

Parcel 3  
Mid-Cities Blvd.  
R.O.W. CSJ: 0902-90-013  
3-04-2015  
Exhibit A, Page 1 of 5

BEING 0.0435 acre of land located in Lot 1, Block 1, E-SYSTEMS ADDITION, to the City of North Richland Hills, Tarrant County, Texas, according to the Plat recorded in Cabinet A, Slide 3815, of the Plat Records of Tarrant County, Texas, and also being a portion of the tract of land being conveyed to Keithbev, LLC, by the deed recorded in County Clerk file No. D213253846, of the Deed Records of Tarrant County, Texas. Said 0.0435 acre of land being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron rod set, in the East boundary line of aforesaid Lot 1, Block 1, lying S 00° 21' 47"E 318.82 feet, from the Northeast corner of thereof, and the West boundary line of Lot 1, Block 1, Pavilion Park Addition, to the City of North Richland Hills, Tarrant County, Texas, according to the Plat recorded in County Clerk's file number D206272383, of the Plat Records of Tarrant County, Texas, being located at right angles to and 72.04 feet North of Highway Centerline Station 92+65.12;\*\*

- (1) THENCE S 00° 22' 37" E 12.05 feet, along the East boundary line of said Lot 1, Block 1, E-SYSTEMS ADDITION, and the West boundary line of said Lot 1, Block 1, Pavilion Park, to a PK nail found at the Southeast corner of aforesaid Lot 1, Block 1, E-SYSTEMS ADDITION, lying in the existing North right-of-way line of Mid-Cities Blvd., being located at right angles to and 60.00 feet North of Highway Centerline Station 92+65.43;
- (2) THENCE SOUTHWESTERLY 146.60 feet, along the South boundary line of said Lot 1, Block 1, and the existing North right-of-way line of Mid-Cities Blvd. with a curve to the Left having a radius of 2924.78 feet, a central angle of 02° 52' 18", and a chord bearing S 89° 44' 23" W 146.58 feet, to an "X" cut in concrete found at the most Southerly Southwest corner of aforesaid Lot 1, Block 1, being located at right angles to and 60.00 feet North of Highway Centerline Station 91+21.85;
- (3) THENCE N 38° 19' 43" W 17.11 feet, along the Southwest boundary line of said Lot 1, Block 1, and the North right-of-way line of Mid-Cities Blvd., to a ½" iron rod marked "Brittain & Crawford" set, in the new North right-of-way line of Mid-Cities Blvd., being located at right angles to and 73.75 feet North of Highway Centerline Station 91+11.89;\*\*
- (4) THENCE SOUTHEASTERLY 14.37 feet, along the new North right-of-way line of Mid-Cities Blvd. with a curve to the Left having a radius of 85.00 feet, a central angle of 09° 41' 13", and a chord bearing S 86° 46' 22" E 14.35 feet, to a ½" iron rod marked "Brittain & Crawford" set, at the end of said curve and the beginning of another curve to the Right, being located at right angle to and 72.50 feet North of Highway Centerline Station 91+25.84;\*\*
- (5) THENCE NORTHEASTERLY 118.92 feet, along the new North right-of-way line of Mid-Cities Blvd. with said curve to the Right having a radius of 2937.28 feet, a central angle of 02° 19' 11", and a chord bearing N 89° 32' 36" E 118.91 feet, to a ½" iron rod marked "Brittain & Crawford" set, at the end of said curve to the Right and the beginning of another

curve to the Right, being located at Right angles to and 72.50 feet North of Highway Centerline Station 92+41.82;\*\*

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3-04-2015  
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- (6) THENCE SOUTHEASTERLY 23.89 feet, continuing along the new North right-of-way line of Mid-Cities Blvd., with said curve to the Right having a radius of 515.00 feet, a central angle of 02° 39' 28", and a chord bearing S 87° 58' 04" E 23.89 feet, to the POINT OF BEGINNING containing 0.0435 acre (1,894 square feet) of land.

G:\2014\EASEMENTS\FN NRH Mid Cities\ROW 3.doc

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3-04-2015  
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**NOTES:**

All coordinates and bearings are based on the Texas State Plane Coordinate System, N.A.D. 83 North Central Zone. All distances and coordinates shown are surface values and may be converted to grid by dividing by TxDOT conversion factor for Tarrant County of 1.00012.

All stations and offsets shown are calculated relative to the project centerline (Mid-Cities Blvd. Baseline) unless otherwise noted.

**\*\*This monument may be replaced by TxDOT type II right-of-way marker upon the completion of the highway construction project under the supervision of a registered professional land surveyor either employed or retained by TxDOT.**

A plat of same date accompanies this description.

I, Krystian Golebiewski, a Registered Professional Land Surveyor, do hereby declare that this description and accompanying plat is true and correct to the best of my knowledge and belief and that the property described herein was determined by survey made on the ground under my direction and supervision.

---

Krystian Golebiewski  
Registered Professional Land Surveyor No. 6400  
Brittain & Crawford LLC  
3908 South Freeway  
Fort Worth, Texas 76110  
(817) 926-0211, Fax (817) 926-9347

FM 1938-DAVIS BLVD.

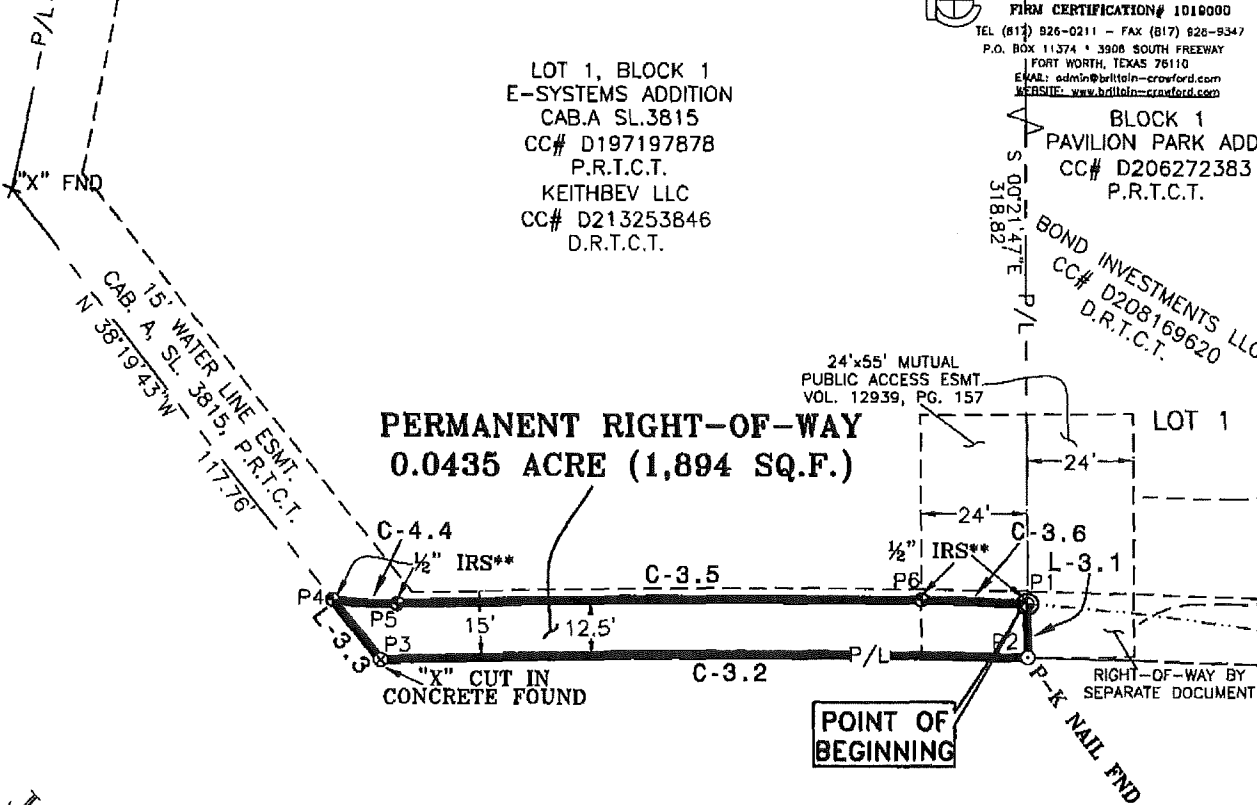
# EXHIBIT "A" PAGE 4 OF 5

COPYRIGHTS: ONE CRN E-SYSTEMS  
**BRITAIN & CRAWFORD**  
LAND SURVEYING &  
TOPOGRAPHIC MAPPING  
FIRM CERTIFICATION# 1010000  
TEL (817) 826-0211 - FAX (817) 826-9347  
P.O. BOX 11374 • 3908 SOUTH FREEWAY  
FORT WORTH, TEXAS 76110  
EMAIL: admin@britain-crawford.com  
WEBSITE: www.britain-crawford.com

LOT 1, BLOCK 1  
E-SYSTEMS ADDITION  
CAB.A SL.3815  
CC# D197197878  
P.R.T.C.T.  
KEITHBEV LLC  
CC# D213253846  
D.R.T.C.T.

BLOCK 1  
PAVILION PARK ADD.  
CC# D206272383  
P.R.T.C.T.

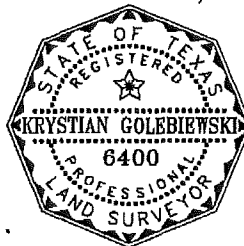
BOND INVESTMENTS LLC  
CC# D208169620  
D.R.T.C.T.



JOHN H BARLOUGH  
SURVEY, A-130

MID-CITIES BLVD.  
(VARIABLE WIDTH R.O.W.)

SURVEYED ON THE GROUND  
OCTOBER 6, 2014



*Krystian Golebiewski*

KRYSZTIAN GOLEBIEWSKI  
REGISTERED PROFESSIONAL  
LAND SURVEYOR  
STATE OF TEXAS NO. 6400

DRAWING REVISED:  
MAY 5, 2015

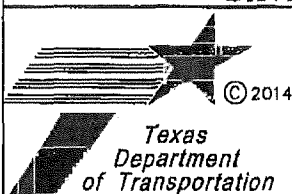
LOT 3R BLOCK 1  
SMITHFIELD CORNERS  
CAB.A SLIDE 6848  
P.R.T.C.T.

WATER, SEWER  
& SIDEWALK ESMT

LOT 4R BLOCK 1  
SMITHFIELD CORNERS  
CAB.A SLIDE 6848  
P.R.T.C.T.

SCALE 1"=40'

DAVIS BLVD / MID CITIES BLVD INTERSECTION IMPROVEMENTS



PERMANENT RIGHT OF WAY PARCEL No.3			PARCEL NUMBER	3
DAVIS BLVD/MID CITIES BLVD			ACRES	SQ. FEET
SCALE 1" = 40'	FEDERAL AID PROJECT NO. CM 2007 (227)	R.O.W. CSJ No.: 0902-90-013	DEED AREA	1.5361 66,911
		COUNTY TARRANT	ACQUISITION	0.0435 1,894
			REMAINDER AREA	1.4926 65,017

(K.G.) DATA\FN\FN\_NRH\_MID CITIES-DAVIS\FN\_NRH\_MID\_ROW-03.dwg

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**BRITTAINE & CRAWFORD**

LAND SURVEYING &  
TOPOGRAPHIC MAPPING  
FIRM CERTIFICATION# 1019000

TEL (817) 926-0211 - FAX (817) 926-9347  
P.O. BOX 11374 • 3908 SOUTH FREEWAY  
FORT WORTH, TEXAS 76110  
EMAIL: admin@brittain-crawford.com  
WEBSITE: www.brittain-crawford.com

CALL TABLE

Course	Bearing	Distance
L-3.1	S 00°22'37" E	12.05'
C-3.2 LEFT	Rad: 2924.78' Tan: 73.31' Chd: S 89°44'23" W	Arc: 146.60' CA: 2°52'18" 146.58'
L-3.3	N 38°19'43" W	17.11'
C-3.4 LEFT	Rad: 85.00' Tan: 7.20' Chd: S 86°46'22" E	Arc: 14.37' CA: 9°41'13" 14.35'
C-3.5 RIGHT	Rad: 2937.28' Tan: 59.47' Chd: N 89°32'36" E	Arc: 118.92' CA: 2°19'11" 118.91'
C-3.6 RIGHT	Rad: 515.00' Tan: 11.95' Chd: S 87°58'04" E	Arc: 23.89' CA: 2°39'28" 23.89'

PARENT TRACT  
NOT TO SCALE

LOT 1, BLOCK 1  
E-SYSTEMS ADDITION  
CAB.A SL.3815  
CC# D197197878  
P.R.T.C.T.

POINT TABLE

POINT	STATION	OFFSET	NORTHING	EASTING
P1	Sta=92+65.12	OS=72.04 LT	N:6999935.91	E:2365487.20
P2	Sta=92+65.43	OS=60.00 LT	N:6999923.86	E:2365487.28
P3	Sta=91+21.85	OS=60.00 LT	N:6999923.20	E:2365340.70
P4	Sta=91+11.89	OS=73.75 LT	N:6999936.62	E:2365330.09
P5	Sta=91+25.84	OS=72.50 LT	N:6999935.81	E:2365344.42
P6	Sta=92+41.82	OS=72.50 LT	N:6999936.76	E:2365463.33

**NOTES:**

- LEGAL DESCRIPTION TO ACCOMPANY THIS SURVEY SKETCH.
- BEARINGS ARE BASED ON NAD 83 DATUM, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, WITH ALL DISTANCES AND COORDINATES ADJUSTED TO THE SURFACE BY PROJECT SURFACE SCALE FACTOR OF 1.00012.
- \*\*THIS MONUMENT MAY BE REPLACED BY TXDOT TYPE II RIGHT-OF-WAY MARKER UPON THE COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR EMPLOYED OR RETAINED BY TXDOT.

**LEGEND:**

- ESMT - EASEMENT
- - PROPERTY CORNER FOUND-AS NOTED
- - 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "BRITTAINE & CRAWFORD"
- IRF - IRON ROD FOUND
- ↖ - DIRECTION OF CURVE
- POC - POINT OF COMMENCING
- POB - POINT OF BEGINNING
- D/P.R.T.C.T. - DEED/PLAT RECORDS OF TARRANT COUNTY, TEXAS
- C/L - CENTER LINE
- P/L - PROPERTY LINE
- S/L - SURVEY LINE

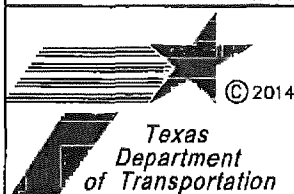


SURVEYED ON THE GROUND  
OCTOBER 6, 2014

*Krystian Golebiewski*  
KRYSZTIAN GOLEBIEWSKI  
REGISTERED PROFESSIONAL  
LAND SURVEYOR  
STATE OF TEXAS NO. 6400

DRAWING REVISED:  
MAY 5, 2015

## DAVIS BLVD / MID CITIES BLVD INTERSECTION IMPROVEMENTS



### PERMANENT RIGHT OF WAY PARCEL No.3

**PARCEL  
NUMBER**

**3**

### DAVIS BLVD/MID CITIES BLVD

DISTRICT  
FORT WORTH  
COUNTY  
TARRANT

SCALE  
1" = 40'

FEDERAL AID PROJECT NO.  
CM 2007 (227)

R.O.W. CSJ No.:  
0902-90-013

	ACRES	SQ. FEET
DEED AREA	1.5361	66,911
ACQUISITION	0.0435	1,894
REMAINDER AREA	1.4926	65,017

(K.G.) DATA\FN\FN\_NRH\_MID CITIES-DAVIS\FN\_NRH\_MID\_ROW-03.dwg