

EXHIBIT "A"

**INTERSECTION IMPROVEMENTS TO SERVE
HULEN STREET AT GRANBURY ROAD
CITY OF FORT WORTH PROJECT NO. 101017
PARCEL NO. 2 TCE
TEMPORARY CONSTRUCTION EASEMENT
6113 SOUTH HULEN STREET
27,278 SQUARE FEET PORTION OF TRACT A, BLOCK 57, WEDGWOOD ADDITION
JOSEPH B. McDERMETT SURVEY, ABSTRACT NO. 1063**

Being a 0.067 acre (2,925 square feet) tract of land situated in the Joseph B. McDermett Survey, Abstract No. 1063, City of Fort Worth, Tarrant County, Texas, and being a portion of a called 27,278 square foot tract of land conveyed to Miranda, Inc. as recorded in Instrument No. D198295870 of the Official Public Records of Tarrant County, Texas, and also being a portion of Tract A, Block 57 of Wedgwood Addition, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Volume 388-12, Page 90 of the Plat Records of Tarrant County, Texas, said 0.067 acre (2,925 square feet) acre tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a calculated point for the west corner of said called 27,278 square foot tract of land and the south corner of Lot A-1, Block 57 of Wedgwood Addition, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Volume 388-46, Page 339 of said Plat Records of Tarrant County, Texas, said point being in the southwest line of said Tract A and in the existing northeast line of South Hulen Street (an 80.0' right-of-way), from which an "X" cut in concrete found for the west corner of said Lot A-1 bears a chord bearing of North 52 degrees 08 minutes 54 seconds West, a chord distance of 149.02 feet, said "X" cut in concrete being the intersection of said existing northeast line of South Hulen Street with the existing southeast line of Old Granbury Road (a 120.0' right-of-way); **THENCE** North 41 degrees 23 minutes 51 seconds East, with the northwest line of said called 27,278 square foot tract of land and with the southeast line of Lot A-1, a distance of 2.57 feet to a survey nail with washer stamped "GORRONDONA" set for the **POINT OF BEGINNING**, said survey nail with washer stamped "GORRONDONA" being in the proposed northeast line of South Hulen Street;

THENCE North 41 degrees 23 minutes 51 seconds East, with the northwest line of said called 27,278 square foot tract of land and with the southeast line of Lot A-1, a distance of 26.46 feet to a calculated point for corner;

THENCE South 49 degrees 39 minutes 30 seconds East, a distance of 14.32 feet to a calculated point for corner;

THENCE South 57 degrees 59 minutes 07 seconds East, a distance of 47.29 feet to a calculated point for corner;

THENCE North 43 degrees 50 minutes 06 seconds East, a distance of 17.51 feet to a calculated point for corner;

THENCE South 56 degrees 04 minutes 58 seconds East, a distance of 41.65 feet to a calculated point for corner;

THENCE South 45 degrees 48 minutes 31 seconds West, a distance of 23.59 feet to a calculated point for corner;

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THENCE South 44 degrees 11 minutes 29 seconds East, a distance of 8.96 feet to a calculated point for corner;

THENCE South 19 degrees 55 minutes 15 seconds West, a distance of 3.94 feet to a calculated point for corner in the southwest line of said called 27,278 square foot tract of land, in the southwest line of said Tract A and in said existing northeast line of South Hulen Street, said calculated point being the beginning of a non-tangent curve to the right having a radius of 610.00 feet, a central angle of 03 degrees 53 minutes 18 seconds, and whose chord bears North 68 degrees 08 minutes 24 seconds West, a chord distance of 41.39 feet, from which a 1/2 inch iron rod found for the northwest corner of Lot 1, Block 111-R of Wedgwood Addition, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Instrument No. D209225809 of said Official Public Records of Tarrant County, Texas bears South 53 degrees 40 minutes 03 seconds West, a distance of 93.89 feet, said 1/2 inch iron rod being the northeast corner of Lot 2, Block 111-R of said Wedgwood Addition;

THENCE Northwesterly, with said existing northeast line of South Hulen Street, with the southwest line of said 27,278 square foot tract of land, with the southwest line of said Tract A and with said non-tangent curve to the right, an arc length of 41.40 feet to a survey nail with washer stamped "GORRONDONA" set for the beginning of a compound curve to the right, having a radius of 100.00 feet, a central angle of 09 degrees 29 minutes 40 seconds, and whose chord bears North 61 degrees 26 minutes 55 seconds West, a chord distance of 16.55 feet, said survey nail with washer stamped "GORRONDONA" being the intersection of said existing northeast line of South Hulen Street with said proposed northeast line of South Hulen Street;

THENCE Northwesterly, with said proposed northeast line of South Hulen Street and with said compound curve to the right, an arc length of 16.57 feet to a survey nail with washer stamped "GORRONDONA" set for the beginning of a reverse curve to the left, having a radius of 204.00 feet, a central angle of 06 degrees 07 minutes 55 seconds, and whose chord bears North 59 degrees 46 minutes 02 seconds West, a chord distance of 21.82 feet;

THENCE Northwesterly, with said proposed northeast line of said South Hulen Street and with said reverse curve to the left, an arc length of 21.83 feet to a survey nail with washer stamped "GORRONDONA" set for the beginning of a reverse curve to the right having a radius of 574.00 feet, a central angle of 03 degrees 34 minutes 49 seconds, and whose chord bears North 61 degrees 02 minutes 35 seconds West, a chord distance of 35.86 feet;

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THENCE Northwesterly, with said proposed northeast line of said South Hulen Street and with said reverse curve to the right, an arch length of 35.87 feet to the **POINT OF BEGINNING**, and containing 2,925 square feet or 0.067 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) utilizing a surface adjustment factor of 1.00012. All distances and areas shown are surface.

December 26, 2018
Revised April 29th, 2019
Revised May 09, 2019
Revised October 16, 2019
Revised October 31, 2019



RK

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

EXHIBIT "B"
PARCEL NO. 2 TCE

OLD GRANBURY ROAD
(120.0' RIGHT-OF-WAY)

JUDI PROPERTIES, INC.
INST. NO. D215040726
O.P.R.T.C.T.

REMAINDER OF TRACT A, BLOCK 57 WEDGWOOD ADDITION
VOLUME 388-12, PAGE 90
P.R.T.C.T.

LOT A-1, BLOCK 57 WEDGWOOD ADDITION
VOLUME 388-46, PAGE 339
P.R.T.C.T.

JOSEPH B. McDERMOTT SURVEY
ABSTRACT NO. 1063

CALLED 27,278 SQUARE FEET
MIRANDA, INC.
INST. NO. D198295870
O.P.R.T.C.T.

TEMPORARY CONSTRUCTION EASEMENT
2,925 SQ. FT.
0.067 ACRES

EXISTING RIGHT-OF-WAY

WALRAVEN CIRCLE
(50.0' RIGHT-OF-WAY)

DETAIL "A"
NOT TO SCALE

P.O.B.

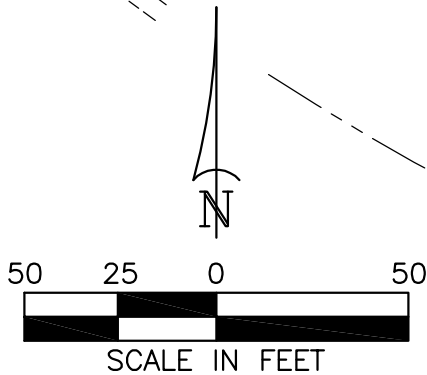
P.O.C.

SOUTH HULEN STREET
(80.0' RIGHT-OF-WAY)

SEE
DETAIL "A"

FND 1/2" IR BEARS
S 53°40'03"W 93.89'
NORTHWEST CORNER OF LOT 1
BLOCK 111-R
WEDGWOOD ADDITION
INST. NO. D209225809
O.P.R.T.C.T.

REVISED OCTOBER 31, 2019
REVISED OCTOBER 16, 2019
REVISED MAY 09, 2019
REVISED APRIL 29, 2019



City of Fort Worth

1000 THROCKMORTON STREET • FORT WORTH, TEXAS 76102

**INTERSECTION IMPROVEMENTS TO SERVE
HULEN STREET AT GRANBURY ROAD**

PARCEL NO. 2 TCE	CITY PROJ. NO. 101017
TEMPORARY CONSTRUCTION EASEMENT	
OWNER: MIRANDA, INC.	
SUBDIVISION: TRACT A, BLOCK 57, WEDGWOOD ADDITION	
LOCATION: CITY OF FORT WORTH, TARRANT COUNTY, TEXAS	
EASEMENT AREA: 2,925 SQUARE FEET OR 0.067 ACRES	
WHOLE PROPERTY ACREAGE: CALLED 27,278 SQUARE FEET	



JOB No. CARR1701.00	DRAWN BY: MP	CAD FILE: TCE2_R04.DWG
DATE: DECEMBER 26, 2018	EXHIBIT B PAGE 1 OF 2	SCALE: 1" = 50'

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

EXHIBIT "B"

PARCEL NO. 2 TCE

LEGEND

- ⊗ SET SURVEY NAIL W/WASHER STAMPED "GORRONDONA"
- FND MONUMENTATION (SIZE AND TYPE NOTED)
- CALCULATED POINT
- EXISTING PROPERTY/RIGHT-OF-WAY LINE
- PROPOSED RIGHT-OF-WAY LINE
- - - - - PROPOSED TEMPORARY CONSTRUCTION EASEMENT
- EXISTING EASEMENT LINE
- ξ——— SURVEY/ABSTRACT LINE

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N 41°23'51"E	2.57'
L-2	N 41°23'51"E	26.46'
L-3	S 49°39'30"E	14.32'
L-4	S 57°59'07"E	47.29'
L-5	N 43°50'06"E	17.51'
L-6	S 56°04'58"E	41.65'
L-7	S 45°48'31"W	23.59'
L-8	S 44°11'29"E	8.96'
L-9	S 19°55'15"W	3.94'

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	ARC
C-1	610.00'	14°01'55"	N 52°08'54"W	149.02'	149.39'
C-2	610.00'	03°53'18"	N 68°08'24"W	41.39'	41.40'
C-3	100.00'	09°29'40"	N 61°26'55"W	16.55'	16.57'
C-4	204.00'	06°07'55"	N 59°46'02"W	21.82'	21.83'
C-5	574.00'	03°34'49"	N 61°02'35"W	35.86'	35.87'

NOTES:

1. A LEGAL DESCRIPTION OF SAME DATE HEREWITH ACCOMPANIES THIS PLAT.
2. BEARINGS ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD-83 (2011), NORTH CENTRAL ZONE (4202) UTILIZING A SURFACE ADJUSTMENT FACTOR OF 1.00012. ALL DISTANCES AND AREAS SHOWN ARE SURFACE.

REVISED OCTOBER 31, 2019
 REVISED OCTOBER 16, 2019
 REVISED MAY 09, 2019
 REVISED APRIL 29, 2019

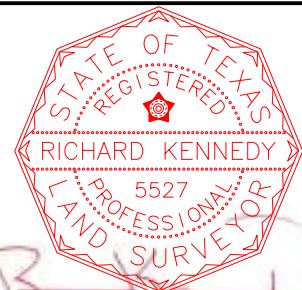


City of Fort Worth

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