

EXHIBIT "A"
PUBLIC RIGHT-OF-WAY ACQUISITION

JA WALKER SURVEY, ABSTRACT NUMBER 1738
LOT 1, BLOCK 1, NORTH FORT WORTH BAPTIST CHURCH ADDITION,
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

BEING a 0.0046 acre tract of land located in the JA Walker Survey, Abstract Number 1738, City of Fort Worth, Tarrant County, Texas, said 0.0046 acre tract being a portion of **LOT 1, BLOCK 1, NORTH FORT WORTH BAPTIST CHURCH ADDITION**, being an Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof filed for record in Volume 388-166, Page 97, Plat Records, Tarrant County, Texas, said 0.0046 acre tract also being a portion of a tract of land conveyed to **NORTH FORT WORTH BAPTIST CHURCH**, by deed thereof filed for record in Volume 7045, Page 1085, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.), said 0.0046 acre tract being more particularly described by the metes and bounds as follows:

COMMENCING at the southwest lot corner of said Lot 1, same being the intersection of the east right-of-way line of Old Denton Road (being a variable width public right-of-way) with the north right-of-way line of Cantrell Sansom Road (being a variable width public right-of-way conveyed in part in Instrument Number D216273123), from said commencing point, a 1 inch pipe found bears South 89°30'32" West, 17.00 feet;

THENCE North 00°34'02" West, along the west lot line of said Lot 1 and along the said east right-of-way line, 60.00 feet to a 5/8 inch iron rod with a cap stamped "SPOONER 5922" set (hereinafter referred to as an iron rod set) at the **POINT OF BEGINNING** of the herein described tract, said beginning point being at the intersection of the said west lot line with the north easement line of a 60 feet wide easement for future street as shown on and dedicated by said plat of North Fort Worth Baptist Church Addition, said beginning point also having a NAD83 Texas North Central Zone (4202) grid coordinate of N: 6,993,481.11 and E: 2,332,156.41;

THENCE North 00°34'02" West, continuing along the said west lot line and along the said east right-of-way line, 20.11 feet to an iron rod set;

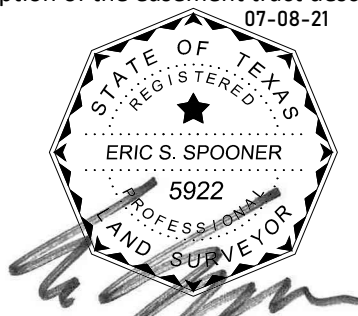
THENCE South 45°29'28" East, departing the said lot line, the said right-of-way line and over and across said Lot 1, 28.43 feet to an iron rod set on the said north easement line;

THENCE South 89°30'32" West, along the said easement line and continuing over and across said Lot 1, 20.08 feet to the **POINT OF BEGINNING**.

The herein above described tract of land contains a computed area of **0.0046 acres (202 square feet)** of land, more or less.

The bearings recited herein above are based on a local coordinate system based on NAD83 Texas North Central Zone 4202, derived from GPS RTK observations using the North Texas VRS Network (maintained by Allterra Central, Inc.)

I Eric S. Spooner, a Registered Professional Land Surveyor in the State of Texas, do hereby state that the foregoing description accurately sets out the metes and bounds description of the easement tract described herein.



Eric S. Spooner, RPLS
Spooners & Associates, Inc.
Texas Registration No. 5922
TBPLS Firm No. 10054900

PUBLIC RIGHT-OF-WAY ACQUISITION

SEE ATTACHED METES & BOUNDS DESCRIPTION ON PAGE 1 HEREIN

LOT 18, BLOCK 1

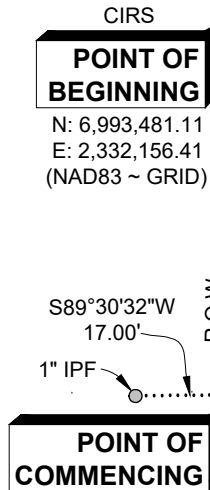
LOT 19, BLOCK 1
THE CROSSING AT
FOSSIL CREEK ADDITION
CABINET A, PAGE 7531
P.R.D.C.T.

CANTRELL SANSOM ROAD

(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

LINE TABLE		
NO.	DIRECTION	DIST.
L1	N00°34'02"W	20.11'
L2	S45°29'28"E	28.43'
L3	S89°30'32"W	20.08'

OLD DENTON ROAD
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)



15' UTILITY EASEMENT
VOL. 388-166, PG. 97,
P.R.T.C.T.

LOT 1, BLOCK 1
NORTH FORT WORTH BAPTIST CHURCH ADDITION
VOLUME 388-166, PAGE 97,
P.R.T.C.T.

PUBLIC RIGHT-OF-WAY ACQUISITION
0.0046 ACRES
(202 S.F.)

THE BEARINGS SHOWN HEREON ARE BASED ON A LOCAL COORDINATE SYSTEM BASED ON NAD83, TEXAS NORTH CENTRAL ZONE 4202, DERIVED FROM GPS RTK OBSERVATIONS USING THE NORTH TEXAS VRS NETWORK (ALLTERRA CENTRAL, INC.)



GRAPHIC SCALE IN FEET
1" = 30'

OWNER
NORTH FORT WORTH BAPTIST CHURCH
VOL. 7045, PG. 1085,
O.P.R.T.C.T.

CIRS= 5/8" IRON ROD WITH A CAP STAMPED "SPOONER 5922" SET

JA WALKER SURVEY
ABSTRACT NO. 1738

EXISTING
60' EASEMENT
FOR FUTURE STREET
VOL. 388-166, PG. 97,
O.P.R.T.C.T.

10' UTILITY EASEMENT
VOLUME 388-166, PAGE 97,
O.P.R.T.C.T.

S89°30'32"W
17.00'

1" IPF

N00°34'02"W
60.00'

1/2" CIRF "HALFF ASSOC" @ S.E.C.
BEARS N89°30'32"E ~ 689.75'

R.O.W.

EXISTING
PUBLIC RIGHT-OF-WAY
INS. NO D216273123,
O.P.R.T.C.T.

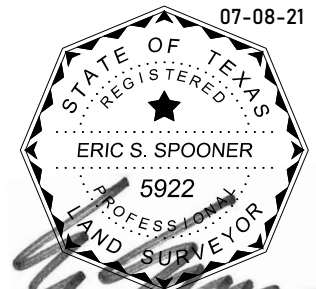
EXHIBIT "B"

PUBLIC RIGHT-OF-WAY ACQUISITION
JA WALKER SURVEY, ABSTRACT NUMBER 1738
LOT 1, BLOCK 1, NORTH FORT WORTH
BAPTIST CHURCH ADDITION,
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS



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TBPLS FIRM NO. 10054900



PROPERTY: LOT 1, BLOCK 1, NORTH FORT WORTH BAPTIST CHURCH ADDITION, VOL. 388-166, PG. 97, P.R.D.C.T.

20007 ROW ESMT EXH C.dwg

DRAWN BY: R. OSMENT CHECKED BY: E. SPOONER

N. FTW BAPTIST CHURCH ~ PG. 2 OF 2