

EXHIBIT "A"

**BOMBER SPUR TRAIL PHASE II
CITY OF FORT WORTH PROJECT NO. 104345
PARCEL NO. 2
FRANKLIN S. PERRY SURVEY, ABSTRACT NO. 1226**

Being a 0.65 acre (28,035 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 0.65 acre tract of land described as Tract No. 2 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 0.65 acre (28,035 square feet) tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found for the east corner of Lot 4, Block 70 of Ridglea Hills, an addition to the City of Fort Worth as recorded in Volume 388-11, Page 45 of the Plat Records of Tarrant County, Texas, said 1/2 inch iron rod being the north corner of Lot 5, of said Block 70, said 1/2 inch iron rod also being in the southwest line of Overhill Road (50.0' right-of-way); **THENCE** North 27 degrees 43 minutes 15 seconds West, with the northeast line of said Block 70 and with the southwest line of said Overhill Road, a distance of 160.00 feet to a 3/8" iron rod found for the east corner of Lot 2 of said Lot 70 and for the north corner of Lot 3 of said Block 70; **THENCE** South 71 degrees 06 minutes 17 seconds West, a distance of 135.81 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES" set for the **POINT OF BEGINNING**, said 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES" being the north corner of said Tract No. 2 and the east 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.

THENCE South 27 degrees 46 minutes 51 seconds East, with northeast line of said Tract No. 2, a distance of 195.94 feet to a calculated point for corner for the beginning of a curve to the left having a radius of 739.50 feet, a delta of 30 degrees 07 minutes 19 seconds, and whose chord bears South 42 degrees 40 minutes 58 seconds East, a chord distance of 384.31 feet;

THENCE Southeasterly, with said curve to the left, an arc distance of 388.77 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES" set for the east corner of said Tract No. 2, said 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES" being in the north line of Vickery Boulevard (70.0' right-of-way);

THENCE South 89 degrees 30 minutes 45 seconds West, with the south line of said Tract No. 2 and with the north line of said Vickery Boulevard, a distance of 86.26 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES" set for the southwest corner of said Tract No. 2, said 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES" being the beginning of a curve to the right having a radius of 789.50 feet, a delta of 24 degrees 50 minutes 37 seconds, and whose chord bears North 40 degrees 02 minutes 56 seconds West, a chord distance of 339.66 feet;

THENCE Northwesterly, with said curve to the right, and with the southwest line of said Tract No. 2, an arc distance of 342.33 feet to a calculated point for corner;

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THENCE North 27 degrees 46 minutes 51 seconds West, with the southwest line of said Tract No. 2, a distance of 195.88 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES" set for the west corner of said Tract No. 2 and for the south corner of said Tract No. 3;

THENCE North 62 degrees 13 minutes 09 seconds East, with the northwest line of said Tract No. 2 and with the southeast line of said Tract No. 3, a distance of 50.00 feet to the **POINT OF BEGINNING**, and containing 28,035 square feet or 0.65 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 26, 2023
Revised: June 27, 2023
Revised: June 28, 2023

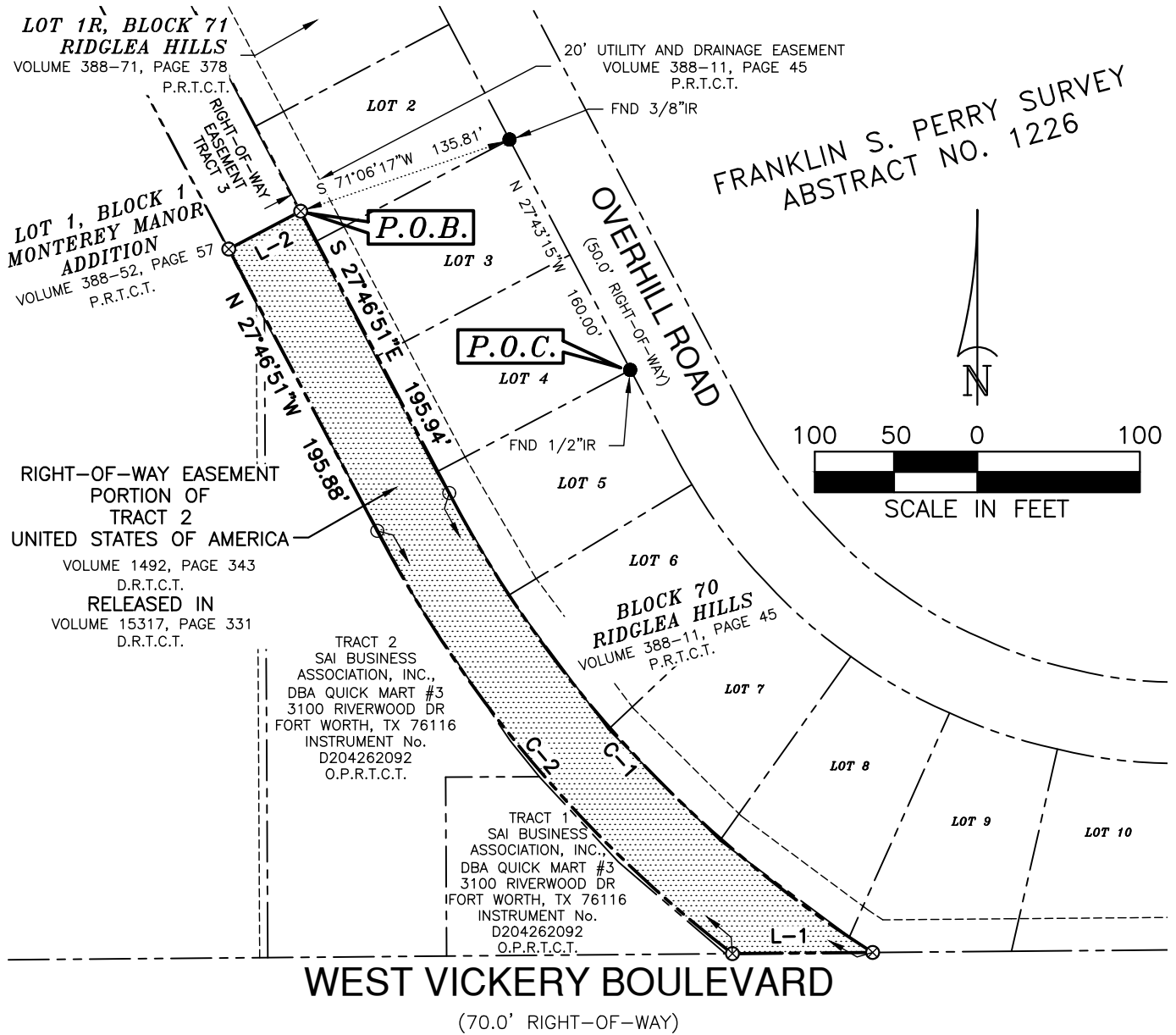
RK



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

EXHIBIT "B"

PARCEL No. 2



REVISED: JUNE 27, 2023
REVISED: JUNE 28, 2023

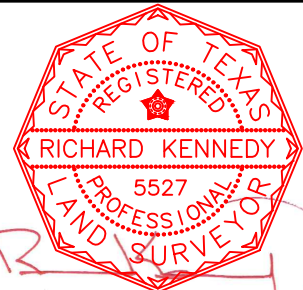


City of Fort Worth

200 TEXAS STREET • FORT WORTH, TEXAS 76102

BOMBER SPUR TRAIL PHASE 2

PARCEL NO. 2	CITY PROJ. NO. 104345
RIGHT-OF-WAY AND EASEMENT	
OWNER: PATRICIA MILLER	
SURVEY: FRANKLIN S. PERRY SURVEY, ABSTRACT NO. 1226	
LOCATION: CITY OF FORT WORTH, TARRANT COUNTY, TEXAS	
ACQUISITION AREA: 28,035 SQUARE FEET OR 0.65 ACRES	
WHOLE PROPERTY ACREAGE: 28,314 SQUARE FEET OR 0.65 ACRES (DEED)	
JOB No. KHA_2221.00	DRAWN BY: BM
DATE: JUNE 26, 2023	EXHIBIT B PAGE 1 OF 2
CAD FILE: P2_R01.DWG	SCALE: 1" = 100'



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

EXHIBIT "B"

PARCEL No. 2

LEGEND

- ⊗ 5/8" CAPPED IRON ROD STAMPED
"GORRONDONA & ASSOCIATES"
- FND MONUMENTATION (SIZE AND TYPE NOTED)
- CALCULATED POINT

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S 89°30'45"W	86.26'
L-2	N 62°13'09"E	50.00'

- — — — — PROPERTY/RIGHT-OF-WAY LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- — — — — SURVEY/ABSTRACT LINE

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	ARC
C-1	739.50'	30°07'19"	S 42°40'58"E	384.31'	388.77'
C-2	789.50'	24°50'37"	N 40°02'56"W	339.66'	342.33'

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
REVISED: JUNE 28, 2023

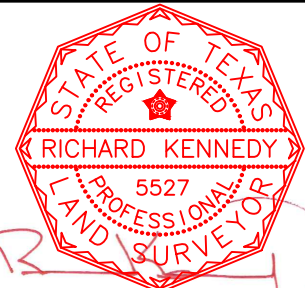


City of Fort Worth

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Lot Report

Lot: P2

Bearing	Distance	Radius	Delta	Chord	Ang	Chord	Length
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S 27°46'51" E	195.94						
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S 42°40'58" E	384.31	739.50	30°07'19"	S 42°40'58" E	384.31	388.77	
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S 89°30'45" W	86.26						
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N 40°02'56" W	339.66	789.50	24°50'37"	N 40°02'56" W	339.66	342.33	
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N 27°46'51" W	195.88						
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N 62°13'09" E	50.00						
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Closure Error Distance> 0.0133 Error Bearing> S 20°20'04" E

Closure Precision> 1 in 94987.7 Total Distance> 1259.19

28,035 SQ. FT.

0.644 ACRES