 4, an arc distance of 345.68 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES" set for the southeast corner of said Tract No. 5 and the northeast corner 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, from which a 1/2 inch iron rod found for the southeast corner of Lot E, Block 4 of said Ridglea South bears a chord bearing of South 15 degrees 37 minutes 02 seconds East, a chord distance of 8.02 feet and North 89 degrees 22 minutes 45 seconds East, a distance of 129.80 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;

THENCE South 74 degrees 32 minutes 47 seconds West, with the southerly line of said Tract No. 5 and with the northerly line of said Tract No. 4, a distance of 75.00 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES" set for the southwest corner of said Tract No. 5 and the northwest corner of said Tract No. 4, said 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES" being in the easterly line of Borden Drive (50.0' right-of-way), said 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES" also being the beginning of a curve to the right having a radius of 1,471.12 feet, a delta of 14 degrees 12 minutes 47 seconds, and whose chord bears North 08 degrees 20 minutes 09 seconds West, a chord distance of 364.00 feet;

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THENCE Northerly, with said curve to the right, with the westerly line of said Tract No. 5 and with the easterly line of said Borden Drive, an arc distance of 364.93 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES" set for corner in the south line of said Willis Avenue, from which a 1/2 inch iron rod found for the southeast corner of Lot 44, Block 35 of Ridglea West, an addition to the City of Fort Worth as recorded in Volume 388-I, Page 83 of said Plat Records of Tarrant County, Texas bears South 18 degrees 52 minutes 20 seconds West, a distance of 130.37 feet, said 1/2 inch iron rod being the northeast corner of Lot 43, Block 35 of said Ridglea West;

THENCE North 89 degrees 15 minutes 45 seconds East, with the south line of said Willis Avenue, a distance of 74.97 feet to the **POINT OF BEGINNING**, and containing 26,640 square feet or 0.612 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.

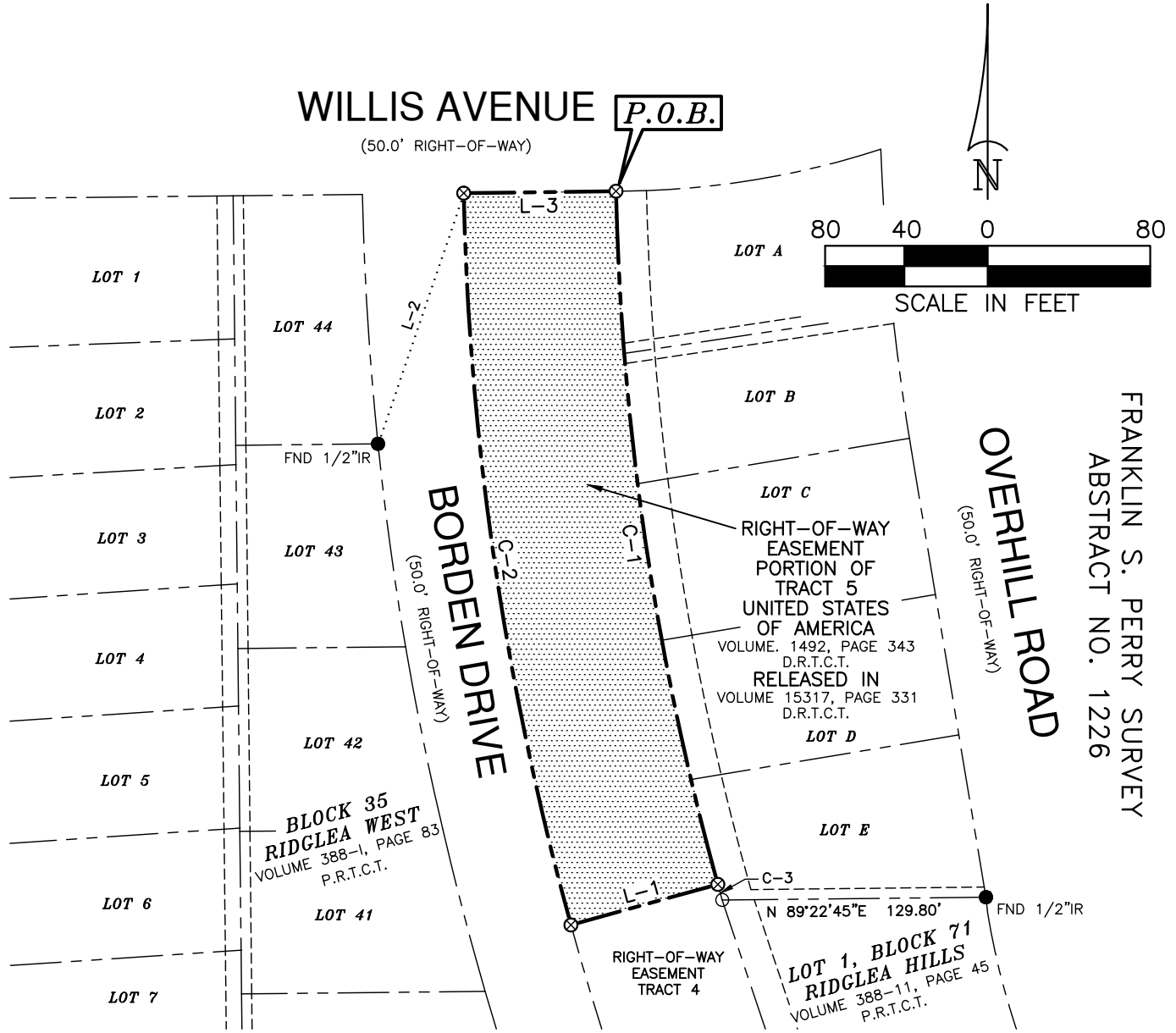
June 20, 2023
Revised: June 21, 2023

RK



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

EXHIBIT "B"
PARCEL No. 5 PART TWO



REVISED: JUNE 21, 2023

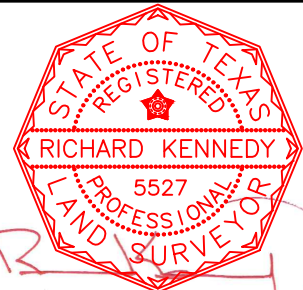


City of Fort Worth

200 TEXAS STREET • FORT WORTH, TEXAS 76102

BOMBER SPUR TRAIL PHASE 2

PARCEL NO. 5 PART TWO		CITY PROJ. NO. 104345
RIGHT-OF-WAY AND EASEMENT		
OWNER: GRETCHEN BARRETT		
SURVEY: FRANKLIN S. PERRY SURVEY, ABSTRACT NO. 1226		
LOCATION: CITY OF FORT WORTH, TARRANT COUNTY, TEXAS		
ACQUISITION AREA: 26,640 SQUARE FEET OR 0.612 ACRES		
WHOLE PROPERTY ACREAGE: 26,640 SQUARE FEET OR 0.612 ACRES		
JOB No. KHA_2221.00	DRAWN BY: RK	CAD FILE: P5-2 R01.DWG
DATE: JUNE 20, 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. 5 PART TWO

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 74°32'47"W	75.00'
L-2	S 18°52'20"W	130.37'
L-3	N 89°15'45"E	74.97'

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	ARC
C-1	1395.20'	14°11'45"	S 08°21'17"E	344.79'	345.68'
C-2	1471.12'	14°12'47"	N 08°20'09"W	364.00'	364.93'
C-3	1395.20'	0°19'46"	S 15°37'02"E	8.02'	8.02'

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

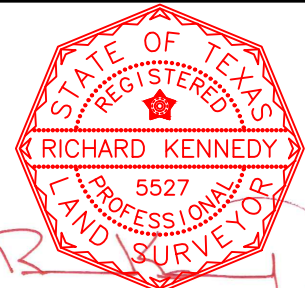


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P5-2

Radius	Delta	Chord Ang	Chord Length	Bearing	Distance
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1395.20	14°11'45" S	08°21'17" E	344.79	345.68 S 08°21'17" E	344.79
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				S 74°32'47" W	75.00
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1471.12	14°12'47" N	08°20'09" W	364.00	364.93 N 08°20'09" W	364.00
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				N 89°15'45" E	74.97
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Closure Error Distance> 0.0050

Error Bearing> S 33°52'13" W

Closure Precision> 1 in 171550.0

Total Distance> 860.58

26640 SQ. FT.

0.612 ACRES