

CPN 104092 RANDOL MILL HROM  
WILLIAM MASTERS SURVEY, ABSTRACT NO. 1048  
PARCEL NO. 4  
7101 RANDOL MILL ROAD  
TARRANT COUNTY

LEGAL DESCRIPTION

PARCEL NO. 4

RIGHT-OF-WAY 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 Total E&P USA Barnett, LLC (hereinafter referred to as "Total E&P Tract") as recorded under Document Number D216266568 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:

**BEGINNING** at a 5/8 inch iron rod found (N:6970111.61|E:2367135.02 grid coordinates) for the Southwest corner of the said Total E&P Tract, same being the Southeast corner of a tract of land described in deed to the City of Fort Worth as recorded under Volume 4384, Page 104 (D.R.T.C.T.), said corner being in the North right-of-way line of Randol Mill Road, a variable width right-of-way, and being the Southwest corner of the herein described tract;

**THENCE** North 00 degrees 42 minutes 04 Seconds West, with the West line of said Total E&P Tract, and the East line of said City of Fort Worth tract, a distance of 23.49 feet to a 5/8 inch iron rod with blue cap stamped "CRIADO EASEMENT" set (hereinafter referred to as "Capped iron set") in the West line thereof, same being the beginning of a non-tangent curve to the left having a radius of 645.00 feet, with a delta angle of 12 degrees 53 minutes 28 seconds, whose chord bears North 73 degrees 58 minutes 56 seconds East, a distance of 144.81 feet;

**THENCE** Along said non-tangent curve to the left, over and across the said Total E&P Tract an arc length of 145.12 feet to a Capped iron set;

**THENCE** North 67 degrees 32 minutes 12 seconds East, over and across said Total E&P tract, a distance of 203.49 feet to a Capped iron set in the East line thereof and the West line of a tract of land described in deed to SA Worth Holdings, as recorded under Document Number D216162665 (D.R.T.C.T.);

**THENCE** South 00 degrees 42 minutes 04 seconds East, with the East line of said Total E&P Tract and the West line of said SA Worth Holdings tract, a distance of 139.37 feet to a Capped iron set at the southeast corner thereof and the Southwest corner of said SA Worth Holdings tract, from which a 3/4 inch iron rod found bears North 89 degrees 40 minutes 45 seconds East a distance of 69.98 feet, said corner being in the North right-of-way of Randol Mill Road;

**THENCE** South 89 degrees 40 minutes 45 seconds West, with the South line of said Total E&P Tract and the North right-of-way line of said Randol Mill Road, a distance 328.66 feet to the **POINT OF BEGINNING**, and enclosing 0.567 acres (24,715 square feet) of land, more or less.

September 5, 2023

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TARRANT COUNTY

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.

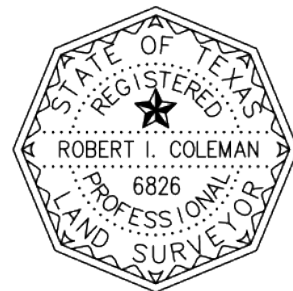
This survey plat is accompanied by a separate property description of even date.

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



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.

## EXHIBIT "A"

BOUNDARY AGREEMENT  
CITY OF FORT WORTH  
VOL. 4431, PG. 180  
D.R.T.C.T.

GENERAL WARRANT DEED  
CITY OF FORT WORTH  
VOL. 4384, PG. 104  
D.R.T.C.T.

N00° 42'04"W  
23.49'

1" FIR  
(BRS. N07°38'50"W-1.95')

5/8" FIR  
N: 6970111.61  
E: 2367135.02

POB

APPROXIMATE LOCATION OF SURVEY LINE  
APPROXIMATE LOCATION OF SURVEY LINE

R.O.W. DEDICATION  
AS SHOWN ON DOC. #D223102993  
P.R.T.C.T.

LOT 1X, BLOCK 1  
MOCKINGBIRD ESTATES ADDITION  
D223102993  
P.R.T.C.T.

TERRITORY TRAIL  
(50' PUBLIC R.O.W., PER  
DOC. # D223102993, P.R.T.C.T.)

LOT 1X, BLOCK 2  
MOCKINGBIRD ESTATES ADDITION  
D223102993  
P.R.T.C.T.

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

4

L=145.12', R=645.00'  
Δ=12°53'28"  
N73°58'56"E~144.81'

R.O.W. TAKE  
0.567 ACRES  
24,715 SQ. FT.

S89° 40'45"W 328.66'

RANDOL MILL ROAD

(VARIABLE WIDTH R.O.W. AS SHOWN ON  
DOC. # D223102993, P.R.T.C.T.)

CENTER LINE OF EXISTING R.O.W.  
AS SHOWN ON DOC. #D223102993  
P.R.T.C.T.

W. MASTERS SURVEY,  
ABSTRACT NO. 1048

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

S00° 42'04"E 139.37'

3/4" FIR

N89°40'45"E 69.98'

### 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.



SCALE: 1" = 60'

JM ROBINSON SURVEY,  
ABSTRACT NO. 1337



## CITY OF FORT WORTH

200 TEXAS STREET • FORT WORTH, TEXAS 76102

### RANDOL MILL HROM

PARCEL NAME: PARCEL 4, RIGHT-OF-WAY ACQUISITION

OWNER: TOTAL E&P USA BARNETT, LLC

SURVEY: WILLIAM MASTERS SURVEY, ABSTRACT NO. 1048

LOCATION: CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

ACQUISITION ACREAGE: 24,715 SQ. FT. OR 0.567 OF AN ACRE

WHOLE PROPERTY ACREAGE: 6.97 ACRES

JOB NO. R15184.00

DRAWN BY: AA

CAD FILE: ROW 3.DWG

DATE: September 5, 2023

PAGE 3 OF 3

SCALE: 1" = 60'

CITY PROJECT NO. 104092



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

**CRIADO**

CIVIL ENGINEERING | LAND SURVEYING | SURVEY | CEAT | ROW

CRIADO & ASSOCIATES, INC. • TBPE NO. F-4373 | TBPLS NO. 101633-00 • 4100 SPRING VALLEY ROAD, SUITE 1001, DALLAS, TX 75244 • PH. 972-392-9092 • FAX 972-392-9192