

**EXHIBIT "A"**

**BOMBER SPUR TRAIL PHASE II  
CITY OF FORT WORTH PROJECT NO. 104345  
PARCEL NO. 3  
FRANKLIN S. PERRY SURVEY, ABSTRACT NO. 1226**

Being a 1.01 acre (44,201 square feet) tract of land situated in the Franklin S. Perry Survey, Abstract No. 1226, City of Fort Worth, Tarrant County, Texas, and being a portion of a called 1.01 acre tract of land described as Tract No. 3 conveyed as a right-of-way easement to the United States of America as recorded in Volume 1492, Page 343 of the Deed Records of Tarrant County, Texas, and subsequently released in Volume 15317, Page 331 of said Deed Records of Tarrant County, Texas, said 1.01 acre (44,201 square feet) tract of land being more particularly described by metes and bounds as follows:

**COMMENCING** at a 1/2 inch iron rod found for the east corner of Lot 5, Block 71 of Ridglea Hills, an addition to the City of Fort Worth as recorded in Volume 388-11, Page 45 of the Plat Records of Tarrant County, Texas, said 1/2 inch iron rod being the north corner of Lot 6 of said Block 71, said 1/2 inch iron rod being in the southwest line of Overhill Road (50.0' right-of-way); THENCE South 62 degrees 16 minutes 45 seconds West, with the southeast line of said Lot 5 and with the northwest line of said Lot 6, a distance of 131.66 feet to a calculated point for the south corner of said Lot 5 and the west corner of said Lot 6, said calculated point being in the east line of a called 0.90 acre tract of land described as Tract No. 4 conveyed as a right-of-way easement to the United States of America as recorded in Volume 1492, Page 343 of the Deed Records of Tarrant County, Texas, and subsequently released in Volume 15317, Page 331 of said Deed Records of Tarrant County, Texas, THENCE South 00 degrees 30 minutes 32 seconds East, a distance of 7.70 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES" set for the **POINT OF BEGINNING**, said 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES" being the north corner of said Tract No. 3;

**THENCE** South 27 degrees 46 minutes 51seconds East, with northeast line of said Tract No. 3, a distance of 932.52 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES" set for the east corner of said Tract No. 3, from which a 3/8 inch iron rod found for the east corner of Lot 2 of said Block 71 and for the north corner of Lot 3 of said Block 71 bears North 71 degrees 06 minutes 17 seconds East, a distance of 135.81 feet, said 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES" also being the north corner of a called 0.65 acre tract of land described as Tract No. 2 conveyed as a right-of-way easement to the United States of America as recorded in Volume 1492, Page 343 of the Deed Records of Tarrant County, Texas, and subsequently released in Volume 15317, Page 331 of said Deed Records of Tarrant County, Texas;

**THENCE** South 62 degrees 13 minutes 09 seconds West, a distance of 50.00 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES" set for the south corner of said Tract No. 3;

**THENCE** North 27 degrees 46 minutes 51 seconds West, a distance of 835.52 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES" set for the west corner of said Tract No. 3, said 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES" set being in the east line of said Tract No. 4;

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**THENCE** North 00 degrees 30 minutes 32 seconds West, with the west line of said Tract No. 3 and with the east line of said Tract No. 4, a distance of 109.12 feet to the **POINT OF BEGINNING**, and containing 44,201 square feet or 1.01 acres of land, more or less.

**Notes:**

- (1) A plat of same 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.

June 23, 2023  
Revised: June 26, 2023

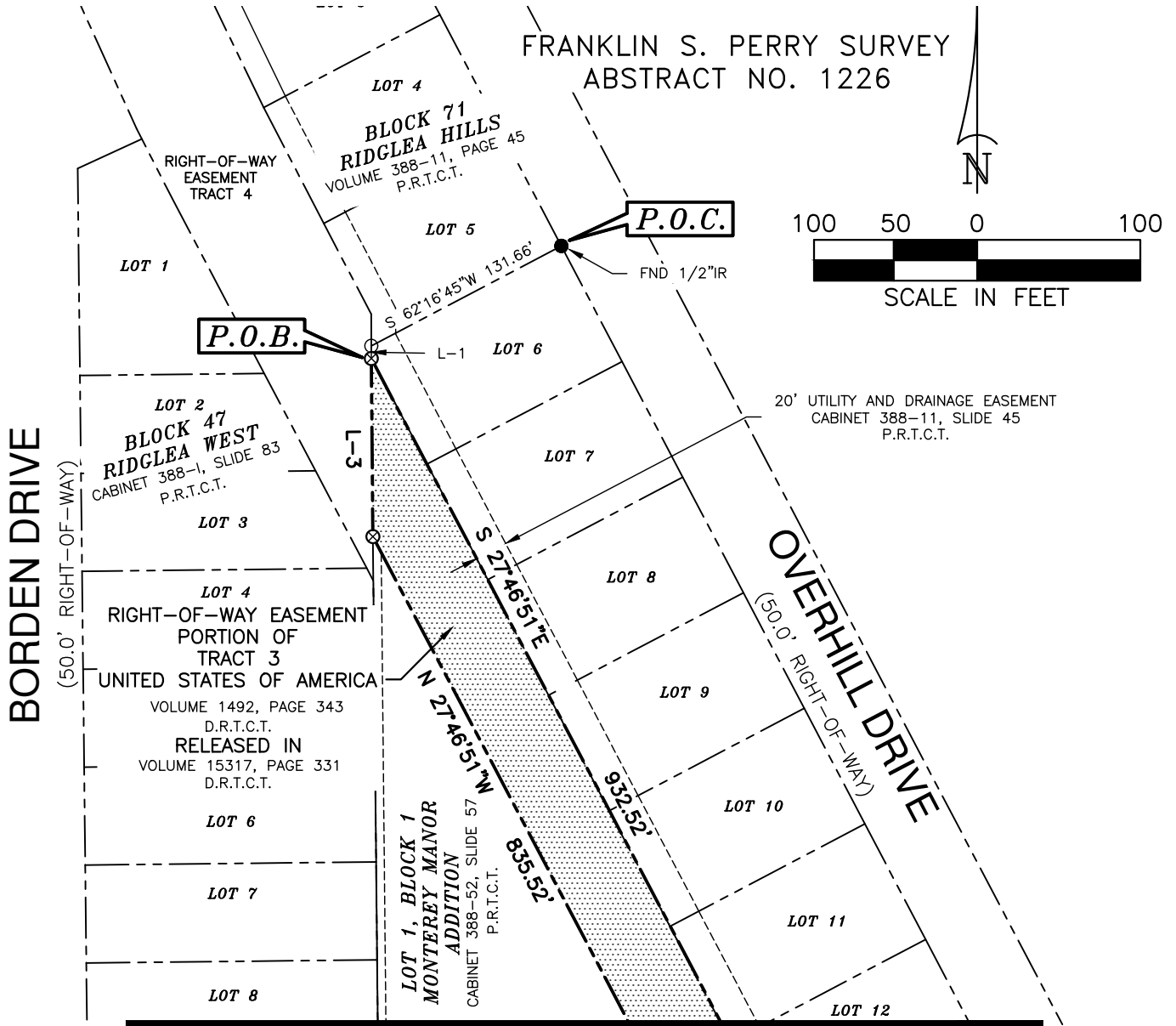


Richard Kennedy  
Registered Professional Land Surveyor  
Texas No. 5527  
Gorron dona & Associates, Inc.  
Texas Firm No. 10106900

# EXHIBIT "B"

PARCEL No. 3

FRANKLIN S. PERRY SURVEY  
ABSTRACT NO. 1226



MATCHLINE PG. 2

REVISED: JUNE 27, 2023

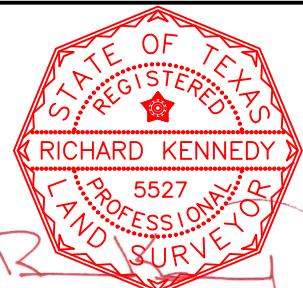


## City of Fort Worth

200 TEXAS STREET • FORT WORTH, TEXAS 76102

### BOMBER SPUR TRAIL PHASE 2

PARCEL NO. 3	CITY PROJ. NO. 104345
RIGHT-OF-WAY AND EASEMENT	
OWNER: C.M. NORTON OR HALLIE P. NORTON	
SURVEY: FRANKLIN S. PERRY SURVEY, ABSTRACT NO. 1226	
LOCATION: CITY OF FORT WORTH, TARRANT COUNTY, TEXAS	
ACQUISITION AREA: 44,201 SQUARE FEET OR 1.01 ACRES	
WHOLE PROPERTY ACREAGE: 43,996 SQUARE FEET OR 1.01 ACRES (DEED)	
JOB No. KHA_2221.00	DRAWN BY: BM
DATE: JUNE 23, 2023	EXHIBIT B PAGE 1 OF 3
CAD FILE: P3.DWG	SCALE: 1" = 100'

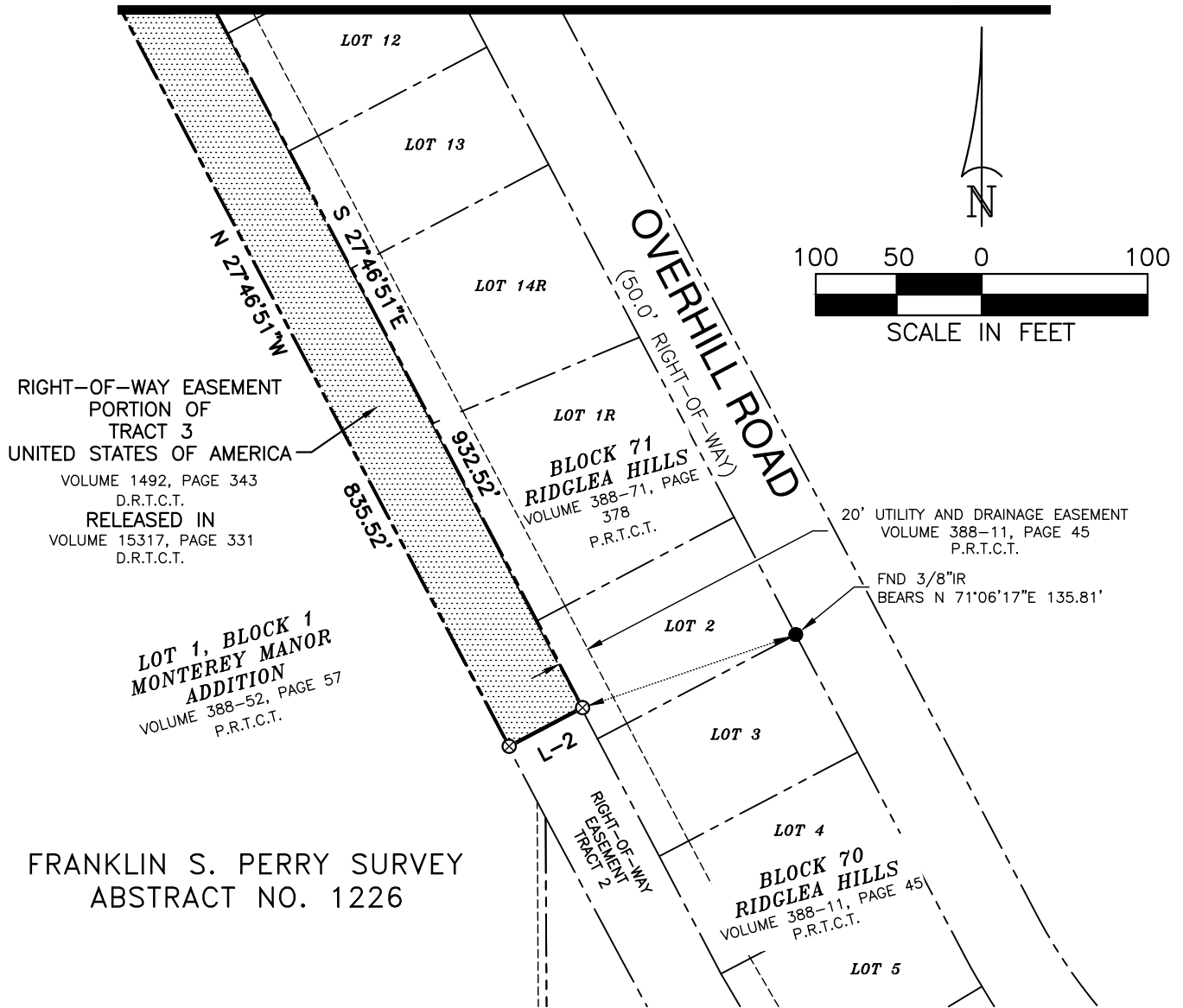


RICHARD KENNEDY  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 5527 TEXAS FIRM No. 10106900

# EXHIBIT "B"

PARCEL No. 3

MATCHLINE PG. 1



REVISED: JUNE 27, 2023



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DATE: JUNE 23, 2023	EXHIBIT B PAGE 2 OF 3
CAD FILE: P3.DWG	SCALE: 1" = 100'



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

# EXHIBIT "B"

## PARCEL No. 3

### LEGEND

- ⊗ 5/8" CAPPED IRON ROD STAMPED  
"GORRONDONA & ASSOCIATES"
- FND MONUMENTATION (SIZE AND TYPE NOTED)
- CALCULATED POINT
- — — — — PROPERTY/RIGHT-OF-WAY LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- — — — — SURVEY/ABSTRACT LINE

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S 00°30'32"E	7.70'
L-2	S 62°13'09"W	50.00'
L-3	N 00°30'32"W	109.12'

**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 1.000120000.

REVISED: JUNE 27, 2023

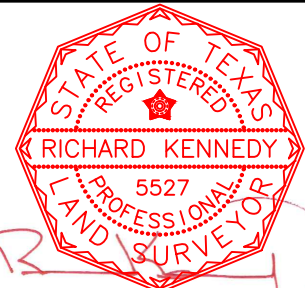


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DATE: JUNE 23, 2023	EXHIBIT B PAGE 3 OF 3	SCALE: 1" = 100'



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

## Lot Report

Lot: P3

Bearing      Distance

S 27°46'51" E 932.52

S 62°13'09" W 50.00

N 27°46'51" W 835.52

N 00°30'32" W 109.12

Closure Error Distance> 0.0096 Error Bearing> N 29°53'15" W

Closure Precision> 1 in 200763.2 Total Distance> 1927.16

44,201 SQ. FT.

1.015 ACRES