

LEGAL DESCRIPTION

Exhibit "A"

PERMANENT WATER EASEMENT

PARCEL ID: 4.2
CPN 103649-4

BEING a 0.1961 acre (8,541 square foot) tract of land situated in the William Stone Survey, Abstract No. 1400, City of Fort Worth, Tarrant County, Texas; said tract being a portion of a called 11.388 acre tract of land described in the Warranty Deed with Vendor's Lien to Logan Land Development recorded in Instrument No. D221223036 of the Official Public Records of Tarrant County, Texas; said tract being more particularly described as follows:

COMMENCING at a point for corner in the south line of said 11.388 acre tract and the north right-of-way line of Farm to Market Road No. 1187 (a variable width right-of-way), said point being the southeast corner of Lot 1, Block 1, Rendon Crowley Storage, an addition to the City of Fort Worth according to the plat recorded in Instrument No. D223094148 of said Official Public Records, from said point a 5/8-inch iron rod with "KHA" cap found for the southwest corner of said Lot 1 bears North 89°10'53" West, a distance of 432.82 feet;

THENCE North 00°09'19" West, along the east line of said Lot 1, a distance of 15.01 feet to the **POINT OF BEGINNING**;

THENCE North 00°09'19" West, continuing along said east line of Lot 1, a distance of 15.00 feet to a point for corner;

THENCE South 89°26'41" East, departing said east line of Lot 1, a distance of 15.00 feet to a point for corner being the beginning of a non-tangent curve to the left with a radius of 5,649.55 feet, a central angle of 02°13'15", and a chord bearing and distance of North 89°21'57" East, 218.97 feet;

THENCE in an easterly direction, with said non-tangent curve to the left, an arc distance of 218.98 feet to a point for corner;

THENCE North 88°15'02" East, a distance of 251.08 feet to a point for corner;

THENCE North 44°50'04" East, a distance of 65.73 feet to a point for corner;

THENCE North 89°50'04" East, a distance of 20.04 feet to a point for corner in the west right-of-way line of Hemphill Street (a variable width right-of-way), said point being the beginning of a non-tangent curve to the right with a radius of 90.00 feet, a central angle of 09°49'06", and a chord bearing and distance of South 13°00'39" West, 15.40 feet;

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CPN 103649-4
PERMANENT WATER EASEMENT
WILLIAM STONE SURVEY
ABSTRACT NO. 1400
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS

Kimley»Horn					
801 Cherry Street, Unit 11, # 1300 Fort Worth, Texas 76102			FIRM # 10194040		Tel. No. (817) 335-6511 www.kimley-horn.com
<u>Scale</u>	<u>Drawn by</u>	<u>Checked by</u>	<u>Date</u>	<u>Project No.</u>	<u>Sheet No.</u>
N/A	CRG	SCR	5/14/2024	061018431	1 OF 4

THENCE in a southwesterly direction, along said west right-of-way line of Hemphill Street and said non-tangent curve to the right, an arc distance of 15.42 feet to a point for corner;

THENCE South 89°49'30" West, departing said west right-of-way line of Hemphill Street, a distance of 10.32 feet to a point for corner;

THENCE South 44°50'04" West, a distance of 62.72 feet to a point for corner;

THENCE South 01°58'14" East, a distance of 1.90 feet to a point for corner;

THENCE South 88°15'02" West, a distance of 259.07 feet to a point for corner being the beginning of a non-tangent curve to the right with a radius of 5,664.58 feet, a central angle of 02°22'15", and a chord bearing and distance of South 89°26'27" West, 234.39 feet;

THENCE in a westerly direction, along said non-tangent curve to the right, an arc distance of 234.40 feet to the **POINT OF BEGINNING** and containing 8,541 square feet or 0.1961 acres of land, more or less.

NOTES

Bearing system based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone (4202). A survey plat of even survey date herewith accompanies this metes and bounds description.

The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the easement tract.


STANLEY CRAWFORD RUSSELL
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 7080
801 CHERRY STREET,
UNIT 11 SUITE 1300
FORT WORTH, TEXAS 76102
PH. 817-335-6511
StanC.Russell@Kimley-Horn.com

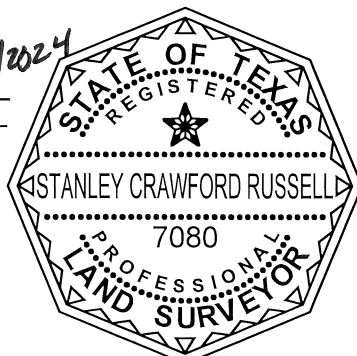


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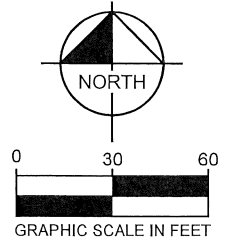
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Exhibit "A"

LEGEND

P.O.C. = POINT OF COMMENCING
 P.O.B. = POINT OF BEGINNING
 IRFC = IRON ROD W/ CAP FOUND



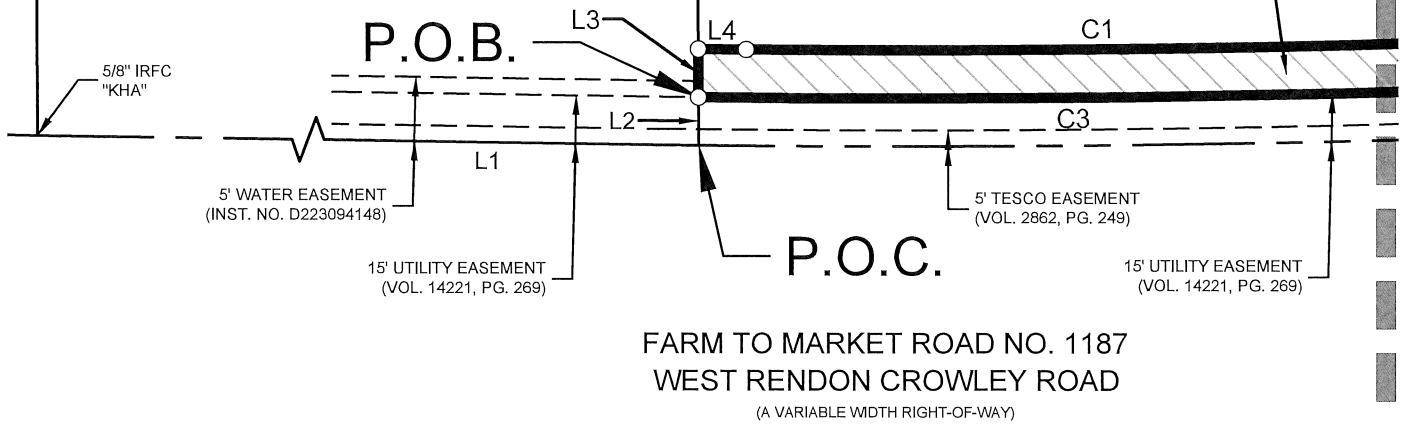
LOT 1, BLOCK 1
 RENDON CROWLEY STORAGE
 (INST. NO. D223094148)

CALLED 5.000 ACRES
 STORAGE CHOICE - CROWLEY, LTD
 (INST. NO. D222291012)

PART OF
 CALLED 11.388 ACRES
 LOGAN LAND DEVELOPMENT, LP
 (INST. NO. D221223036)

PERMANENT
 WATER EASEMENT
 0.1961 ACRES
 8,541 SQ. FT.

MATCH LINE (SEE SHEET 4)



FARM TO MARKET ROAD NO. 1187
 WEST RENDON CROWLEY ROAD
 (A VARIABLE WIDTH RIGHT-OF-WAY)

NOTES

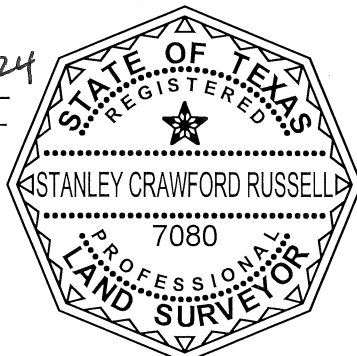
Bearing system based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone (4202).
 A metes and bounds description of even survey date herewith accompanies this survey plat.

The undersigned, Registered Professional Land Surveyor, hereby certifies that this survey plat accurately sets out the metes and bounds of the easement tract.

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 CPN 103649-4
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 WILLIAM STONE SURVEY
 ABSTRACT NO. 1400
 CITY OF FORT WORTH
 TARRANT COUNTY, TEXAS

Stanley Crawford Russell 5/15/2024

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 LAND SURVEYOR NO. 7080
 801 CHERRY STREET,
 UNIT 11 SUITE 1300
 FORT WORTH, TEXAS 76102
 PH. 817-335-6511
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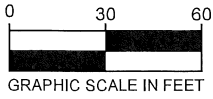
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	CRG	SCR	5/14/2024	061018431	3 OF 4



LEGEND

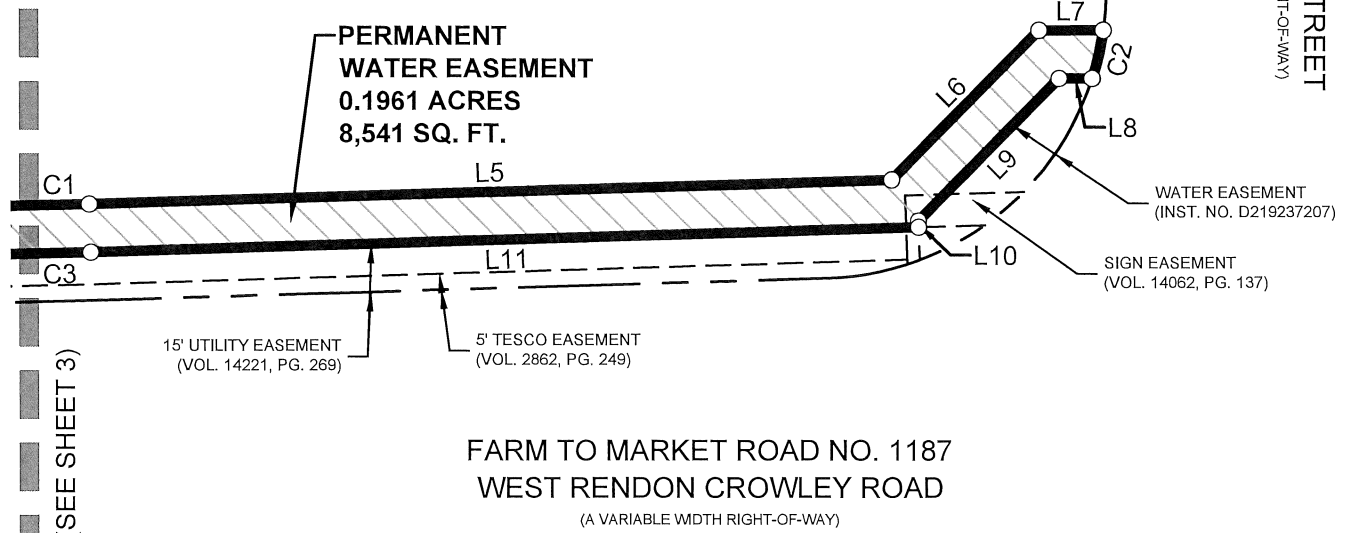
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GRAPHIC SCALE IN FEET

PART OF
 CALLED 11.388 ACRES
 LOGAN LAND DEVELOPMENT, LP
 (INST. NO. D221223036)

HEMPHILL STREET
 (VARIABLE WIDTH RIGHT-OF-WAY)



FARM TO MARKET ROAD NO. 1187
 WEST RENDON CROWLEY ROAD
 (A VARIABLE WIDTH RIGHT-OF-WAY)

LINE TABLE		
NO.	BEARING	LENGTH
L1	N89°10'53"W	432.82'
L2	N00°09'19"W	15.01'
L3	N00°09'19"W	15.00'
L4	S89°26'41"E	15.00'
L5	N88°15'02"E	251.08'
L6	N44°50'04"E	65.73'
L7	N89°50'04"E	20.04'
L8	S89°49'30"W	10.32'
L9	S44°50'04"W	62.72'
L10	S01°58'14"E	1.90'
L11	S88°15'02"W	259.07'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	2°13'15"	5649.55'	218.98'	N89°21'57"E	218.97'
C2	9°49'06"	90.00'	15.42'	S13°00'39"W	15.40'
C3	2°22'15"	5664.58'	234.40'	S89°26'27"W	234.39'

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