

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

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 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:

BEGINNING at a 3/4 inch iron rod found (N:6970113.83|E:2367533.57 grid coordinates) 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 a deed to the City of Fort Worth, as recorded under Document Number D205019106 (D.R.T.C.T.), same being the Southeast corner of the herein described tract;

THENCE South 89 degrees 40 minutes 45 seconds West, with the South line of said SA Worth Tract, and the North right-of-way of line of Randol Mill Road, a distance of 69.98 feet to a 5/8 inch iron rod with blue cap stamped "CRIADO EASEMENT" set (hereinafter referred to as "Capped iron set") at the Southeast corner 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 89 degrees 40 minutes 45 seconds West, a distance of 328.66 feet;

THENCE North 00 degrees 42 minutes 04 seconds West, with the East line of said Total E&P Tract and the West line of said City of Fort Worth tract, a distance of 139.37 feet to a Capped iron set in the East line thereof;

THENCE North 67 degrees 32 minutes 02 seconds East, over and across said SA Worth Tract, a distance of 75.98 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 168.01 feet to the **POINT OF BEGINNING**, and enclosing 0.248 acres (10,796 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).

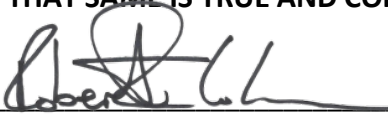
This survey was performed without the benefit of a title report. the surveyor did not research subject property title information and/or encroachments. there may be easements and/or restrictive covenants of record affecting this property which are not shown hereon.

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



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.

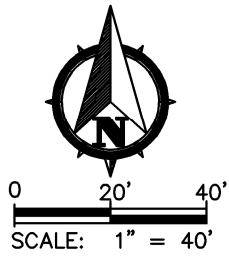
2. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. THE SURVEYOR DID NOT RESEARCH SUBJECT PROPERTY TITLE INFORMATION AND/OR ENCROACHMENTS. THERE MAY BE EASEMENTS AND/OR RESTRICTIVE COVENANTS OF RECORD AFFECTING THIS PROPERTY WHICH ARE NOT SHOWN HEREON.

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"

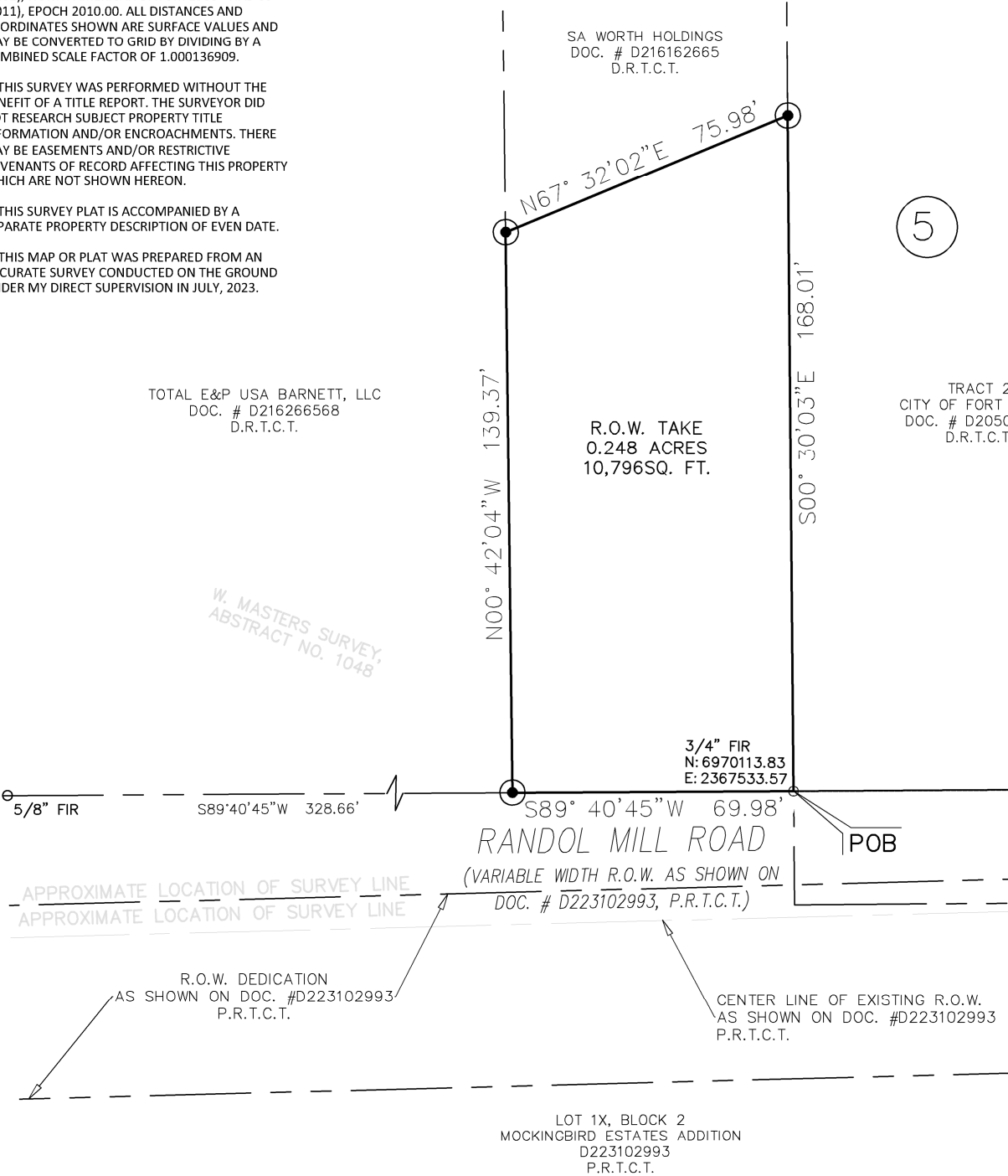
SA WORTH HOLDINGS
 DOC. # D216162665
 D.R.T.C.T.



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

R.O.W. TAKE
 0.248 ACRES
 10,796SQ. FT.

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



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	
<i>RANDOL MILL HROM</i>	
PARCEL NAME: PARCEL 5, RIGHT-OF-WAY ACQUISITION	
OWNER: SA WORTH HOLDINGS, LLC	
SURVEY: WILLIAM MASTERS SURVEY, ABSTRACT NO. 1048	
LOCATION: CITY OF FORT WORTH, TARRANT COUNTY, TEXAS	
ACQUISITION ACREAGE: 10,796 SQ. FT. OR 0.248 OF AN ACRE	
WHOLE PROPERTY ACREAGE: 9.4 ACRES	
JOB NO. R15184.00	DRAWN BY: AA
DATE: September 5, 2023	PAGE 3 OF 3
CAD FILE: ROW 4.DWG	SCALE: 1" = 40'
CITY PROJECT NO. 104092	



Robert I. Coleman 09/05/23
 ROBERT I. COLEMAN
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS NO. 6826