

LEGAL DESCRIPTION
TEMPORARY CONSTRUCTION EASEMENT

BEING a 11,483 square foot (0.2636 acre) tract of land situated in the J.A. Bowers Survey, Abstract No. 87, City of Fort Worth, Tarrant County, Texas; said tract being part of Lot 18-R-2, Block 143, Chamberlin Arlington Heights First Filing, an addition to the City of Fort Worth according to the plat recorded in Cabinet A, Slide 10710 of the Plat Records, Tarrant County, Texas; said tract being more particularly described as follows:

COMMENCING at a 1/2-inch iron rod with cap found at the intersection of the east right-of-way line of Horne Street (a 64-foot wide right-of-way) and the south right-of-way line of W Rosedale Street (a variable width right-of-way);

THENCE North 44°09'21" East, along the said south right-of-way line of W Rosedale Street, a distance of 16.27 feet to a 5/8-inch iron rod with cap stamped "KHA" set for the **POINT OF BEGINNING**;

THENCE North 63°00'49" East, continuing along the said south right-of-way line of W Rosedale Street, a distance of 164.55 feet to a point for corner;

THENCE South 27°00'00" East, departing the said south right-of-way line of W Rosedale Street, a distance of 9.96 feet to a point for corner;

THENCE North 63°00'00" East, a distance of 20.00 feet to a point for corner;

THENCE North 27°00'00" West, a distance of 10.00 feet to a point for corner in the said south right-of-way line of Camp Bowie Boulevard;

THENCE North 63°00'00" East, along the said south right-of-way line of W Rosedale Street, a distance of 117.95 feet to a 1/2-inch iron rod with cap found for corner in the south right-of-way line of Locke Avenue (a 80-foot wide right-of-way);

THENCE North 89°38'13" East, along said south right-of-way line of Locke Boulevard, a distance of 22.39 feet to a point for corner; said point being the northeast corner of said Lot 18-R-2;

THENCE South 00°09'24" East, departing the said south right-of-way line of Locke Avenue and along the east line of said Lot 18-R-2, a distance of 47.22 feet to a point for corner;

THENCE South 63°07'05" West, departing the said east line of Lot 18-R-2, a distance of 174.79 feet to a point for corner;

THENCE North 26°52'55" West, a distance of 41.34 feet to a point for corner;

THENCE South 63°02'09" West, a distance of 126.34 feet to a point for corner;

TEMPORARY
CONSTRUCTION EASEMENT
PART OF LOT 18-R-2, BLOCK 143
CHAMBERLIN ARLINGTON
HEIGHTS FIRST FILING
J.A. BOWERS SURVEY
ABSTRACT NO. 87
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS

Kimley»Horn

801 Cherry Street, Unit 11, # 1300
Fort Worth, Texas 76102 FIRM # 10194040

Tel. No. (817) 335-6511
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	CDP	MCB	10/31/2024	061018436	1 OF 4

THENCE South 00°04'25" West, a distance of 117.50 feet to a point for corner in the north right-of-way line of Lovell Avenue (a 80-foot wide right-of-way);

THENCE North 89°55'35" West, along the said north right-of-way line of Lovell Avenue, a distance of 6.17 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner;

THENCE North 00°31'05" East, departing the said north right-of-way line of Lovell Avenue, a distance of 28.53 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner;

THENCE North 00°05'56" East, a distance of 72.98 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner;

THENCE North 02°28'59" East, a distance of 25.20 feet to the **POINT OF BEGINNING** and containing 11,483 square feet or 0.2636 acres of land, more or less.

NOTES

Bearing system based on the Texas Coordinate System of 1983(2011 adjustment), North Central Zone (4202).
A survey plat of even survey date herewith accompanies this metes & bounds description.

The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the easement tract.

MICHAEL C. BILLINGSLEY
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6558
801 CHERRY STREET,
UNIT 11 SUITE 1300
FORT WORTH, TEXAS 76102
PH. 817-335-6511
michael.billingsley@kimley-horn.com



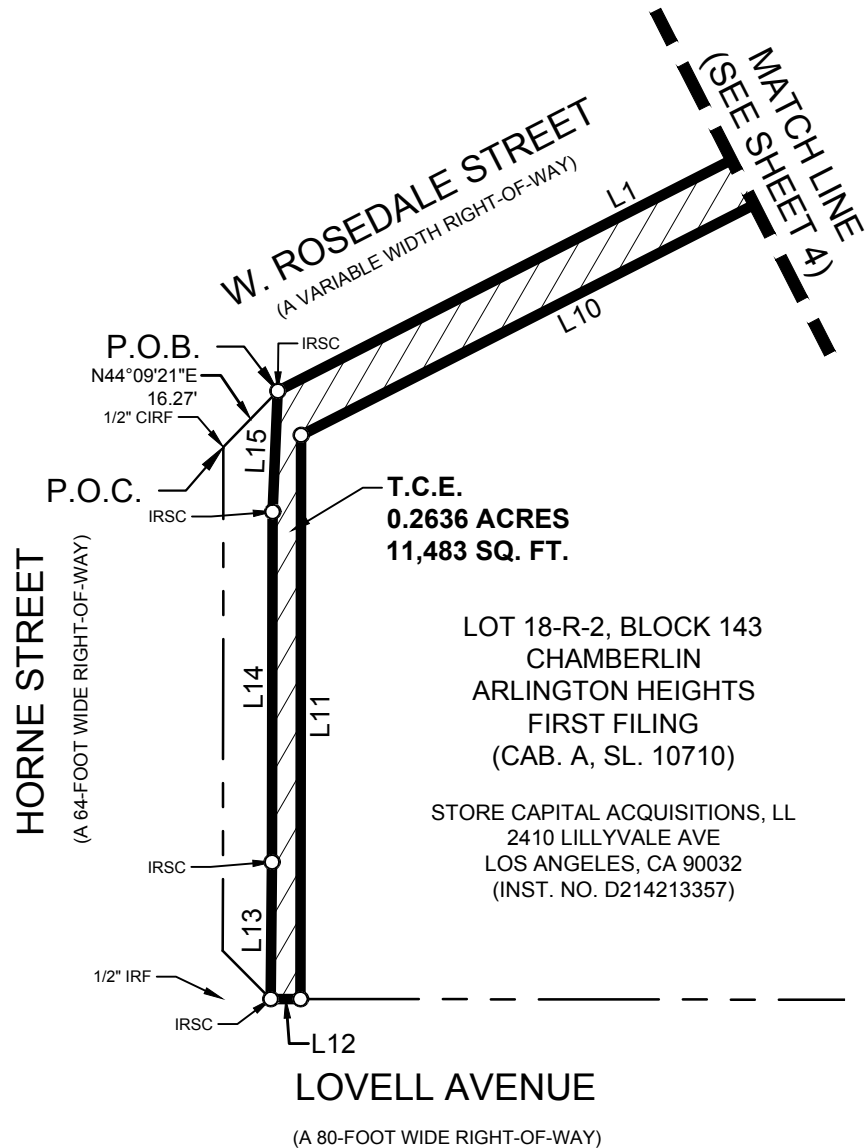
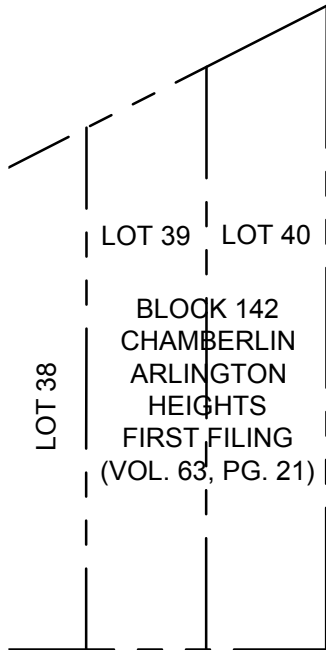
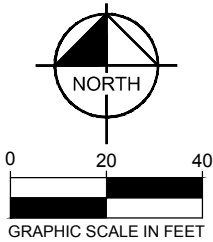
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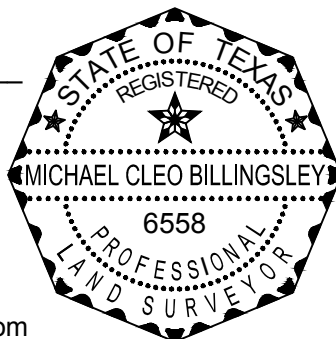


NOTES

Bearing system based on the Texas Coordinate System of 1983(2011 adjustment), North Central Zone (4202).
A metes & bounds description of even survey date herewith accompanies this survey plat.

The undersigned, Registered Professional Land Surveyor,
hereby certifies that this plat of survey accurately
sets out the metes and bounds of the easement tract.

MICHAEL C. BILLINGSLEY
REGISTERED PROFESSIONAL
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1" = 40'	CDP	MCB	10/31/2024	061018436	3 OF 4



RIDGLEA STATION CAMP BOWIE LLC
82 ARMSTRONG DR
MUSTANG, OK 73064
(INST. NO. D222026984)

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<u>Scale</u> 1" = 40'	<u>Drawn by</u> CDP	<u>Checked by</u> MCB	<u>Date</u> 10/31/2024	<u>Project No.</u> 061018436	<u>Sheet No.</u> 4 OF 4
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