

CPN 104092 RANDOL MILL HROM  
WILLIAM MASTERS SURVEY, ABSTRACT NO. 1048  
PARCEL NO. 4  
7101 RANDOL MILL ROAD  
TARRANT COUNTY

LEGAL DESCRIPTION

PARCEL NO. 4

DRAINAGE EASEMENT

**BEING** a tract of land out of the William Masters Survey, Abstract Number 1048, in the City of Fort Worth, Tarrant County, Texas and being a portion of that same tract of land described in deed to Total E&P USA Barnett, LLC (hereinafter referred to as "Total E&P Tract") as recorded under Document Number D216266568 of the Deed Records of Tarrant County, Texas (D.R.T.C.T.), and being more particularly described by metes and bounds description as follows:

**COMMENCING** at a 5/8 inch iron rod found for the Southwest corner of the said Total E&P Tract, same being the Southeast corner of a tract of land described in deed to the City of Fort Worth as recorded under Volume 4384, Page 104 (D.R.T.C.T.), said corner being in the North right-of-way of Randol Mill Road, a variable width right-of-way, and from which a 1 inch iron rod found bears North 07 degrees 38 minutes 50 seconds West, distance of 1.95 feet;

**THENCE** North 00 degrees 42 minutes 04 Seconds West, with the West line of said Total E&P Tract and the east line of said City of Fort Worth tract, a distance of 23.49 feet to a 5/8 inch iron rod with blue cap stamped "CRIADO EASEMENT" set (hereinafter referred to as "Capped iron set") (N:6970135.09|E:2367134.65 grid coordinates) in the West line thereof, same being the **POINT OF BEGINNING**, and the Southwest corner of the herein described tract;

**THENCE** North 00 degrees 42 minutes 04 Seconds West, with the West line of said Total E&P Tract and the East line of said City of Fort Worth tract, a distance of 35.45 feet to a Capped iron set in the West line thereof, same being the beginning of a non-tangent curve to the left having a radius of 610.00 feet, with a delta angle of 12 degrees 22 minutes 39 seconds, whose chord bears North 73 degrees 43 minutes 32 seconds East, a distance of 131.52;

**THENCE** Along said non-tangent curve to the left, over and across the said Total E&P Tract an arc length of 131.78 feet to a Capped iron set;

**THENCE** North 67 degrees 32 minutes 12 seconds East, over and across said Total E&P Tract, a distance of 217.46 feet to a Capped iron set in the east line thereof and the West line of a tract of land described in deed to SA Worth Holdings, as recorded under Document Number D216162665 (D.R.T.C.T.);

**THENCE** South 00 degrees 42 minutes 04 seconds East, with the East line of said Total E&P Tract and the West line of said SA Worth Holdings tract, a distance of 37.69 feet to a Capped iron set in the East line thereof, from which a 3/4 inch iron rod found bears South 27 degrees 16 minutes 59 seconds East a distance of 156.37 feet;

September 5, 2023

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**THENCE** South 67 degrees 32 minutes 12 seconds West, over and across said Total E&P Tract, a distance of 203.49 feet to a Capped iron set at the beginning of a tangent curve to the right having a radius of 645.00 feet, with a delta angle of 12 degrees 53 minutes 28 seconds, whose chord bears South 73 degrees 58 minutes 56 seconds West, a distance of 144.81 feet.

**THENCE** Along said tangent curve to the right, over and across said Total E&P Tract an arc length of 145.12 feet to the **POINT OF BEGINNING**, and enclosing 0.280 acres (12,212 square feet) of land, more or less.

Notes: Bearings are based on Global Positioning Satellite (GPS) System observations utilizing a local virtual reference system. Horizontal data is on the North American Datum of 1983 (NAD '83) (2011 Adjustment), with all distances adjusted to surface using a project combined scale factor of 1.000136909. Coordinates are on Texas State Plane Coordinate System, North Central Zone (4202).

This survey was performed without the benefit of a title report. the surveyor did not research subject property title information and/or encroachments. there may be easements and/or restrictive covenants of record affecting this property which are not shown hereon.

This survey plat is accompanied by a separate property description of even date.

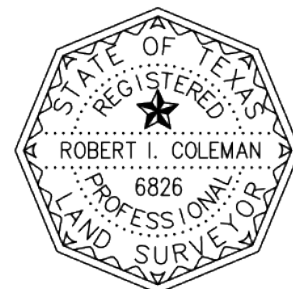
This map or plat was prepared from an accurate survey conducted on the ground under my direct supervision in July, 2023.

**\* SURVEYOR'S CERTIFICATE\***

**TO ALL PARTIES INTERESTED IN TITLE TO THE PREMISES SURVEYED, I DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED FROM PUBLIC RECORDS AND FROM AN ACTUAL AND ACCURATE SURVEY UPON THE GROUND AND THAT SAME IS TRUE AND CORRECT.**

By: \_\_\_\_\_

Robert I. Coleman  
Registered Professional  
Land Surveyor No. 6826  
Date September 5, 2023



## NOTES:

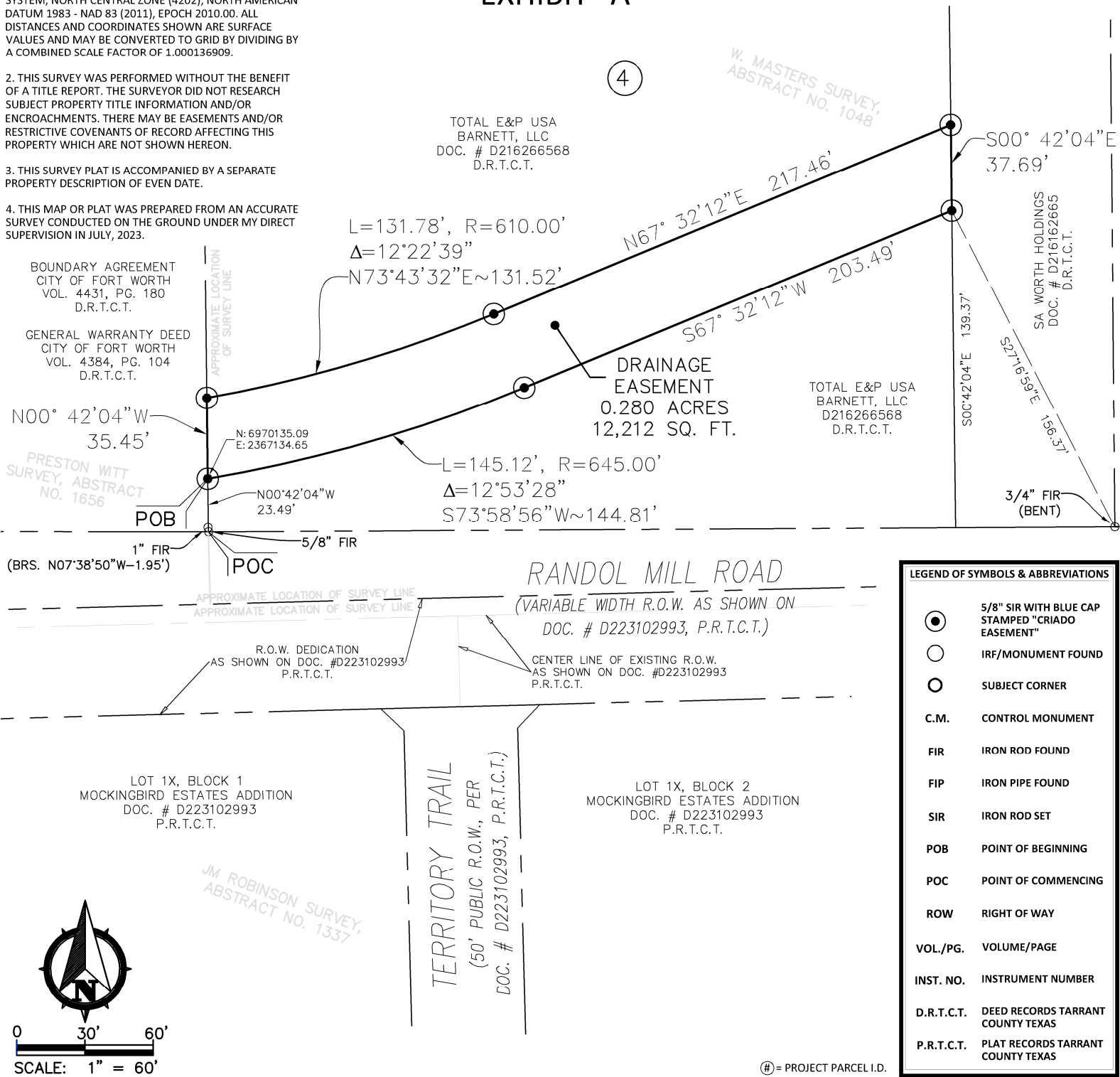
1. ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM 1983 - NAD 83 (2011), EPOCH 2010.00. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED SCALE FACTOR OF 1.000136909.

2. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. THE SURVEYOR DID NOT RESEARCH SUBJECT PROPERTY TITLE INFORMATION AND/OR ENCROACHMENTS. THERE MAY BE EASEMENTS AND/OR RESTRICTIVE COVENANTS OF RECORD AFFECTING THIS PROPERTY WHICH ARE NOT SHOWN HEREON.

3. THIS SURVEY PLAT IS ACCOMPANIED BY A SEPARATE PROPERTY DESCRIPTION OF EVEN DATE.

4. THIS MAP OR PLAT WAS PREPARED FROM AN ACCURATE SURVEY CONDUCTED ON THE GROUND UNDER MY DIRECT SUPERVISION IN JULY, 2023.

## EXHIBIT "A"



## CITY OF FORT WORTH

200 TEXAS STREET • FORT WORTH, TEXAS 76102

## RANDOL MILL HROM

PARCEL NAME: PARCEL 4, DRAINAGE EASEMENTS

OWNER: TOTAL E&amp;P USA BARNETT, LLC

SURVEY: WILLIAM MASTERS SURVEY, ABSTRACT NO. 1048

LOCATION: CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

ACQUISITION ACREAGE: 12,212 SQ. FT. OR 0.280 OF AN ACRE

WHOLE PROPERTY ACREAGE: 6.97 ACRES

JOB NO. R15184.00

DRAWN BY: AA

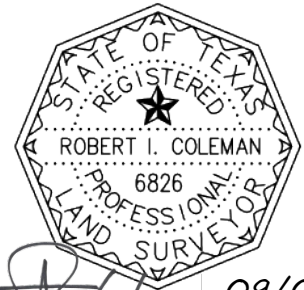
CAD FILE: DRNG - 2.DWG

DATE: September 5, 2023

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SCALE: 1" = 60'

CITY PROJECT NO. 104092



09/05/23

ROBERT I. COLEMAN

REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS NO. 6826

CRIADO

CIVIL ENGINEERING | LAND SURVEYING | SUB | CEAL | ROW

CRIADO &amp; ASSOCIATES, INC. • TBPE NO. F-4373 | TBPLS NO. 101633-00 • 4100 SPRING VALLEY ROAD, SUITE 1001, DALLAS, TX 75244 • PH. 972-392-9092 • FAX 972-392-9192