

**Description of
0.5929 Acres of Land
For Right-of-Way Acquisition**

BEING that certain tract of land situated in the J. Conwill, Survey, Abstract Number 343, City of Fort Worth, Tarrant County, Texas, being a portion of that tract of land described by deed to International Order of Operating Engineers Local 178 AFL-CIO, recorded in Instrument Number D202040614, County Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at the northeast corner of that tract of land described by deed to American SOKOL Organization, recorded in Volume 5195, Page 571, said County Records, in the west line of said International Order of Operating Engineers tract, and in the south right-of-way line of Cromwell-Marine Creek Road, a 60 foot right-of-way by deed recorded in Volume 5196, Page 986, said County Records, from which a 1/2 inch bent iron rod found bears N 27°26'58"E, 0.38 feet;

THENCE departing said west line, with said south right-of-way line, the following courses and distances:

S 89°43'51"E, 25.84 feet, to a 5/8 inch iron rod, with plastic cap stamped "PELTON", set at the beginning of a curve to the left;

With said curve to the left, an arc distance of 288.38 feet, through a central angle of 11°18'00", having a radius of 1462.19 feet, the long chord which bears N 84°37'09"E, 287.91 feet, to a 5/8 inch iron rod, with plastic cap stamped "PELTON", set;

N 78°58'09"E, 12.89 feet, to a 5/8 inch iron rod, with plastic cap stamped "PELTON", set at the beginning of a curve to the right;

With said curve to the right, an arc distance of 314.95 feet, through a central angle of 11°13'45", having a radius of 1607.03 feet, the long chord which bears N 84°35'01"E, 314.45 feet, to a 5/8 inch iron rod, with plastic cap stamped "PELTON", set at the intersection of said south right-of-way line and the west right-of-way line of Bowman-Roberts Road (a called 50 foot right-of-way), and in the east line of said International Order of Operating Engineers tract;

THENCE S 00°25'54"W, 254.76 feet, with said east line and said west right-of-way line, to a 5/8 inch iron rod, with plastic cap stamped "PELTON", set, from which a 1/2 inch iron rod found bears S 00°25'54"W, 276.41 feet;

THENCE over and across said International Order of Operating Engineers tract, the following courses and distances:

N 89°34'05"W, 7.29 feet, departing said common line, to a 5/8 inch iron rod, with plastic cap stamped "PELTON", set;

N 00°25'55"E, 188.49 feet, to a 5/8 inch iron rod, with plastic cap stamped "PELTON", set;

N 45°11'34"W, 40.41 feet, to a 5/8 inch iron rod, with plastic cap stamped "PELTON", set;

S 89°28'18"W, 56.34 feet, to a 5/8 inch iron rod, with plastic cap stamped "PELTON", set at the beginning of a curve to the left;

With said curve to the left, an arc distance of 195.38 feet, through a central angle of 10°48'56", having a radius of 1035.00 feet, the long chord which bears S 84°03'50"W, 195.09 feet, to a 5/8 inch iron rod, with plastic cap stamped "PELTON", set;

S 78°39'22"W, 116.23 feet, to a 5/8 inch iron rod, with plastic cap stamped "PELTON", set at the beginning of a curve to the right;

With said curve to the right, an arc distance of 236.13 feet, through a central angle of 11°36'47", having a radius of 1165.00 feet, the long chord which bears S 84°27'45"W, 235.73 feet, to a 5/8 inch iron rod, with plastic cap stamped "PELTON", set;

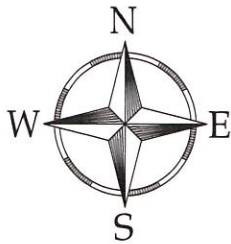
THENCE N 89°43'51"W, 3.11 feet, to a 5/8 inch iron rod, with plastic cap stamped "PELTON", set in the aforementioned west line of said International Order of Operating Engineers tract and the east line of the aforementioned American SOKOL Organization tract;

THENCE N 00°25'45"E, 45.00 feet, with said common line, to the **Point of Beginning** and containing 25,828 square feet or 0.5929 acres of land more or less.

"Integral Parts of this Document"

1. Description – 2 Pages
2. Exhibit

TBPELS - LS FIRM REG. NO. 10177700



GRAPHIC SCALE IN FEET

"Integral parts of this document"
1. Description - 2 Pages
2. Exhibit

Basis of Bearing is the Texas
Coordinate System North Central
Zone 4202, NAD 83

IRF = Iron Rod Found
IRS = Iron Rod Set

CURVE TABLE					
C#	DELTA	RADIUS	LENGTH	BEARING	DIST.
C1	11° 18' 00"	1462.19'	288.38'	N84° 37' 09"E	287.91'
C2	11° 13' 45"	1607.03'	314.95'	N84° 35' 01"E	314.45'

LINE TABLE		
L#	BEARING	DIST.
L1	S89° 43' 51"E	25.84'
L2	N00° 25' 45"E	45.00'

Lot 23X, Block 1
The Trails of Marine Creek
Cab. A, Sld. 9827, C.R.T.C.T.

Lot 24X
Block 1

J. CONWELL SURVEY
ABST. # 343

International Order of Operating
Engineers Local 178 AFL-CIO
Inst. # D202040614
C.R.T.C.T.

Cromwell-Marine Creek Road

60' ROW Vol. 5196, Pg. 986 C.R.T.C.T.

1/2" IRF (bent) brs.
N27° 26' 58"E
0.38'

L1 POB
L2

N89° 43' 51"W
3.11'

American SOKOL Organization
Vol. 5195, Pg. 571
C.R.T.C.T.

W. DEAN SURVEY
ABST. NO. # 436

Approx. Survey Line

$\Delta = 11^\circ 36' 47''$
 $R = 1165.00'$
 $L = 236.13'$
 $Ch. = S84^\circ 27' 45'' W$
 $235.73'$

International Order of Operating
Engineers Local 178 AFL-CIO
Inst. # D202040614
C.R.T.C.T.

N78° 58' 09"E
12.89'

0.5929 Acres

S78° 39' 22"W
116.23'

$\Delta = 10^\circ 48' 56''$
 $R = 1035.00'$
 $L = 195.38'$
 $Ch. = S84^\circ 03' 50'' W$
 $195.09'$

N45° 11' 34"W
40.41'

N00° 25' 55"E
188.49'

S00° 25' 54"W

N89° 34' 05"W
7.29'

S00° 25' 54"W
276.41'

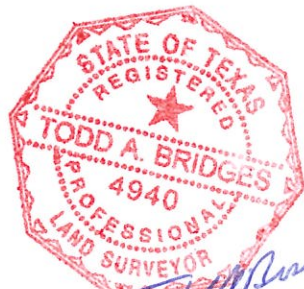
Approx. Survey Line

Bowman-Roberts Road
A called 50' Right-of-Way

Approx. Survey Line

A. ROBERTS SURVEY
ABST. NO. # 1262

J. BOWMAN SURVEY
ABST. NO. # 79



Todd A. Bridges
12-15-22

Exhibit of
0.5929 Acres of Land for Right-of-Way Acquisition
Situated in the J. Conwell Survey, Abstract Number 343,
City of Fort Worth, Tarrant County, Texas.

Parcel 8

PELTON
LAND SOLUTIONS

9800 HILLWOOD PARKWAY, SUITE 250
FORT WORTH, TEXAS 76177 PH.# 817-562-3350

JOB # BMC17001

DRAWN BY: TBR

CHECKED BY: TAB

DATE: 10-27-2021

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