

EXHIBIT "A"

**BOMBER SPUR TRAIL PHASE I
CITY OF FORT WORTH PROJECT NO. 104345
PARCEL NO. 19-2A
HAYS COVINGTON SURVEY, ABSTRACT NO. 256**

Being a 0.361 acre (15,734 square feet) tract of land situated in the Hays Covington Survey, Abstract No. 256, City of Fort Worth, Tarrant County, Texas, and being portion of a tract of land described as Tract No. 19, Parcel 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 0.361 acre (15,734 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 southwest corner of said Tract No. 19, Parcel No. 2 and the northeast corner of the possible remainder of Ashville Avenue (60.0' right-of-way), said 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES" being in the east line of Lot 7-R, Block 5 of Alta Mere Addition, an addition to the City of Fort Worth as recorded in Cabinet 388-120, Slide 34 of the Plat Records of Tarrant County, Texas;

THENCE North 00 degrees 28 minutes 13 seconds West, with the west line of said Tract No. 19, Parcel No. 2 and the east line of said Lot 7-R, passing at 262.24 feet, the northeast corner of said Lot 7-R and the southeast corner of Lot 1-R, Block 5 of said Alta Mere, in all, a distance of 385.22 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES" set for the northwest corner of said Tract No. 19, Parcel No. 2 and the northeast corner of said Lot 1-R, said 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES" being in the south line of Calmont Avenue (80.0' right-of-way);

THENCE South 87 degrees 06 minutes 16 seconds East, with the north line of said portion of Tract No. 19, Parcel No. 2 and the south line of said Calmont Avenue, a distance of 41.29 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES" set for the northwest corner of Lot 6-A-R2, Block 5 of Alta Mere Addition, an addition to the City of Fort Worth as recorded in Instrument No. D204076503 of said Official Public Records of Tarrant County, Texas, from which an "X" cut in concrete found for reference bears North 83 degrees 50 minutes 41 East, a distance of 40.22 feet;

THENCE South 00 degrees 23 minutes 31 seconds East, with the west line of said Lot 6-A-R2, a distance of 383.12 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES" set for northeast corner of the possible remainder of said Ashville Avenue, from which a 1/2 inch iron rod with cap (illegible) found for the southwest corner of Lot 6-A-R2, Block 5 of Alta Mere Addition, an addition to the City of Fort Worth as recorded in Instrument No. D204076503 of the Official Public Records of Tarrant County, Texas bears South 33 degrees 17 minutes 48 seconds East, a distance of 74.91 feet, said 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES" being in the south line of said Tract No. 19, Parcel No. 2;

THENCE South 89 degrees 59 minutes 20 seconds West, with the south line of said Tract No. 19, Parcel No. 2 and the north line of the possible remainder of said Ashville Avenue, a distance of 39.40 feet to the **POINT OF BEGINNING**, and containing 15,734 square feet or 0.361 acres of land, more or less.

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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.

April 19, 2023
Revised: April 25, 2023
Revised: October 05, 2023
Revised: October 10, 2023
Revised: October 16, 2023
Revised: October 20, 2023

RK

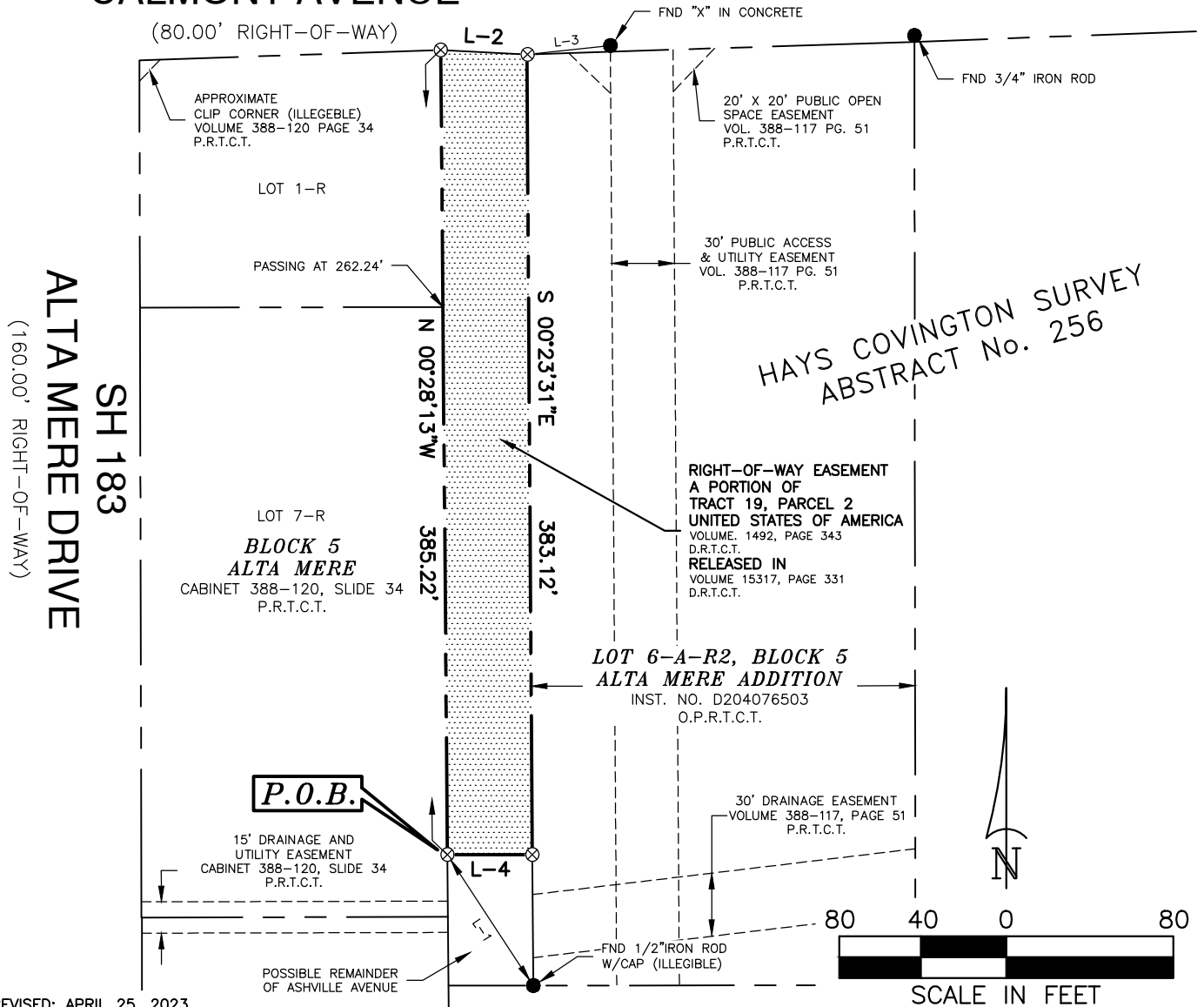


Richard Kennedy
Registered Professional Land Surveyor
Texas No. 5527
Gorrondona & Associates, Inc.
Texas Firm No. 10106900

EXHIBIT "B"

PARCEL No. 19-2A

CALMONT AVENUE



REVISED: APRIL 25, 2023
 REVISED: OCTOBER 05, 2023 REVISED: OCTOBER 16, 2023
 REVISED: OCTOBER 10, 2023 REVISED: OCTOBER 20, 2023



City of Fort Worth

200 TEXAS STREET • FORT WORTH, TEXAS 76102

BOMBER SPUR TRAIL PHASE 1

PARCEL NO. 19-2A	CITY PROJ. NO. 104345
RIGHT-OF-WAY AND EASEMENT	
OWNER: SUSAN POLK TAYLOR CARR	
SURVEY: HAYS COVINGTON SURVEY, ABSTRACT NO. 256	
LOCATION: CITY OF FORT WORTH, TARRANT COUNTY, TEXAS	
ACQUISITION AREA: 15,734 SQUARE FEET OR 0.361 ACRES	
WHOLE PROPERTY ACREAGE: 15,734 SQUARE FEET OR 0.361 ACRES	



JOB No. KHA_2221.00	DRAWN BY: BM	CAD FILE: P19-2A_ROW_R04.DWG
DATE: APRIL 19, 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. 19-2A

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 33°17'48"E	74.91'
L-2	N 87°06'16"E	41.29'
L-3	N 83°50'41"E	40.22'
L-4	S 89°59'20"W	40.69'

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: APRIL 25, 2023
 REVISED: OCTOBER 05, 2023 REVISED: OCTOBER 16, 2023
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 REGISTERED PROFESSIONAL LAND SURVEYOR
 NO. 5527 TEXAS FIRM No. 10106900

Lot Report

Mon Oct 23 11:01:24 2023

Lot File: \\gaines04\Active\Production04\KHA_2221.00 - CoFW Bomber Spur
Trail\SURVEY\CAD\LOT\PARCELS.lot

Lot: P192-A R04

Bearing Distance

N 00°28'13" W 385.22

S 87°06'16" E 41.29

S 00°23'31" E 383.12

S 89°59'20" W 40.69

Closure Error Distance> 0.0067 Error Bearing> S 69°45'03" W

Closure Precision> 1 in 127204.9 Total Distance> 850.32

15734 SQ. FT.

0.361 ACRES

Bearing Distance