

EXHIBIT "A"

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

Being a 271 square foot (0.0062 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 271 square foot (0.0062 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 181.15 feet to a 1/2 inch iron rod with cap stamped "Yellow Rose 6574" set for the **POINT OF BEGINNING** of the herein described tract of land, said 1/2 inch iron rod with cap stamped "Yellow Rose 6574" also being 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;

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 30.42 feet to an "X" cut found for the northeast corner of said Lot 1, 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 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 39.93 feet to a 1/2 inch iron rod with cap stamped "Yellow Rose 6574" set for the intersection of the existing west right-of-way line of said North Beach Street and the east line of said Lot 1 with the proposed southwesterly right-of-way line of said North Tarrant Parkway;

THENCE North 01 degree 44 minutes 45 seconds West, 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 beginning of a non-tangent curve to the left having a radius of 43.50 feet, a central angle of 44 degrees 59 minutes 25 seconds, and a chord that bears North 24 degrees 13 minutes 57 seconds West, a chord length of 33.29 feet;

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

THENCE North 46 degrees 43 minutes 40 seconds West, with the proposed southwesterly right-of-way line of said North Tarrant Parkway, a distance of 21.51 feet to the **POINT OF BEGINNING** and containing 271 square feet or 0.0062 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

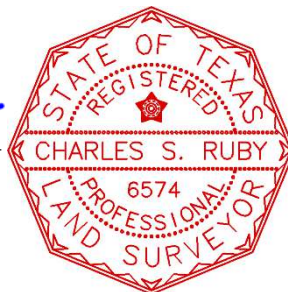


EXHIBIT "B"

PARCEL NO. 01

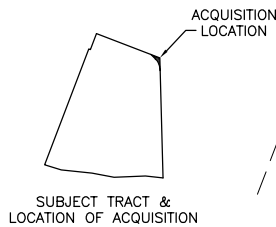
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 69°07'32" E	30.42'
L2	S 01°32'35" E	39.93'
L3	N 01°44'45" W	5.66'
L4	N 46°43'40" W	21.51'

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"	N 24°13'57" W	33.29'	34.16'

- 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	CITY PROJ. NO. 103309		
RIGHT-OF-WAY ACQUISITION			
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: 271 SQUARE FEET OR 0.0062 ACRES			
WHOLE PROPERTY ACREAGE: 2.748 ACRES			
JOB NO. FN12204_82	DRAWN BY: MP	CAD FILE: PARCEL 01.DWG	
DATE: JUNE 25, 2023	EXHIBIT B PAGE 1 OF 1	SCALE: 1" = 30'	

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