

EXHIBIT A
TEMPORARY CONSTRUCTION EASEMENT
0.2144 ACRE TRACT AND 0.0263 ACRE TRACT
PART OF LOT 1R, BLOCK 2, RIVER PARK ADDITION
SITUATED IN THE
JOHN CHILDRESS SURVEY, ABSTRACT NO. 268 and the
PAYTON R. SPLANE SURVEY, ABSTRACT NO. 1454
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

BEING a 0.2144 acre and a 0.0263 acre tract of land situated in the John Childress Survey, Abstract Number 268 and the Payton R. Splane Survey, Abstract Number 1454, Tarrant County, Texas, and being part of Lot 1R, Block 2, of Lots 1R & 1R-1, Block 2, River Park, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Cabinet A, Slide 8933 of the Plat Records of Tarrant County, Texas (P.R.T.C.T.), and being part of that tract of land described in Special Warranty Deed to B DFW Riverpark Owner LP, as recorded in Instrument Number D223211136 of the Official Public Records of Tarrant County, Texas (O.P.R.T.C.T.), and being more particularly described in two parts as follows:

PART 1

COMMENCING at a point for a northeast corner of said Lot 1R, said corner being the north end of a corner clip at the intersection of the south right-of-way line of Grand River Road (a 60-foot wide right-of-way) and the west right-of-way line of Trinity Boulevard (a 120-foot wide right-of-way);

THENCE South 89 degrees 26 minutes 11 seconds West, with the common north line of said Lot 1R and south right-of-way line of said Grand River Road, a distance of 4.81 feet to a point (not monumented) for the POINT OF BEGINNING of the herein described tract;

THENCE departing said common line, over and across said Lot 1R, the following bearings and distances:

South 46 degrees 51 minutes 26 seconds East, a distance of 17.82 feet to a point for corner (not monumented);

South 00 degrees 24 minutes 16 seconds West, a distance of 202.76 feet to a point for corner (not monumented);

South 00 degrees 28 minutes 31 seconds East, a distance of 149.06 feet to a point for corner (not monumented);

South 89 degrees 31 minutes 29 seconds West, a distance of 5.01 feet to a point for corner (not monumented) for the beginning of a non-tangent circular curve to the left, having a radius of 1,131.20 feet and a chord that bears South 04 degrees 03 minutes 25 seconds East, a distance of 200.14 feet;

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Southerly, with said curve, through a central angle of 10 degrees 09 minutes 02 seconds, an arc distance of 200.40 feet to a point (not monumented) for the point of reverse curvature of a tangent circular curve to the right, having a radius of 110.80 feet and a chord that bears South 05 degrees 57 minutes 02 seconds East, a distance of 12.30 feet;

Southerly, with said curve, through a central angle of 06 degrees 21 minutes 49 seconds, an arc distance of 12.31 feet to a point for corner (not monumented) for the point of reverse curvature of a tangent circular curve to the left, having a radius of 141.20 feet and a chord that bears South 06 degrees 39 minutes 45 seconds East, a distance of 19.18 feet;

Southerly, with said curve, through a central angle of 07 degrees 47 minutes 16 seconds, an arc distance of 19.19 feet to a point for corner (not monumented) for the point of compound curvature of a non-tangent circular curve to the left, having a radius of 1,114.20 feet and a chord that bears South 11 degrees 45 minutes 09 seconds East, a distance of 46.51 feet;

Southerly, with said curve, through a central angle of 02 degrees 23 minutes 31 seconds, an arc distance of 46.52 feet to a point for corner (not monumented) for the point of compound curvature of a non-tangent circular curve to the left, having a radius of 141.20 feet and a chord that bears South 16 degrees 12 minutes 22 seconds East, a distance of 16.05 feet;

Southerly, with said curve, through a central angle of 06 degrees 30 minutes 54 seconds, an arc distance of 16.06 feet to a point for corner (not monumented) for the point of compound curvature of a non-tangent circular curve to the left, having a radius of 1,130.70 feet and a chord that bears South 19 degrees 08 minutes 16 seconds East, a distance of 172.88 feet;

Southerly, with said curve, through a central angle of 08 degrees 46 minutes 08 seconds, an arc distance of 173.05 feet to a point (not monumented) on a common northerly south line of said Lot 1R and the north line of a 0.12 acre remainder of City of Fort Worth tract as recorded in Volume 16360, Page 163 of the Deed Records of Tarrant County, Texas (D.R.T.C.T.);

THENCE South 89 degrees 09 minutes 52 seconds West, with said common line, a distance of 24.66 feet to a point for corner (not monumented);

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THENCE departing said common line, over and across said Lot 1R, the following bearings and distances:

North 14 degrees 56 minutes 30 seconds West, a distance of 61.63 feet to a point for corner (not monumented);

North 76 degrees 09 minutes 43 seconds East, a distance of 5.00 feet to a point for corner (not monumented);

North 14 degrees 56 minutes 30 seconds West, a distance of 170.51 feet to a point for corner (not monumented);

North 06 degrees 41 minutes 09 seconds West, a distance of 144.28 feet to a point for corner (not monumented);

North 00 degrees 25 minutes 59 seconds East, a distance of 399.51 feet to a point for corner (not monumented);

South 89 degrees 01 minute 07 seconds East, a distance of 13.94 feet to a point for corner (not monumented);

North 00 degrees 58 minutes 17 seconds East, a distance of 25.69 feet to a point for corner (not monumented);

North 44 degrees 42 minutes 42 seconds West, a distance of 36.17 feet to a point for corner (not monumented) on the common north line of said Lot 1R and south right-of-way of said Grand River Road;

THENCE North 89 degrees 26 minutes 11 seconds East, with said common line, a distance of 14.46 feet to the POINT OF BEGINNING AND CONTAINING 9,340 square feet or 0.2144 acres of land, more or less.

PART 2

COMMENCING at a found 1/2-inch iron rod with a plastic cap stamped "Pacheco Koch" for the southeast corner of said Lot 1R, same being the northeast corner of Lot 3R2, Block 2 of Lots 3R1 & 3R2, Block 2, Meeker Addition, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Cabinet A, Slide 12315 (P.R.T.C.T.), and being on the west right-of-way line of Trinity Boulevard (a 120-foot wide right-of-way);

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THENCE South 89 degrees 27 minutes 47 seconds West, with the common south line of said Lot 1R and north line of said Lot 3R2, a distance of 20.67 feet to a point for corner (not monumented) for the POINT OF BEGINNING of the herein described tract;

THENCE South 89 degrees 27 minutes 47 seconds West, continuing with said common line, a distance of 17.26 feet to a point for corner (not monumented);

THENCE North 31 degrees 12 minutes 58 seconds West, departing said common line, over and across said Lot 1R, a distance of 73.27 feet to a point for corner (not monumented) on a common southerly north line of said Lot 1R and the south line of said 0.12 acre remainder of City of Fort Worth tract;

THENCE North 89 degrees 09 minutes 52 seconds East, with said common line, a distance of 22.06 feet to a point for corner (not monumented) from which said point a 1/2-inch iron rod with a plastic cap stamped "Wells TX 5499" at a northerly southeast corner of Lot 1R bears North 89 degrees 09 minutes 52 seconds East, a distance of 19.78 feet;

THENCE departing said common line, over and across said Lot 1R, the following bearings and distances:

South 26 degrees 20 minutes 24 seconds East, a distance of 7.93 feet to a point for corner (not monumented) for the beginning of a non-tangent circular curve to the right, having a radius of 109.00 feet and a chord that bears South 23 degrees 09 minutes 25 seconds East, a distance of 12.11 feet;

Southeasterly, with said curve, through a central angle of 06 degrees 21 minutes 59 seconds, an arc distance of 12.11 feet to a point for corner (not monumented) for the point of reverse curvature of a tangent circular curve to the left, having a radius of 143.00 feet and a chord that bears South 28 degrees 04 minutes 18 seconds East, a distance of 40.29 feet;

Southeasterly, with said curve, through a central angle of 16 degrees 11 minutes 45 seconds, an arc distance of 40.42 feet to a point for corner (not monumented) for the point of reverse curvature of a tangent circular curve to the right, having a radius of 109.00 feet and a chord that bears South 33 degrees 19 minutes 30 seconds East, a distance of 10.82 feet;

Southeasterly, with said curve, through a central angle of 05 degrees 41 minutes 22 seconds, an arc distance of 10.82 feet to the POINT OF BEGINNING AND CONTAINING 1,146 square feet or 0.0263 acres of land, more or less.

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PAYTON R. SPLANE SURVEY, ABSTRACT NO. 1454
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS**

The Basis of Bearing is the Texas Coordinate System, North Central Zone 4202, North American Datum of 1983, 2011 adjustment. All distances are surface distances. Surface Adjustment Scale Factor: 1.00012.

Andrew J. Shafer 02/09/2024
ANDREW J. SHAFER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTERED NO. 5017
TBPELS FIRM NO. 10029600





0 25 50 75 100

SCALE: 1"=50'

LORENZO D. BURNETT
SURVEY,
ABSTRACT NUMBER 177

POINT OF COMMENCING
PART 1

GRAND RIVER ROAD
(60' R.O.W.)

POINT OF BEGINNING
PART 1

N 89° 26' 11" E
14.46'

S 46° 51' 26" E
17.82'

S 41° 17' 26" E
25.33'

LOCATION MAP
NOT TO SCALE

PAYTON R. SPLANE
SURVEY,
ABST. NO. 1454

JOHN CHILDRESS
SURVEY,
ABST. NO. 268

LOT 1R, BLOCK 2

LOTS 1R & 1R-1, BLOCK 2,
RIVER PARK
CAB. A, SLIDE 8933
P.R.T.C.T.

B DFW RIVERPARK
OWNER LP
INST. NO. D223211136
O.P.R.T.C.T.

10' LANDSCAPE EASEMENT
CAB. A, SLIDE 8933

TEMPORARY
CONSTRUCTION
EASEMENT
PART 1
0.2144 ACRES
(9,340 SQUARE FEET)

10' UTILITY EASEMENT
CAB. A, SLIDE 8933

20' DRAINAGE EASEMENT
CAB. A, SLIDE 8933

10' DRAINAGE EASEMENT
CAB. A, SLIDE 8933

S 00° 44' 05" W
49.59'

S 00° 24' 16" W
202.76'

PROPOSED
PERMANENT
TRAIL EASEMENT

S 00° 31' 44" E

S 00° 28' 31" E
149.06'

TRINITY BOULEVARD
(120' WIDE R.O.W.)

MATCH LINE 7 OF 8

Notes:

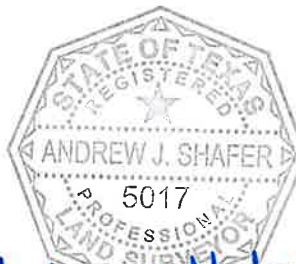
1. The Basis of Bearing is the Texas Coordinate System, North Central Zone 4202, North American Datum of 1983, 2011 adjustment. All distances are surface distances. Surface Adjustment Scale Factor: 1.00012.

2. This survey was prepared without the benefit of a title commitment. Easements may exist where none are shown.

3. A description of even date accompanies this exhibit.

LEGEND

FIR FOUND IRON ROD
C.M. CONTROL MONUMENT
INST. NO. INSTRUMENT NUMBER
VOL., PG. VOLUME, PAGE
CAB., SL. CABINET, SLIDE
P.R.T.C.T. PLAT RECORDS OF TARRANT COUNTY, TEXAS
D.R.T.C.T. DEED RECORDS OF TARRANT COUNTY, TEXAS
O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS
O POINT FOR CORNER (NOT MONUMENTED)
(UNLESS NOTED OTHERWISE)



Andrew J. Shafer
02/09/2024

PAGE 6 OF 8

EXHIBIT A
TEMPORARY CONSTRUCTION EASEMENTS
9,340 SQ. FT. OR 0.2144 ACRE TRACT - PART 1
1,146 SQ. FT. OR 0.0263 ACRE TRACT - PART 2
SITUATED IN THE
JOHN CHILDRESS SURVEY, ABSTRACT NUMBER 268
PAYTON R. SPLANE SURVEY, ABSTRACT NO. 1454
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

FOR
CITY OF FORT WORTH

PREPARED BY

halff

HALFF ASSOCIATES, INC. ENGINEERS - SURVEYORS
1201 NORTH BOWSER ROAD - RICHARDSON, TEXAS - 75081-2275
SCALE: 1"=50' (214)346-6200 AVO. 34838.002 FEB., 2024

N



0 25 50 75 100

SCALE: 1"=50'

MATCH LINE 6 OF 8

20' DRAINAGE EASEMENT
CAB. A, SLIDE 8933

10' DRAINAGE EASEMENT
CAB. A, SLIDE 8933

PAYTON R. SPLANE
SURVEY,
ABST. NO. 1454

TRINITY BOULEVARD
(120' WIDE R.O.W.)

S 00° 28' 31" E
149.06'

PROPOSED
PERMANENT
TRAIL EASEMENT

S 89° 31' 29" W
5.01'

5/8" FIR W/
"PATE" CAP
(C.M.)

APPROXIMATE
ABSTRACT
LINE

LOT 1R, BLOCK 2

LOTS 1R & 1R-1, BLOCK 2,
RIVER PARK ADDITION
CAB. A, SLIDE 8933
P.R.T.C.T.

TEMPORARY CONSTRUCTION
EASEMENT
PART 1
0.2144 ACRES
(9,340 SQUARE FEET)

B DFW RIVERPARK
OWNER LP
INST. NO. D223211136
O.P.R.T.C.T.

10' UTILITY EASEMENT
CAB. A, SLIDE 8933

N 06° 41' 09" W
144.28'

10' LANDSCAPING
EASEMENT
CAB. A, SLIDE 8933

N 14° 56' 30" W
170.51'

Δ=10°09'02"(LT)
R= 1131.20'
L= 200.40'
CL= 200.14'
CB= S 04°03'25" E

Δ=06°21'49"(RT)
R= 110.80'
L= 12.31'
CL= 12.30'
CB= S 05°57'02" E

Δ=07°47'16"(LT)
R= 141.20'
L= 19.19'
CL= 19.18'
CB= S 06°39'45" E

Δ=02°23'31"(LT)
R= 1,114.20'
L= 46.52'
CL= 46.51'
CB= S 11°45'09" E

JOHN CHILDRESS SURVEY,
ABSTRACT NUMBER 268

MATCH LINE 8 OF 8

Notes:

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P.R.T.C.T.	PLAT RECORDS OF TARRANT COUNTY, TEXAS
D.R.T.C.T.	DEED RECORDS OF TARRANT COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS
○	POINT FOR CORNER (NOT MONUMENTED) (UNLESS NOTED OTHERWISE)

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1,146 SQ. FT. OR 0.0263 ACRE TRACT - PART 2

SITUATED IN THE

JOHN CHILDRESS SURVEY, ABSTRACT NUMBER 268
PAYTON R. SPLANE SURVEY, ABSTRACT NO. 1454
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

FOR

CITY OF FORT WORTH

PREPARED BY

 halff

HALFF ASSOCIATES, INC. ENGINEERS - SURVEYORS
1201 NORTH BOWSER ROAD - RICHARDSON, TEXAS - 75081-2275
SCALE: 1"=50' (214)346-6200 AVO. 34838.002 FEB., 2024



0 25 50 75 100

SCALE: 1"=50'

MATCH LINE 7 OF 8

10' LANDSCAPING
EASEMENT
CAB. A, SLIDE 8257JOHN CHILDRESS
SURVEY,
ABSTRACT NUMBER 268N 14° 56' 30" W
170.51'10' UTILITY EASEMENT
CAB. A, SLIDE 8257

LOT 1R, BLOCK 2

LOTS 1R & 1R-1,
BLOCK 2,
RIVER PARK ADDITION
CAB. A, SLIDE 8933
P.R.T.C.T.B DFW RIVERPARK
OWNER LP
INST. NO. D223211136
O.P.R.T.C.T.10' PRIVATE
WATER EASEMENT
CAB. A, SLIDE 893315' UTILITY EASEMENT
CAB. A, SLIDE 8257**TEMPORARY
CONSTRUCTION
EASEMENT
PART 1**
0.2144 ACRES
(9,340 SQUARE FEET)N 76° 09' 43" E
5.00'N 14° 56' 30" W
61.63'APPROXIMATE
ABSTRACT
LINE1/2" FIR W/CAP
"WELLS-TX 5499"
(C.M.)10' PRIVATE WATER EASEMENT
CAB. A, SLIDE 893350' PIPELINE EASEMENT
VOL. 14975, PG. 71
CAB. A, SLIDE 893350' TESCO EASEMENT
VOL. 2240, PG. 216
CAB. A, SLIDE 1073475' TESCO EASEMENT
VOL. 2240, PG. 216
CAB. A, SLIDE 10734**TEMPORARY
CONSTRUCTION
EASEMENT
PART 2**
0.0263 ACRES
(1,146 SQ. FT.)10' LANDSCAPING
EASEMENT
CAB. A, SLIDE 8933S 89° 27' 47" W
17.26'POINT OF BEGINNING
PART 2VARIABLE WIDTH LANDSCAPE
AND UTILITY EASEMENT
DOC. NO. D207019206

LOTS 3R2, BLOCK 2

LOTS 3R1 & 3R2,
BLOCK 2,
MEEKER ADDITION
CAB. A, SLIDE 12315
P.R.T.C.T. $\Delta=02^{\circ}23'31''$ (LT)
R= 1,114.20'
L= 46.52'
CL= 46.51'
CB= S 11°45'09" E $\Delta=06^{\circ}30'54''$ (LT)
R= 141.20'
L= 16.06'
CL= 16.05'
CB= S 16°12'22" E $\Delta=08^{\circ}46'08''$ (LT)
R= 1,130.70'
L= 173.05'
CL= 172.88'
CB= S 19°08'16" EPROPOSED
PERMANENT
TRAIL EASEMENT1/2" FIR W/CAP
"WELLS-TX 5499"
(C.M.)S 89° 09' 52" W
24.65'N 89° 09' 52" E
22.06'S 26° 20' 24" E
7.93' $\Delta=06^{\circ}21'59''$ (RT)
R=109.00'
L=12.11'
CL=12.11'
CB=S23°09'25"E1/2" FIR W/"PACHECO
KOCH" CAP (C.M.) $\Delta=16^{\circ}11'45''$ (LT)
R=143.00'
L=40.42'
CL=40.29'
CB=S28°04'18"EPOINT OF COMMENCING
PART 2S89° 27' 47" W
20.67' $\Delta=05^{\circ}41'22''$ (RT)
R=109.00'
L=10.82'
CL=10.82'
CB=S33°19'30"ES31° 08' 52" E
798.45'**EXHIBIT A****TEMPORARY CONSTRUCTION EASEMENTS**
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SITUATED IN THE

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LORENZO D. BURNETT SURVEY, ABSTRACT NO. 177
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

FOR

CITY OF FORT WORTH

PREPARED BY

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