

EXHIBIT "A"

**SOUTHSIDE II 42-INCH AND 36-INCH
CITY TRANSMISSION MAIN
CITY PROJECT NO. 103649-1; PARCEL ID NO. 1.9
PERMANENT WATER EASEMENT
GABRIEL RATLIFF SURVEY, ABSTRACT No. 1330
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS**

Being a permanent water easement situated in the Gabriel Ratliff Survey, Abstract No. 1330, City of Fort Worth, Tarrant County, Texas, and being a portion of a called 3.07 acre tract of land conveyed to Cowtown Materials, Inc. as recorded in Instrument No. D206213642 of the Official Public Records of Tarrant County, Texas, said permanent water easement being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8 inch iron rod with cap stamped "MLA" found for the southwest corner of tract of land conveyed to Cowtown Materials, Inc. as recorded in Instrument No. D204164185 of said Official Public Records of Tarrant County, Texas and the most northerly northwest corner of Lot 1, Block 1 of Black Thistle Addition, an addition in the City of Fort Worth, Tarrant County, Texas as recorded in Volume 388-184, Page 13 of the Plat Records of Tarrant County, Texas, said 5/8 inch iron rod with cap stamped "MLA" being in the southeast line of McPherson Road (60.0' right-of-way); **THENCE** South 46 degrees 50 minutes 52 seconds West, with the northwest line of said Lot 1 and the southeast line of said McPherson Road, a distance of 157.06 feet to a 5/8 inch iron rod with cap stamped "MLA" found for the most southerly northwest corner of said Lot 1 and the north corner of said called 3.07 acre tract of land, said 5/8 inch iron rod with cap stamped "MLA" being in the southeast line of said McPherson Road; **THENCE** South 46 degrees 50 minutes 52 seconds West, with the southeast line of said McPherson Road and the northwest line of said called 3.07 acre tract of land, a distance of 74.80 feet to a calculated point for the **POINT OF BEGINNING**, said calculated point having grid coordinates of N=6,903,418.04 and E=2,333,405.74.

THENCE South 00 degrees 46 minutes 43 seconds East, a distance of 412.24 feet to a calculated point for corner in the south line of said called 3.07 acre tract of land and the north line of Garden Ridge Drive (variable width right-of-way);

THENCE South 89 degrees 40 minutes 52 seconds West, with the south line of said called 3.07 acre tract of land and the north line of said Garden Ridge Drive, a distance of 43.94 feet to a calculated point for corner;

THENCE North 00 degrees 38 minutes 26 seconds West, a distance of 56.26 feet to a calculated point for corner;

THENCE North 89 degrees 21 minutes 34 seconds East, a distance of 13.80 feet to a calculated point for corner;

THENCE North 00 degrees 46 minutes 43 seconds West, a distance of 328.30 feet to a calculated point for corner in the northwest line of said called 3.07 acre tract of land and the southeast line of said McPherson Road;

THENCE North 46 degrees 50 minutes 52 seconds East, with the southeast line of said McPherson Road and the northwest line of said called 3.07 acre tract of land, a distance of 40.61 feet to the **POINT OF BEGINNING**, and containing 12,734 square feet or 0.292 acres of land, more or less.

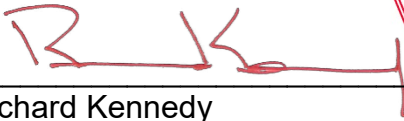
Notes:

- 1.) A plat of the same survey 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 utilizing a surface adjustment factor of 1.00012.

* 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 GROUNDS AND THAT SAME IS TRUE AND CORRECT.

Date: September 20, 2024



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

EXHIBIT "B"
PARCEL No. 1.9 PWE

COWTOWN MATERIALS, INC.
INSTRUMENT NO. D204164185
O.P.R.T.C.T.

P.O.B.

GRID COORDINATE
N=6,903,418.04
E=2,333,405.74

P.O.C.

FND. 5/8" IRON ROD
W/CAP STAMPED "MLA"

FND. 5/8" IRON ROD W/CAP
STAMPED "MLA"

LOT 1, BLOCK 1
BLACK THISTLE ADDITION
VOLUME 388-184, PAGE 13
P.R.T.C.T.

GABRIEL
RATLIFF SURVEY
ABSTRACT No. 1330

CALLLED 3.07 ACRES
COWTOWN MATERIALS, INC.
INSTRUMENT NO. D206213642
O.P.R.T.C.T.

CALLLED 11.65 ACRES
JERRY L. BRANSOM, JR
AND JANA MCRAY
INSTRUMENT NO. D223113072
O.P.R.T.C.T.

LOT 3R, BLOCK 1
CLIFF INDUSTRIES
ADDITION
INSTRUMENT No. D209066750
O.P.R.T.C.T.

LOT 1, BLOCK 1
CLIFF INDUSTRIES ADDITION
VOLUME 388-140, PAGE 81
P.R.T.C.T.



City of Fort Worth

200 TEXAS STREET • FORT WORTH, TEXAS 76102

**SOUTHSIDE II 42-INCH AND 36-INCH
CITY TRANSMISSION MAIN**

PARCEL NO. 1.9 PWE PERMANENT WATER EASEMENT	CoFW Project No. 103649-1
OWNER: COWTOWN MATERIALS, INC.	
SURVEY: GABRIEL RATLIFF SURVEY, ABSTRACT NO. 1330	
LOCATION: CITY OF FORT WORTH, TARRANT COUNTY, TEXAS	
ACQUISITION AREA: 12,734 SQUARE FEET OR 0.292 ACRES	
WHOLE PROPERTY ACREAGE: APPROXIMATELY 3.07 ACRES (DEED)	

JOB No. KHA_2310.00	DRAWN BY: PRL	CAD FILE: P 1.9 PWE.DWG
DATE: SEPTEMBER 20, 2024	EXHIBIT B PAGE 3 OF 4	SCALE: 1"=100'

GORRONDONA & ASSOCIATES, INC. • 2800 N.E. LOOP 820, SUITE 660 FORT WORTH, TX. 76137 • 817-496-1424 FAX 817-496-1768

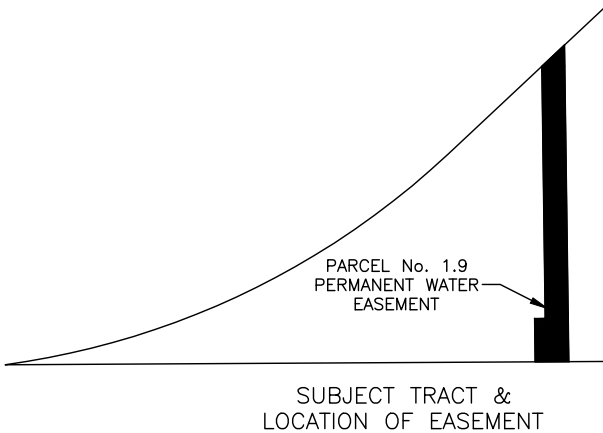


RICHARD KENNEDY
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5527 TEXAS FIRM No. 10106900

EXHIBIT "B"
PARCEL No. 1.9 PWE

LEGEND

- ⊗ SET MONUMENTATION (SIZE AND TYPE NOTED)
● FND MONUMENTATION (SIZE AND TYPE NOTED)
○ CALCULATED POINT
- - - - - PROPERTY/RIGHT-OF-WAY LINE
- - - - - EXISTING EASEMENT LINE
- - - - - PROPOSED EASEMENT LINE
— § — SURVEY/ABSTRACT LINE



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 1.00012.

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S 46°50'52"W	157.06'
L-2	S 46°50'52"W	74.80'
L-3	S 89°40'52"W	43.94'
L-4	N 00°38'26"W	56.26'
L-5	N 89°21'34"E	13.80'
L-6	N 46°50'52"E	40.61'



City of Fort Worth

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

Lot Report

Mon Sep 16 10:30:55 2024

Lot File: \\gainas04\Active\Production04\KHA_2310.00 - CoFW Southside II Wtr
Main\SURVEY\CAD\LOT\PARCELS.lot

Lot: P 1.9 PWE

Bearing	Distance
S 00°46'43" E	412.24
S 89°40'52" W	43.94
N 00°38'26" W	56.26
N 89°21'34" E	13.80
N 00°46'43" W	328.30
N 46°50'52" E	40.61

Closure Error Distance> 0.0089 Error Bearing> S 12°19'04" E

Closure Precision> 1 in 100275.0 Total Distance> 895.15

12734 SQ. FT.

0.292 ACRES

Bearing Distance