

Being 0.170 acres of land, more or less, situated in the County of Tarrant, State of Texas, and being out of the G.J. Ashabranner Survey, Abstract Number 7, and being a portion of a tract of land described in the deed to City of Fort Worth, recorded in Volume 5839, Page 60 of the Deed Records, Tarrant County, Texas (D.R.T.C.T.), and being a portion of Lot 1R, Block 1 of Southeast Service Center, an addition to the City of Fort Worth, Tarrant County, Texas, recorded in Instrument No. D216266559 of the Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.), which 0.170 acres of land, more or less, is more particularly described as follows:

**COMMENCING** at a 5/8 inch iron rod with pink plastic cap stamped “TxDOT Survey Marker Right Of Way”\*\* set for the southwest corner of said City of Fort Worth tract and said Lot 1R and the northwest corner of a tract of land described in the deed to Services Development Corporation (now known as FedEx Ground Packaging System), recorded in Volume 9968, Page 738 of said D.R.T.C.T. and Lot 1, Block 1 of Lake Arlington Business Park, an addition to the City of Fort Worth, Tarrant County, Texas, recorded in Instrument No. D191075328 of said O.P.R.T.C.T., also being in the existing east right-of-way line of Village Creek Road, a variable width right-of-way;

**THENCE** North 09°53’02” East, along the west line of said City of Fort Worth tract and said Lot 1R and the existing east right-of-way line of said Village Creek Road, a distance of 129.62 feet to a 5/8 inch iron rod with pink plastic cap stamped “TxDOT Survey Marker Right Of Way”\*\* set in the proposed south right-of-way line of U.S. Highway 287 (U.S. 287), a variable width right-of-way, for the **POINT OF BEGINNING**, at Sta. 355+92.96, 838.57 feet right and having Texas State Plane Coordinate System, N.A.D. 83 (2010), North Central Zone (4202), surface coordinates of North 6,937,930.54 East 2,353,079.37;

- 1) **THENCE** North 09°53’02” East, continuing along the west line of said City of Fort Worth tract and said Lot 1R and the existing east right-of-way line of said Village Creek Road, a distance of 337.88 feet to a 5/8 inch iron rod with yellow plastic cap stamped “SAM LLC” set for the northwest corner of said City of Fort Worth tract and said Lot 1R, also being at the intersection of the existing east right-of-way line of said Village Creek Road and existing south right-of-way line of said U.S. 287;
- 2) **THENCE** South 79°19’55” East, along the north line of said City of Fort Worth tract and said Lot 1R and the existing south right-of-way line of said U.S. 287, a distance of 10.95 feet to a 5/8 inch iron rod with yellow plastic cap stamped “SAM LLC” set for the beginning of a curve to the left;

- 3) **THENCE** continuing along the north line of said City of Fort Worth tract and said Lot 1R and the existing south right-of-way line of said U.S. 287 with the arc of said curve to the left, an arc length of 33.12 feet, through a central angle of  $06^{\circ}43'46''$ , having a radius of 282.00 feet, and whose chord bears South  $82^{\circ}44'10''$  East, a distance of 33.10 feet to a 5/8 inch iron rod with pink plastic cap stamped "TxDOT Survey Marker Right Of Way"\*\*\* set for corner in the proposed south right-of-way line of said U.S. 287;
- 4) **THENCE** South  $17^{\circ}16'35''$  West, along the proposed south right-of-way line of said U.S. 287 and across said City of Fort Worth tract and said Lot 1R, a distance of 342.09 feet to the **POINT OF BEGINNING**, containing 7,415 square feet (0.170 acres) of land, more or less.

NOTE: Survey sketch to accompany this legal description.

NOTE: Bearings are based on NAD 83 Datum, Texas State Plane Coordinate System, North Central Zone, with all distances and coordinates adjusted to surface by project surface factor of 1.00012.

\*\* The monument described and set in this call may be replaced with a TxDOT Type II Right of Way Marker upon the completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

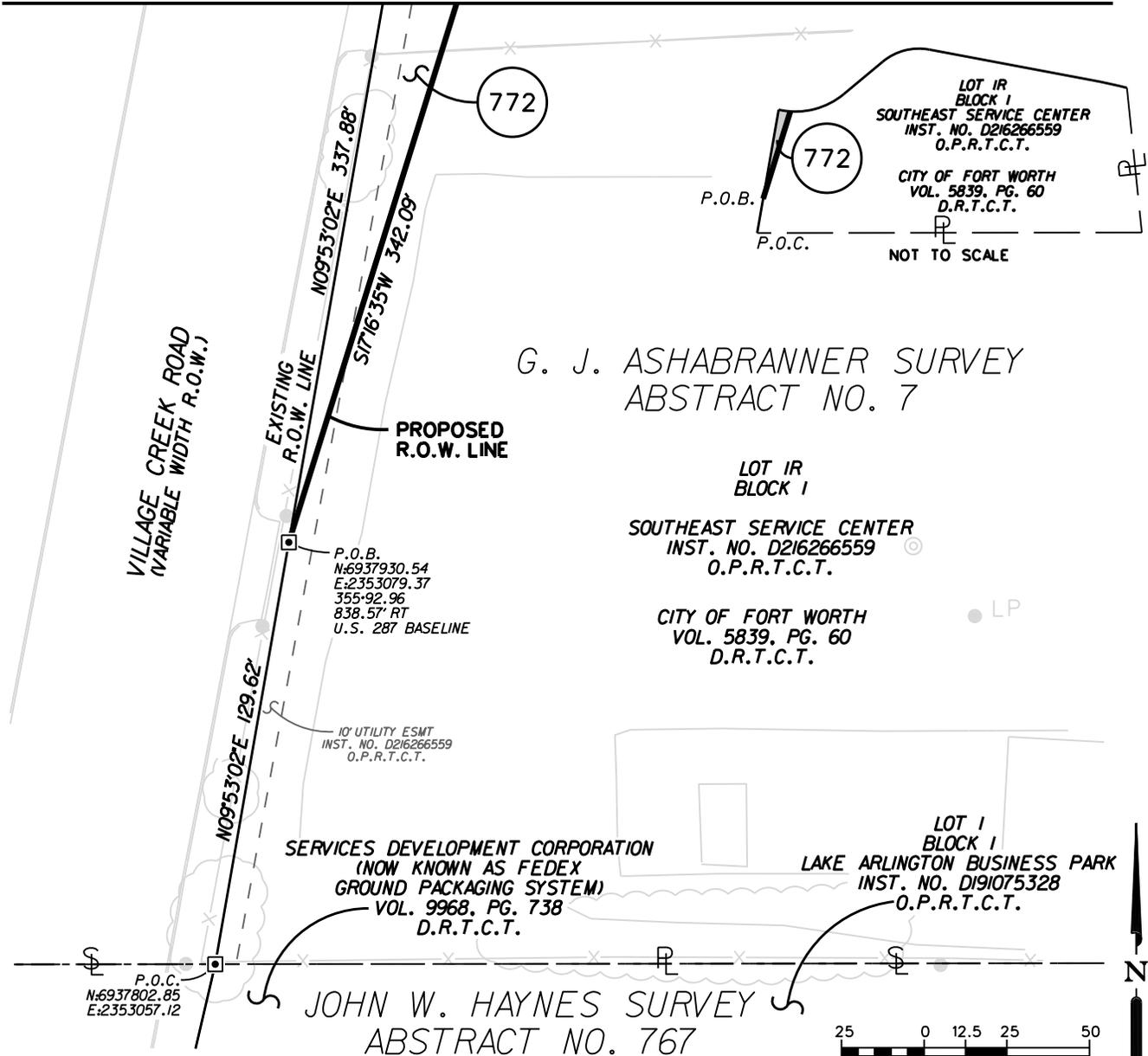
That I Eric A. Kreiner, a Registered Professional Land Surveyor in the State of Texas, hereby states that this survey was made from an actual on the ground survey made in May, 2020 under my supervision, that all monuments exist as shown hereon and this survey substantially conforms with the current professional and technical standards as set forth by the Texas Board of Professional Land Surveying.



A handwritten signature in blue ink, appearing to read "Eric A. Kreiner", written over a horizontal line.

Eric A. Kreiner  
Registered Professional Land Surveyor  
TBPLS Firm 1064300  
Surveying And Mapping, LLC (SAM)  
1301 W. Mockingbird Lane, Suite 400W  
Dallas, Texas 75247

MATCHLINE PAGE 4 OF 4



GRAPHIC SCALE  
SCALE: 1" = 50'  
TARRANT COUNTY, TEXAS

Legal description to accompany this survey sketch.

NOTE: Basis of bearing is the Texas State Plane Coordinate System, North Central Zone (4202), North American Datum 1983 (NAD 83)(2010), with all distances and coordinates adjusted to surface by project surface factor of 1.00012.

- LEGEND**
- 5/8" IRON ROD W/ YELLOW PLASTIC CAP STAMPED "SAM LLC" SET, PK NAIL SET OR X-CUT SET
  - ◻ 5/8" IRON ROD W/ PINK PLASTIC CAP STAMPED "TXDOT SURVEY MARKER RIGHT OF WAY" SET, MAY BE REPLACED W/TYPE II MONUMENT AT THE END OF CONSTRUCTION
  - MARKER FOUND "AS NOTED"
  - ▲ CALCULATED POINT
  - O.P.R.T.C.T. - OFFICIAL PUBLIC RECORDS TARRANT COUNTY, TX.
  - D.R.T.C.T. - DEED RECORDS TARRANT COUNTY, TX.
  - P.R.T.C.T. - PLAT RECORDS TARRANT COUNTY, TX.
  - P.O.C. - POINT OF COMMENCING
  - P.O.B. - POINT OF BEGINNING
  - ▭ - PROPERTY LINE
  - - SURVEY LINE
  - ⌒ - FEE HOOK
  - +— - ACCESS DENIAL LINE (A.D.L.)

**PARCEL 772**  
CITY OF FORT WORTH  
0.170 ACRE

PAGE	STATE	DIST.	COUNTY	HIGHWAY NO.
PAGE 3 OF 4	TEXAS	FTW	TARRANT	US 287
		CONT.	SECT.	JOB
	CCSJ	0172	06	080
	RCSJ	0172	06	098



LINE TABLE		
LINE	BEARING	DISTANCE
LI	S79°19'55"E	10.95'

CURVE TABLE					
CURVE	DELTA	LENGTH	RADIUS	CHORD BEARING	CHORD
CI	06°43'46" (LT)	33.12'	282.00'	S82°44'10"E	33.10'

G. J. ASHABRANNER SURVEY  
ABSTRACT NO. 7

U.S. 287  
(VARIABLE WIDTH R.O.W.)

STATE OF TEXAS  
PARCEL NO. 1041  
VOL. 3777, PG. 169  
D.R.T.C.T.

5' UTILITY ESMT  
INST. NO. D216266559  
O.P.R.T.C.T.

VILLAGE CREEK ROAD  
(VARIABLE WIDTH R.O.W.)

772

N09°53'02"E 337.88'  
EXISTING R.O.W. LINE

S17°16'35"W 342.09'

LOT 1R  
BLOCK 1

SOUTHEAST SERVICE CENTER  
INST. NO. D216266559  
O.P.R.T.C.T.

CITY OF FORT WORTH  
VOL. 5839, PG. 60  
D.R.T.C.T.

10' UTILITY ESMT  
INST. NO. D216266559  
O.P.R.T.C.T.

PROPOSED  
R.O.W. LINE

MATCHLINE PAGE 3 OF 4



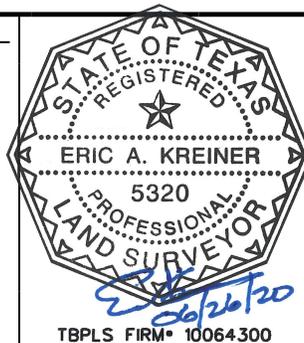
GRAPHIC SCALE  
SCALE: 1" = 50'  
TARRANT COUNTY, TEXAS

Legal description to accompany this survey sketch.

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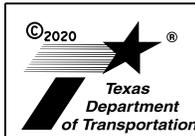


TBPLS FIRM# 10064300

PARCEL 772

CITY OF FORT WORTH

0.170 ACRE



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