

**EXHIBIT "A"**

**City Project No.: 103309**  
**City Project Name: N. Tarrant Pkwy. At N. Beach St.**  
**Parcel 01 TE**  
**4464 North Tarrant Parkway**  
**Lot 1, Block A, Benderson Addition**

Being a 457 square foot (0.0105 acre) tract of land situated in the Charles C. Whyte Survey, Abstract No. 1611, City of Fort Worth, Tarrant County, Texas, and being a portion of Lot 1, Block A of Benderson Addition, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Cabinet A, Slide 8484 of the Plat Records of Tarrant County, Texas, said Lot 1 being described in the deed to Ronald Benderson, Randall Benderson and David H. Baldauf as Trustees under a Trust Agreement dated October 14, 1985 known as The Benderson 85-1 Trust recorded in Instrument No. D206124738 of the Official Public Records of Tarrant County, Texas, said 457 square foot (0.0105 acre) tract of land being more particularly described by metes and bounds as follows:

**COMMENCING** at a Mag Nail found for the northwest corner of said Lot 1 and the northeast corner of Lot 5, Block A of North Beach-Thompson Addition, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Cabinet A, Slide 11315 of said Plat Records of Tarrant County, Texas, said Mag Nail also being in the existing southwesterly right-of-way line of North Tarrant Parkway (a 200' right-of-way); **THENCE** South 69 degrees 07 minutes 32 seconds East, with the existing southwesterly right-of-way line of said North Tarrant Parkway and with the northeasterly line of said Lot 1, a distance of 172.18 feet to the **POINT OF BEGINNING** of the herein described tract of land;

**THENCE** South 69 degrees 07 minutes 32 seconds East, with the existing southwesterly right-of-way line of said North Tarrant Parkway and with the northeasterly line of said Lot 1, a distance of 8.97 feet to a 1/2 inch iron rod with cap stamped "Yellow Rose 6574" set for the intersection of the existing southwesterly right-of-way line of said North Tarrant Parkway and the northeasterly line of said Lot 1 with the proposed southwesterly right-of-way line of said North Tarrant Parkway, from which an "X" cut found for the northeast corner of said Lot 1 bears South 69 degrees 07 minutes 32 seconds East, a distance of 30.42 feet, said "X" cut also being the intersection of the existing southwesterly right-of-way line of said North Tarrant Parkway with the existing west right-of-way line of North Beach Street (a variable width right-of-way);

**THENCE** South 46 degrees 43 minutes 40 seconds East, with the proposed southwesterly right-of-way line of said North Tarrant Parkway, a distance of 21.51 feet to a 1/2 inch iron rod with cap stamped "Yellow Rose 6574" set for the beginning of a curve to the right having a radius of 43.50 feet, a central angle of 44 degrees 59 minutes 25 seconds, and a chord that bears South 24 degrees 13 minutes 57 seconds East, a chord length of 33.29 feet;

**THENCE** Southeasterly, with the proposed southwesterly right-of-way line of said North Tarrant Parkway and with said curve to the right, an arc length of 34.16 feet to a 1/2 inch iron rod with cap stamped "Yellow Rose 6574" set for corner;

- THENCE** South 01 degree 44 minutes 45 seconds East, with the proposed southwesterly right-of-way line of said North Tarrant Parkway, a distance of 5.66 feet to a 1/2 inch iron rod with cap stamped “Yellow Rose 6574” set for the intersection of the proposed southwesterly right-of-way line of said North Tarrant Parkway with the existing west right-of-way line of said North Beach Street and the east line of said Lot 1;
- THENCE** South 01 degree 32 minutes 35 seconds East, with the existing west right-of-way line of said North Beach Street and with the east line of said Lot 1, a distance of 10.00 feet to a point for corner;
- THENCE** South 88 degrees 15 minutes 45 seconds West, a distance of 4.85 feet to a calculated point for corner;
- THENCE** North 01 degree 30 minutes 50 seconds West, a distance of 33.54 feet to a calculated point for corner;
- THENCE** South 84 degrees 16 minutes 16 seconds West, a distance of 17.38 feet to a calculated point for the beginning of a non-tangent curve to the right having a radius of 1.77 feet, a central angle of 129 degrees 16 minutes 00 seconds, and a chord that bears North 40 degrees 13 minutes 25 seconds West, a chord length of 3.19 feet;
- THENCE** Northwesterly, with said non-tangent curve to the right, an arc length of 3.99 feet to a calculated point for corner;
- THENCE** North 21 degrees 01 minute 24 seconds East, a distance of 16.76 feet to a calculated point for corner;
- THENCE** North 69 degrees 01 minute 07 seconds West, a distance of 22.89 feet to a calculated point for corner;
- THENCE** North 20 degrees 52 minutes 28 seconds East, a distance of 6.44 feet to the **POINT OF BEGINNING** and containing 457 square feet or 0.0105 acres of land.

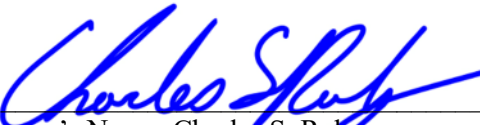
**Notes:**

1. A parcel plat of same date accompanies this legal description.
2. Bearings are based on the Texas Coordinate System of 1983 (NAD83) (NA2011), North Central Zone (4202). Distances and areas are surface values using the grid to surface adjustment factor of 1.00012.
3. This survey was performed without the benefit of a title report. There may be easements and/or covenants affecting this property not shown hereon.

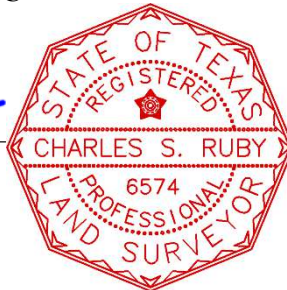
**\* SURVEYOR CERTIFICATE \***

TO ALL PARTIES INTERESTED IN TITLE TO THE PREMISES SURVEYED, I DO HEREBY STATE 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.

Company Name: **Yellow Rose Mapping LLC**

By: 

Surveyor's Name: Charles S. Ruby  
Registered Professional Land Surveyor  
Texas No. 6574  
Date of Survey: June 25, 2023  
Texas Firm No. 10194700



# EXHIBIT "B"

## PARCEL NO. 01 TE

LINE	BEARING	DISTANCE
L1	S 69°07'32" E	8.97'
L2	S 46°43'40" E	21.51'
L3	S 01°44'45" E	5.66'
L4	S 01°32'35" E	10.00'
L5	S 88°15'45" W	4.85'
L6	N 01°30'50" W	33.54'
L7	S 84°16'16" W	17.38'
L8	N 21°01'24" E	16.76'
L9	N 69°01'07" W	22.89'
L10	N 20°52'28" E	6.44'

**P.O.C.**  
FOUND  
MAG NAIL

**NORTH TARRANT PARKWAY**  
(A 200' RIGHT-OF-WAY)

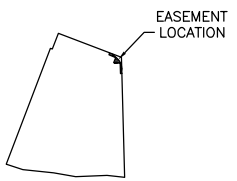
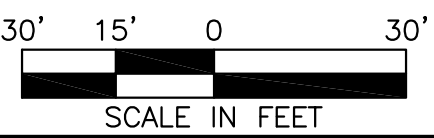
**TEMPORARY  
CONSTRUCTION  
EASEMENT AREA**  
457 SQUARE FEET  
OR 0.0105 ACRES

**LOT 5, BLOCK A  
NORTH BEACH-THOMPSON  
ADDITION  
CABINET A, SLIDE 11315  
P.R.T.C.T.**

RONALD BENDERSON, RANDALL BENDERSON  
AND DAVID H. BALDAUF AS TRUSTEES  
UNDER A TRUST AGREEMENT  
DATED OCTOBER 14, 1985  
KNOWN AS  
THE BENDERSON 85-1 TRUST  
INSTRUMENT NO. D206124738  
O.P.R.T.C.T.

**LOT 1, BLOCK A  
BENDERSON ADDITION  
CABINET A, SLIDE 8484  
P.R.T.C.T.**

CHARLES C. WHYTE SURVEY  
ABSTRACT NO. 1611



CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	43.50'	44°59'25"	S 24°13'57" E	33.29'	34.16'
C2	1.77'	129°16'00"	N 40°13'25" W	3.19'	3.99'

- NOTES:
1. A LEGAL DESCRIPTION OF SAME DATE ACCOMPANIES THIS PARCEL PLAT.
  2. BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83) (NA2011), NORTH CENTRAL ZONE (4202). DISTANCES AND AREAS ARE SURFACE VALUES USING THE GRID TO SURFACE ADJUSTMENT FACTOR OF 1.00012.
  3. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. THERE MAY BE EASEMENTS AND/OR COVENANTS AFFECTING THIS PROPERTY NOT SHOWN HEREON.

LEGEND	
●	SET 1/2" IRON ROD WITH CAP STAMPED "YELLOW ROSE 6574" (OR NOTED OTHERWISE)
○	CALCULATED POINT
---	PROPERTY LINE
---	PROPOSED RIGHT-OF-WAY LINE
---	EASEMENT LINE
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS TARRANT COUNTY, TEXAS
P.R.T.C.T.	PLAT RECORDS TARRANT COUNTY, TEXAS

**FORT WORTH CITY OF FORT WORTH**  
N. TARRANT PKWY. AT N. BEACH ST.

PARCEL NO. 01 TE	CITY PROJ. NO. 103309
TEMPORARY CONSTRUCTION EASEMENT	
OWNER: RONALD BENDERSON, RANDALL BENDERSON AND DAVID H. BALDAUF, TRUSTEES	
SURVEY: CHARLES C. WHYTE SURVEY, ABSTRACT NO. 1611	
LOCATION: CITY OF FORT WORTH, TARRANT COUNTY, TEXAS	
ACQUISITION AREA: 457 SQUARE FEET OR 0.0105 ACRES	
WHOLE PROPERTY ACREAGE: 2.748 ACRES	
JOB NO. FN12204_82	DRAWN BY: MP
DATE: JUNE 25, 2023	EXHIBIT B PAGE 1 OF 1
CAD FILE: PARCEL 01 TE.DWG	SCALE: 1" = 30'

CHARLES S. RUBY  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 6574 TEXAS FIRM No. 10194700