

EXHIBIT "A"
PUBLIC OPEN SPACE EASEMENT

JA WALKER SURVEY, ABSTRACT NUMBER 1738
LOT 1, BLOCK 1, NORTH FORT WORTH BAPTIST CHURCH ADDITION,
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

BEING a 0.0890 acre tract of land located in the JA Walker Survey, Abstract Number 1738, City of Fort Worth, Tarrant County, Texas, said 0.0890 acre tract being a portion of **LOT 1, BLOCK 1, NORTH FORT WORTH BAPTIST CHURCH ADDITION**, being an Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof filed for record in Volume 388-166, Page 97, Plat Records, Tarrant County, Texas, said 0.0890 acre tract also being a portion of a tract of land conveyed to **NORTH FORT WORTH BAPTIST CHURCH**, by deed thereof filed for record in Volume 7045, Page 1085, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.), said 0.0890 acre tract being more particularly described by the metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod with a cap stamped "HALFF ASSOC" found on the south lot line of said Lot 1 and at the southwest property corner of a called 1.0487 acre tract conveyed to the State of Texas and being identified as Parcel 167 Part 1, by deed thereof filed for record in Instrument Number D211166994, O.P.R.T.C.T., same being the northwest property corner of a called 2.5974 acre tract conveyed to the State of Texas and being identified as Parcel 161 Part 2, by deed thereof filed for record in Instrument Number D211205639, O.P.R.T.C.T., said commencing point also being at the northeast right-of-way corner of Cantrell Sansom Road (being a 60 feet wide right-of-way dedication at this point, being dedicated and shown on plat of Lot 2, Block 1, Carlsbad Addition, being an Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof filed for record in Instrument Number D216273123, O.P.R.T.C.T.), said commencing point further being at the beginning of a curve to the left having a radius of 2,884.79 feet;

THENCE along the west property line of the said 1.0487 acre tract and along the said curve to the left, an arc length of 60.38 feet and across a chord which bears North 05°57'09" East, a chord length of 60.38 feet to a 5/8 inch iron rod with a cap stamped "SPOONER 5922" set at the intersection of the said west property line with the north line of an existing 60 feet wide easement for future street, being dedicated and shown on said plat of North Fort Worth Baptist Church Addition;

THENCE South 89°30'32" West, departing the said property line, along the said north easement line and over and across said Lot 1, 64.30 feet to a 5/8 inch iron rod with a cap stamped "SPOONER 5922" set at the **POINT OF BEGINNING** of the herein described tract, said beginning point also having a NAD83 Texas North Central Zone (4202) grid coordinate of 6,993,486.53 and E: 2,332,788.62;

THENCE South 89°30'32" West, continuing along the said easement line and over and across said Lot 1, 44.89 feet;

THENCE North 47°34'22" East, departing the said easement line and continuing over and across said Lot 1, 162.04 feet to a point on the said west property line of the State of Texas tract, said point also being at the beginning of a non-tangent curve to the right having a radius of 2,844.79 feet;

THENCE along the said property line and along the said curve to the right, an arc length of 44.25 feet and across a chord which bears South 04°53'26" West, a chord length of 44.25 feet to a 5/8 inch iron rod with a cap stamped "SPOONER 5922" set;

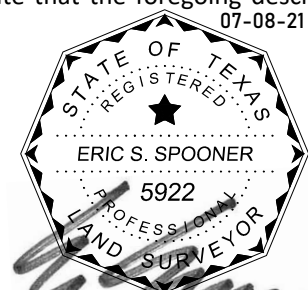
THENCE South 47°34'22" West, departing the said property line and over and across said Lot 1, 96.11 feet to the **POINT OF BEGINNING**.

The herein above described tract of land contains a computed area of **0.0890 acres (3,875 square feet)** of land, more or less.

The bearings recited herein above are based on a local coordinate system based on NAD83 Texas North Central Zone 4202, derived from GPS RTK observations using the North Texas VRS Network (maintained by Allterra Central, Inc.)

I Eric S. Spooner, a Registered Professional Land Surveyor in the State of Texas, do hereby state that the foregoing description accurately sets out the metes and bounds description of the easement tract described herein.

Eric S. Spooner, RPLS
Spooners & Associates, Inc.
Texas Registration No. 5922
TBPLS Firm No. 10054900



PUBLIC OPEN SPACE EASEMENT

SEE ATTACHED METES & BOUNDS DESCRIPTION ON PAGE 1 HEREIN

JA WALKER SURVEY
ABSTRACT NO. 1738

LOT 1, BLOCK 1
NORTH FORT WORTH BAPTIST
CHURCH ADDITION
VOLUME 388-166, PAGE 97,
P.R.T.C.T.

OWNER
NORTH FORT WORTH
BAPTIST CHURCH
VOL. 7045, PG. 1085,
O.P.R.T.C.T.

CURVE TABLE				
NO.	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	2,844.79'	44.25'	S04°53'26"W	44.25'

LINE TABLE		
NO.	DIRECTION	DIST.
L1	S89°30'32"W	44.89'
L2	N47°34'22"E	162.04'
L3	S47°34'22"W	96.11'

PUBLIC OPEN SPACE EASEMENT
0.0890 ACRES
(3,875 S.F.)

THE BEARINGS SHOWN HEREON ARE BASED ON A LOCAL COORDINATE SYSTEM BASED ON NAD83, TEXAS NORTH CENTRAL ZONE 4202, DERIVED FROM GPS RTK OBSERVATIONS USING THE NORTH TEXAS VRS NETWORK (ALLTERRA CENTRAL, INC.)

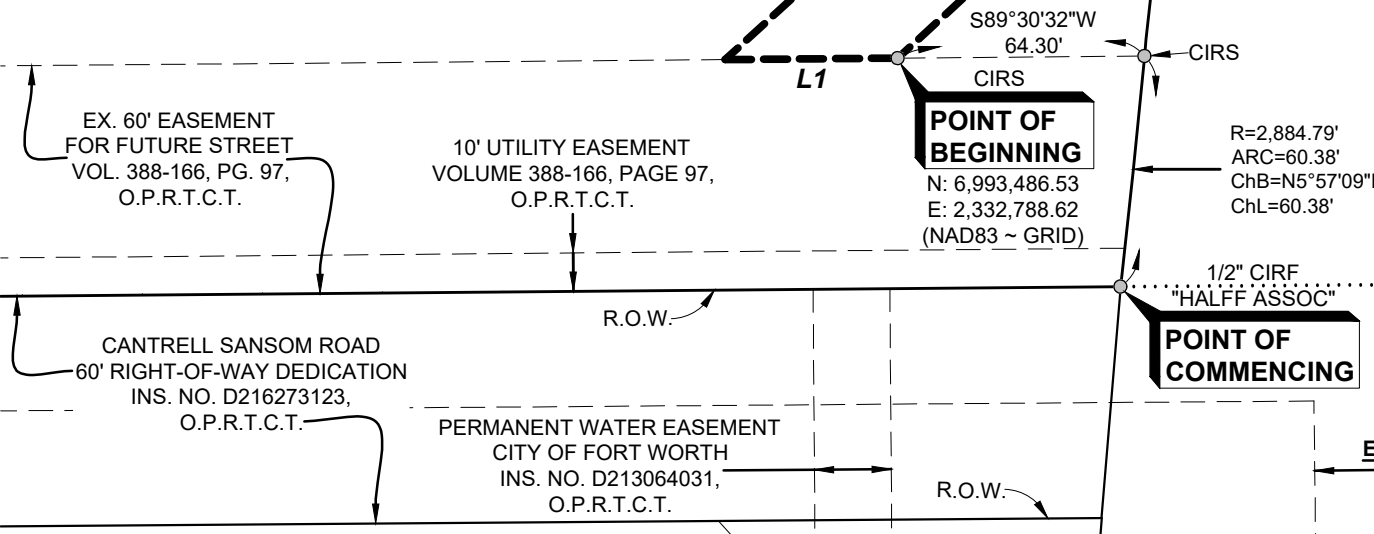
E1
EASEMENT & RIGHT-OF-WAY
AGREEMENT CROSSTEX NORTH
TEXAS PATHERING, L.P.
30' GAS PIPELINE EASEMENT
INS. NO. D207002634,
O.P.R.T.C.T.

CALLED: 1.0487 ACRES
STATE OF TEXAS
"PARCEL 167 PART 1"
INS. NO. D211166994,
O.P.R.T.C.T.

CIRS= 5/8" IRON ROD WITH A
CAP STAMPED "SPOONER 5922" SET

0' 25' 50'
GRAPHIC SCALE IN FEET
1" = 50'

INTERSTATE HIGHWAY 35 W
(VARIABLE WIDTH STATE CONTROLLED RIGHT-OF-WAY)



POINT OF BEGINNING
N: 6,993,486.53
E: 2,332,788.62
(NAD83 ~ GRID)

POINT OF COMMENCING

R=2,884.79'
ARC=60.38'
ChB=N5°57'09"E
ChL=60.38'

CALLED: 2.5974 ACRES
STATE OF TEXAS
"PARCEL 161 PART 2"
INS. NO. D211205639,
O.P.R.T.C.T.

EXHIBIT "B"
PUBLIC OPEN SPACE EASEMENT
JA WALKER SURVEY, ABSTRACT NUMBER 1738
LOT 1, BLOCK 1, NORTH FORT WORTH
BAPTIST CHURCH ADDITION,
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

SPOONER & ASSOCIATES
REGISTERED PROFESSIONAL LAND SURVEYORS
OVER 25 YEARS OF SERVICE

309 BYERS STREET, SUITE 100, EULESS, TEXAS 76039
(817) 685-8448 WWW.SPOONERSURVEYORS.COM
TBPLS FIRM NO. 10054900

07-08-21

ERIC S. SPOONER
5922
REGISTERED PROFESSIONAL LAND SURVEYOR

PROPERTY: LOT 1, BLOCK 1, NORTH FORT WORTH BAPTIST CHURCH ADDITION, VOL. 388-166, PG. 97, P.R.D.C.T.

20007 VISIBILITY ESMT.dwg

DRAWN BY: R. OSMENT CHECKED BY: E. SPOONER

N. FTW BAPTIST CHURCH ~ PG. 2 OF 2