

**EXHIBIT "A"**

**MARY'S CREEK FORCE MAIN SECTION 2  
FEE SIMPLE TRACT  
G. M. PETITT SURVEY, ABSTRACT NO. 1235 TRACT 4  
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS**

Being a 5.332 acre (232,278 square feet) tract of land situated in the G. M. Petitt Survey, Abstract No. 1235, Tract 4, City of Fort Worth, Tarrant County, Texas, and being a portion of a tract of land conveyed to Julianne Johnson Atterbury, Josephine Johnson Franzheim, and Estella Gillis Johnson (the Johnson Sisters) as recorded Volume 13816, Page 318 of the Deed Records of Tarrant County, Texas, said 5.332 acre (232,278 square feet) tract of land being more particularly described by metes and bounds as follows:

**BEGINNING** at a 5/8 inch iron rod with cap stamped "RPLS 1640" found (controlling monument) for the northwest corner of said tract of land conveyed to the Johnson Sisters and the most northerly northeast corner of a tract of land conveyed to Donegal Hills, LP as described in Instrument No. D210323404 of the Official Public Records of Tarrant County, Texas, said 5/8 inch iron rod with cap stamped "RPLS 1640" being in the south line of Camp Bowie West Boulevard (variable width right-of-way) and having a grid coordinate of N=6,946,432.34 and E=2,272,616.69;

**THENCE** North 89 degrees 18 minutes 55 seconds East, with the north line of said tract of land conveyed to the Johnson Sisters and the south line of said Camp Bowie West Boulevard, a distance of 318.53 feet to a 5/8 inch iron rod with cap stamped "RPLS 1640" found for the beginning of a curve to the left having a radius of 1,991.08 feet, a delta of 05 degrees 17 minutes 09 seconds, and whose chord bears North 86 degrees 07 minutes 57 seconds East, a chord distance of 183.62 feet;

**THENCE** Easterly, with said curve to the left, with the north line of said tract of land conveyed to the Johnson Sisters and the south line of said Camp Bowie West Boulevard, an arc distance of 183.69 feet to a Type I TXDOT Monument found for corner;

**THENCE** South 83 degrees 29 minutes 43 seconds East, with the north line of said tract of land conveyed to the Johnson Sisters and the south line of said Camp Bowie West Boulevard, a distance of 163.04 feet to a 5/8 inch iron rod with cap stamped "RPLS 1640" (controlling monument) found for the beginning of a curve to the left having a radius of 2,031.08 feet, a delta of 05 degrees 59 minutes 55 seconds, and whose chord bears North 76 degrees 40 minutes 41 seconds East, a chord distance of 212.55 feet;

**THENCE** Easterly, with said curve to the left, with the north line of said tract of land conveyed to the Johnson Sisters and the south line of said Camp Bowie West Boulevard, an arc distance of 212.65 feet to a 5/8 inch iron rod with blue cap stamped "GORRONDONA & ASSOC INC" set for corner;

**THENCE** North 57 degrees 47 minutes 47 seconds East, with the north line of said tract of land conveyed to the Johnson Sisters and the south line of said Camp Bowie West Boulevard, a distance of 2.49 feet to a 5/8 inch iron rod with blue cap stamped "GORRONDONA & ASSOC INC" set for corner;

**THENCE** South 24 degrees 06 minutes 48 seconds East, a distance of 342.58 feet to a 5/8 inch iron rod with blue cap stamped "GORRONDONA & ASSOC INC" set for corner;

**THENCE** South 70 degrees 59 minutes 44 seconds West, a distance of 101.08 feet to a 5/8 inch iron rod with blue cap stamped "GORRONDONA & ASSOC INC" set for corner;

**THENCE** South 83 degrees 52 minutes 39 seconds West, a distance of 129.30 feet to a 5/8 inch iron rod with blue cap stamped "GORRONDONA & ASSOC INC" set for corner;

**THENCE** North 86 degrees 21 minutes 19 seconds West, a distance of 230.14 feet to a 5/8 inch iron rod with blue cap stamped "GORRONDONA & ASSOC INC" set for corner;

**THENCE** North 64 degrees 57 minutes 18 seconds West, a distance of 203.38 feet to a 5/8 inch iron rod with blue cap stamped "GORRONDONA & ASSOC INC" set for corner;

**THENCE** North 77 degrees 09 minutes 37 seconds West, a distance of 291.47 feet to a 5/8 inch iron rod with blue cap stamped "GORRONDONA & ASSOC INC" set for corner in a southwesterly line of said tract of land conveyed to the Johnson Sisters and a northeasterly line of said tract of land conveyed to Donegal Hills, LP;

**THENCE** North 31 degrees 46 minutes 22 seconds West, with a southwesterly line of said tract of land conveyed to the Johnson Sisters and a northeasterly line of said tract of land conveyed to Donegal Hills, LP, a distance of 171.58 feet to the **POINT OF BEGINNING**, and containing 232,278 square feet or 5.332 acres of land, more or less.

**Notes:**

- 1.) A plat of the same survey date herewith accompanies this legal description.
- 2.) Bearings are referenced to the Texas State Plane Coordinate System, NAD-83 (2011), North Central Zone (4202). All distances and areas shown are surface.

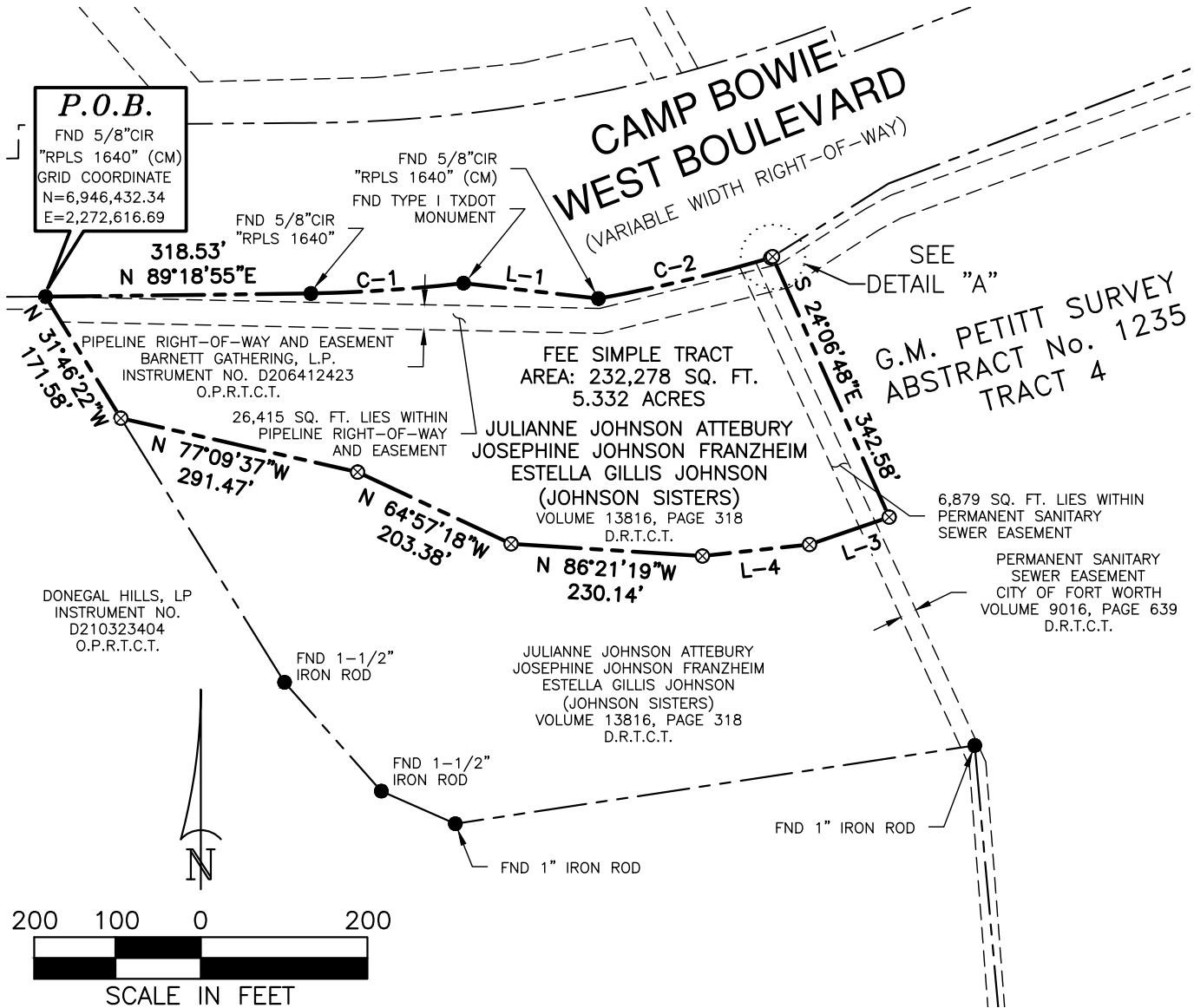
Date: June 11, 2024  
Revised June 14, 2024  
Revised June 20, 2024  
Revised September 18, 2024  
Revised October 15, 2024  
Revised October 17, 2024  
Revised October 24, 2024



  
Richard Kennedy  
Registered Professional Land Surveyor  
No. 5527  
Gorrondona & Associates, Inc.  
Texas Firm No. 10106900

# EXHIBIT "B"

## FEE SIMPLE TRACT



SEE  
DETAIL "A"

G.M. PETITT SURVEY  
ABSTRACT No. 1235  
TRACT 4

**P.O.B.**  
FND 5/8" CIR  
"RPLS 1640" (CM)  
GRID COORDINATE  
N=6,946,432.34  
E=2,272,616.69

PIPELINE RIGHT-OF-WAY AND EASEMENT  
BARNETT GATHERING, L.P.  
INSTRUMENT NO. D206412423  
O.P.R.T.C.T.

26,415 SQ. FT. LIES WITHIN  
PIPELINE RIGHT-OF-WAY  
AND EASEMENT

FEE SIMPLE TRACT  
AREA: 232,278 SQ. FT.  
5.332 ACRES

JULIANNE JOHNSON ATTEBURY  
JOSEPHINE JOHNSON FRANZHEIM  
ESTELLA GILLIS JOHNSON  
(JOHNSON SISTERS)  
VOLUME 13816, PAGE 318  
D.R.T.C.T.

6,879 SQ. FT. LIES WITHIN  
PERMANENT SANITARY  
SEWER EASEMENT

PERMANENT SANITARY  
SEWER EASEMENT  
CITY OF FORT WORTH  
VOLUME 9016, PAGE 639  
D.R.T.C.T.

DONEGAL HILLS, LP  
INSTRUMENT NO.  
D210323404  
O.P.R.T.C.T.

JULIANNE JOHNSON ATTEBURY  
JOSEPHINE JOHNSON FRANZHEIM  
ESTELLA GILLIS JOHNSON  
(JOHNSON SISTERS)  
VOLUME 13816, PAGE 318  
D.R.T.C.T.



REVISED: JUNE 20, 2024    REVISED: OCTOBER 15, 2024  
REVISED: JUNE 14, 2024    REVISED: OCTOBER 17, 2024  
REVISED: SEPTEMBER 18, 2024    REVISED: OCTOBER 24, 2024



# City of Fort Worth

200 TEXAS STREET • FORT WORTH, TEXAS 76102

## MARY'S CREEK FORCE MAIN SECTION 2 WALNUT CREEK LIFT STATION TO CONFLUENCE LIFT STATION

FEE SIMPLE TRACT	CITY PROJ. NO. 103648-2
SURVEY: G.M. PETITT SURVEY, ABSTRACT NO. 1235 TRACT 4	
LOCATION: CITY OF FORT WORTH, TARRANT COUNTY, TEXAS	
ACQUISITION AREA: 232,278 SQUARE FEET OR 5.332 ACRES	
WHOLE PROPERTY ACREAGE: 116.209 ACRES (CALCULATED)	

JOB No. PLUM2201.00	DRAWN BY: BM	CAD FILE: 5 AC FST_R04
DATE: JUNE 11, 2024	EXHIBIT B PAGE 1 OF 2	SCALE: 1" = 200'

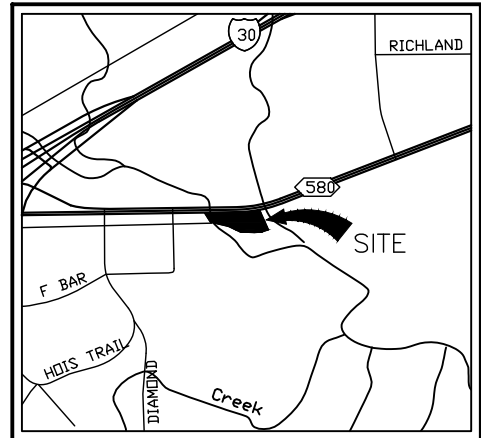


RICHARD KENNEDY  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 5527    TEXAS FIRM No. 10106900

# EXHIBIT "B"

## FEE SIMPLE TRACT

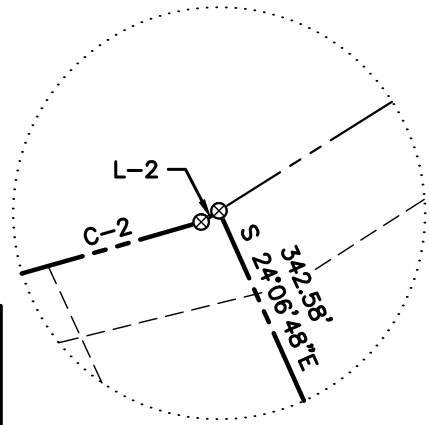
LEGEND	
○	CALCULATED POINT
●	FOUND MONUMENT (SIZE AND TYPE NOTED)
⊗	SET 5/8 INCH IRON ROD W/CAP STAMPED "GORRONDONA & ASSOC. INC."
(0.00)	DEED OR RECORDED PLAT DIMENSIONS
O.R.D.C.T.	OFFICIAL RECORDS OF DENTON COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS OF DENTON COUNTY, TEXAS
P.O.B.	POINT OF BEGINNING
— — — — —	SUBJECT TRACT BOUNDARY LINE
- - - - -	ADJOINING TRACT BOUNDARY LINE
- · - · - · -	EASEMENT LINE
— § —	APPROXIMATE SURVEY LINE



VICINITY MAP  
(NOT TO SCALE)

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S 83°29'43"E	163.04'
L-2	N 57°47'47"E	2.49'
L-3	S 70°59'44"W	101.08'
L-4	S 83°52'39"W	129.30'

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	ARC
C-1	1991.08'	05°17'09"	N 86°07'57"E	183.62'	183.69'
C-2	2031.08'	05°59'55"	N 76°40'41"E	212.55'	212.65'



DETAIL "A"  
NOT TO SCALE

- NOTES:**
1. A LEGAL DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.
  2. ALL BEARINGS AND COORDINATES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD-83, THE NORTH CENTRAL ZONE 4202, ALL DISTANCES AND AREAS SHOWN ARE SURFACE.

REVISED: JUNE 20, 2024    REVISED: OCTOBER 15, 2024  
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WHOLE PROPERTY ACREAGE: 116.209 ACRES (CALCULATED)	

JOB No. PLUM2201.00	DRAWN BY: BM	CAD FILE: 5 AC FST_R04
DATE: JUNE 11, 2024	EXHIBIT B PAGE 2 OF 2	SCALE: 1" = 200'



RICHARD KENNEDY  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 NO. 5527    TEXAS FIRM No. 10106900

Lot Report

Sun Oct 13 10:17:51 2024

Lot File: \\gaines04\Active\Production04\PLUM2201.00 - CoFW Mary's Creek\SURVEY\CAD\LOT\MARY'S CREEK MASTER.lot

Lot: 5 AC\_FST\_R04

Bearing	Distance	Radius	Delta	Chord Ang	Chord Length
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N 89°18'55" E	318.53				
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N 86°07'57" E	183.62	1991.08	5°17'09"	N 86°07'57" E	183.62 183.69
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S 83°29'43" E	163.04				
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N 76°40'41" E	212.55	2031.08	5°59'55"	N 76°40'41" E	212.55 212.65
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N 57°47'46" E	2.49				
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S 24°06'48" E	342.58				
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S 70°59'44" W	101.08				
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S 83°52'39" W	129.30				
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N 86°21'19" W	230.14				
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N 64°57'18" W	203.38				
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N 77°09'37" W	291.47				
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N 31°46'22" W	171.58				
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Closure Error Distance > 0.0000

Total Distance > 2349.91

232,278 SQ. FT.

5.332 ACRES