

CPN 104092 RANDOL MILL HROM
PARCEL NO. 5
7151 RANDOL MILL ROAD
WILLIAM MASTERS SURVEY, ABSTRACT NO. 1048
TARRANT COUNTY

LEGAL DESCRIPTION

PARCEL NO. 5

DRAINAGE EASEMENT

BEING a tract of land out of the William Masters Survey, Abstract Number 1048, in the City of Fort Worth, Tarrant County, Texas and being a portion of that same tract of land described in deed to SA Worth Holdings, LLC as recorded under Document Number D216162665 (hereinafter referred to as "SA Worth Tract"), of the Deed Records of Tarrant County, Texas (D.R.T.C.T.), the subject tract being more particularly described by metes and bounds description as follows:

COMMENCING at a 3/4 inch iron rod found at the Southeast corner of the said SA Worth tract, and in the apparent North right-of-way line of Randol Mill Road, a variable width right-of-way, as referenced in "Tract 2" in a deed to the City of Fort Worth, as recorded under Document Number D205019106 (D.R.T.C.T.);

THENCE North 00 degrees 30 minutes 03 seconds West, with the East line of said SA Worth Tract and the West line of said City of Fort Worth tract, a distance of 168.01 feet to a 5/8 inch iron rod with blue cap stamped "CRIADO EASEMENT" set (hereinafter referred to as "Capped iron set") (N:6970281.83|E:2367532.11 grid coordinates) in the East line thereof, same being the **POINT OF BEGINNING** of the herein described tract;

THENCE South 67 degrees 32 minutes 02 seconds West, over and across said SA Worth Tract, a distance of 75.98 feet to a Capped iron set in the West line thereof and East line of a tract of land described in deed to Total E&P USA Barnett, LLC (hereinafter referred to as "Total E&P Tract") as recorded under Document Number D216266568 (D.R.T.C.T.), from which a 5/8 inch iron rod found bears South 66 degrees 38 minutes 33 seconds West, a distance of 356.15 feet;

THENCE North 00 degrees 42 minutes 04 seconds West, with the West line of said SA Worth Holdings tract and East line of said Total E&P Tract, a distance of 37.69 feet to a Capped iron set in the East line thereof and the West line of said City of Fort Worth tract;

THENCE North 67 degrees 32 minutes 12 seconds East, over and across said SA Worth Tract, a distance of 76.12 feet to a capped iron set in the East line thereof and the west line of said City of Fort Worth tract;

THENCE South 00 degrees 30 minutes 03 seconds East, with the East line of said SA Worth Tract and the West line of said City of Fort Worth tract, a distance of 37.74 feet to the **POINT OF BEGINNING**, and enclosing 0.061 acres (2,662 square feet) of land more or less.

September 5, 2023

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Notes: Bearings are based on Global Positioning Satellite (GPS) System observations utilizing a local virtual reference system. Horizontal data is on the North American Datum of 1983 (NAD '83) (2011 Adjustment), with all distances adjusted to surface using a project combined scale factor of 1.000136909. Coordinates are on Texas State Plane Coordinate System, North Central Zone (4202).

This survey was performed without the benefit of a title report. the surveyor did not research subject property title information and/or encroachments. there may be easements and/or restrictive covenants of record affecting this property which are not shown hereon.

This survey plat is accompanied by a separate property description of even date.

This map or plat was prepared from an accurate survey conducted on the ground under my direct supervision in July, 2023.

*** 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 GROUND AND THAT SAME IS TRUE AND CORRECT.

By: 

Robert I. Coleman
Registered Professional
Land Surveyor No. 6826
Date September 5, 2023

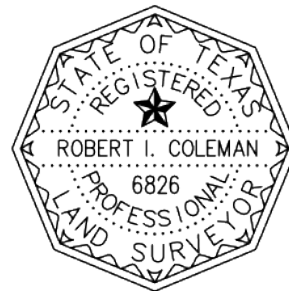


EXHIBIT "A"

LINE DATA TABLE		
LINE #	DISTANCE	BEARING
L1	75.98'	S67°32'02"W
L2	37.69'	N00°42'04"W
L3	76.12'	N67°32'12"E
L4	37.74'	S00°30'03"E

- NOTES:
1. ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM 1983 - NAD 83 (2011), EPOCH 2010.00. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED SCALE FACTOR OF 1.000136909.
 2. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. THE SURVEYOR DID NOT RESEARCH SUBJECT PROPERTY TITLE INFORMATION AND/OR ENCROACHMENTS. THERE MAY BE EASEMENTS AND/OR RESTRICTIVE COVENANTS OF RECORD AFFECTING THIS PROPERTY WHICH ARE NOT SHOWN HEREON.
 3. THIS SURVEY PLAT IS ACCOMPANIED BY A SEPARATE PROPERTY DESCRIPTION OF EVEN DATE.
 4. THIS MAP OR PLAT WAS PREPARED FROM AN ACCURATE SURVEY CONDUCTED ON THE GROUND UNDER MY DIRECT SUPERVISION IN JULY, 2023.

TOTAL E&P USA BARNETT, LLC
DOC. # D216266568
D.R.T.C.T.

SA WORTH HOLDINGS
DOC. # D216162665
D.R.T.C.T.

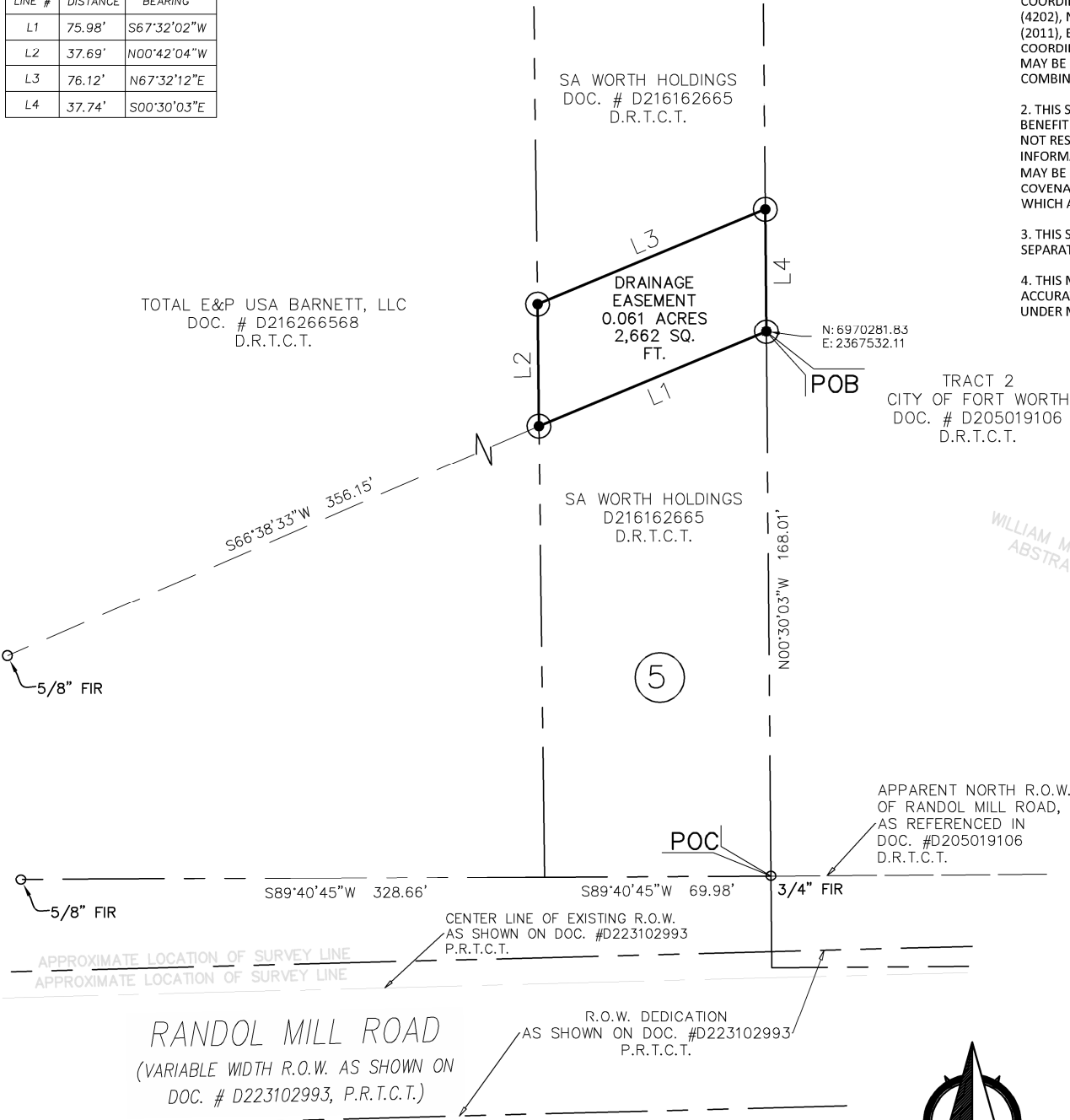
DRAINAGE
EASEMENT
0.061 ACRES
2,662 SQ.
FT.

N: 6970281.83
E: 2367532.11

TRACT 2
CITY OF FORT WORTH
DOC. # D205019106
D.R.T.C.T.

SA WORTH HOLDINGS
D216162665
D.R.T.C.T.

WILLIAM MASTERS SURVEY,
ABSTRACT NO. 1048



LEGEND OF SYMBOLS & ABBREVIATIONS	
	5/8" SIR WITH BLUE CAP STAMPED "CRIADO EASEMENT"
	IRF/MONUMENT FOUND
	SUBJECT CORNER
	C.M. CONTROL MONUMENT
	FIR IRON ROD FOUND
	FIP IRON PIPE FOUND
	SIR IRON ROD SET
	POB POINT OF BEGINNING
	POC POINT OF COMMENCING
	ROW RIGHT OF WAY
	VOL./PG. VOLUME/PAGE
	INST. NO. INSTRUMENT NUMBER
	D.R.T.C.T. DEED RECORDS TARRANT COUNTY TEXAS
	P.R.T.C.T. PLAT RECORDS TARRANT COUNTY TEXAS

= PROJECT PARCEL I.D.

CITY OF FORT WORTH
200 TEXAS STREET • FORT WORTH, TEXAS 76102

RANDOL MILL HROM

PARCEL NAME: PARCEL 5, DRAINAGE EASEMENT
OWNER: SA WORTH HOLDINGS
SURVEY: WILLIAM MASTERS SURVEY, ABSTRACT NO. 1048
LOCATION: CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
ACQUISITION ACREAGE: 2,662 SQ. FT. OR 0.061 OF AN ACRE
WHOLE PROPERTY ACREAGE: +/- 9.40 ACRES

JOB NO. R15184.00 DRAWN BY: AA CAD FILE: DRNG - 3.DWG CITY PROJECT NO. 104092
DATE: September 5, 2023 PAGE 3 OF 3 SCALE: 1" = 50'



ROBERT I. COLEMAN
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS NO. 6826

09/05/23

