

ACCEPTED BY THE CITY OF ARLINGTON, TEXAS this _____ day of August, 2023.

CITY OF ARLINGTON, TEXAS

(Signature)

(Printed Name)

(Printed Title)

(ACKNOWLEDGMENT)

**STATE OF TEXAS
COUNTY OF TARRANT**

This instrument was acknowledged before me on the _____ day of August, 2023, by Tim O'Hare, Tarrant County Judge, on behalf of Tarrant County, Texas.

Notary Public, State of Texas

(ACKNOWLEDGMENT)

**STATE OF TEXAS
COUNTY OF TARRANT**

This instrument was acknowledged before me on the _____ day of _____, 2023, by _____, it's _____ of the **CITY OF ARLINGTON, TEXAS**, a Municipal Corporation.

Notary Public, State of Texas

Approval Form for District Attorney

Assistant District Attorney

*By law, the District Attorney's Office may only advise or approve contract or legal documents on behalf of its clients. It may not advise or approve a contract or legal document on behalf of other parties. Our review of this document was conducted solely from the legal perspective of our client. Our approval of this document was offered solely for the benefit of our client. Other parties should not rely on this approval, and should seek review and approval by their own attorney.

AFTER RECORDING RETURN TO:

Miriam Salazar
Transportation Dept.
100 E. Weatherford Suite 401
Fort Worth, Texas 76196-0601

DESCRIPTION OF PROPERTY

SITUATED in the City of Arlington, Tarrant County, Texas, and being a part of the Robert R. Ramey Survey, Abstract No. 1341, and a remaining portion of that certain tract conveyed to Tarrant County by deed recorded in Volume 1339, Page 200, Tarrant County Deed Records, and said portion being more fully described as follows:

BEGINNING at a ½" iron rod with an aluminum cap stamped "TARRANT COUNTY" set for an angle point in the south line of the Union Pacific Railroad right-of-way (originally the Texas & Pacific Railroad right-of-way recorded in Volume B, Page 62, said Deed Records) 75 feet south of the centerline of the north track for the northeast corner of said remaining Tarrant County tract, said point by description being in the east line of said R. Ramey Survey;

THENCE South 0 degrees, 17 minutes, 53 seconds East with a west line of said railroad right-of-way and the east line of said remaining portion of Tarrant County tract, at 25.37 feet passing an angle point in the south line of said railroad right-of-way and the northwest corner of that certain tract conveyed to the City of Arlington by deed recorded in Volume 13020, Page 11, said Deed Records, continuing with the west line of said City of Arlington tract (called to be the west line of the M. Brinson Survey, Abstract No. 153) for the east line of the remaining portion of Tarrant County tract, in all 101.54 feet to a ½" iron rod with an aluminum cap stamped "TARRANT COUNTY" set for the southeast corner of said remaining portion of Tarrant County Tract, said point being on a curve whose center bears North 10 degrees, 09 minutes, 49 seconds West, 3039.50 feet;

THENCE westerly with said curve 100 feet south of and concentric with the south line of said railroad right-of-way, and the south line of said remaining portion of Tarrant County Tract, a distance of 506.03 feet to a "MAG" nail set in the asphalt pavement of Forest Edge Drive for the end of said curve;

THENCE South 89 degrees, 22 minutes, 31 seconds West continuing 100 feet south of and parallel to the south line of said Railroad right-of-way and the south line of said remaining portion of Tarrant County tract, 109.87 feet to a point in the east line of Lot 24, Block 1R, Shady Valley North Addition, as shown on plat thereof recorded in Volume 388-117, Page 98, Tarrant County Plat Records;

THENCE North 0 degrees, 34 minutes, 34 seconds West with the east line of said Lot 24, across said remaining portion of Tarrant County Tract, 1.31 feet to the northeast corner of Lot 24;

THENCE South 89 degrees, 47 minutes, 05 seconds West with the most northerly north line of said Shady Valley North Addition, across said remaining portion of Tarrant County Tract, at 1.95 feet passing a ½" iron rod found in place, continuing with the north line of Shady Valley North Addition, passing a ½" iron rod found in place for the common north corner of Lots 23 and 24, said Block 1R, at 396.19 feet passing a "JS COLE 5411" capped ½" iron rod found in place for the common north corner of Lot 21 and 22, said Block 1R, and continuing in all 406.77 feet to the most northerly northwest corner of said Shady Valley North Addition;

THENCE South 37 degrees, 14 minutes, 26 seconds West with a westerly line of said Shady Valley North Addition, 5.34 feet a ½" iron rod with an aluminum cap stamped "TARRANT COUNTY" set in the south line of said remaining portion of Tarrant County tract and the north line of that certain tract conveyed to Agnes Anna Dickinson Estate recorded in Volume 1453, Page 168, said Deed Records;

THENCE South 89 degrees, 22 minutes, 31 seconds West, 100 feet south of and parallel with the south line of said railroad right-of-way for the south line of said remaining portion of Tarrant County tract and the north line of said Dickinson tract, 55.75 feet to a point in the center of Rush Creek for the southwest corner of the remaining portion of Tarrant County tract and the southeast corner of that certain tract conveyed to J. Clyde Jones by deed recorded in Volume 3277, Page 132, said Deed Records;

THENCE North 31 degrees, 39 minutes, 49 seconds East with the centerline of said Rush Creek for the common line of said remaining portion of Tarrant County tract and said Jones tract, 118.27 feet to the south right-of-way line of said railroad (a 150 foot right-of-way at this point per Texas & Pacific Railroad Right of Way and Strip Map dated January 15, 1937);

THENCE North 89 degrees, 22 minutes, 31 seconds East with the south line of said railroad right-of-way for the north line of said remaining portion of Tarrant County tract, at 45.00 feet passing a ½" iron rod with aluminum cap stamped "TARRANT COUNTY" set for reference, and continuing in all 512.48 feet to a ½" iron rod with aluminum cap stamped "TARRANT COUNTY" set for the beginning of a curve whose center bears North 0 degrees, 37 minutes, 29 seconds West, 2939.51 feet;

THENCE easterly with said curve and the south line of said railroad right-of-way for the north line of said remaining portion of Tarrant County tract a distance of 506.78 feet to the PLACE OF BEGINNING and containing a surface area of 2.3859 acres(103,928 Square feet).

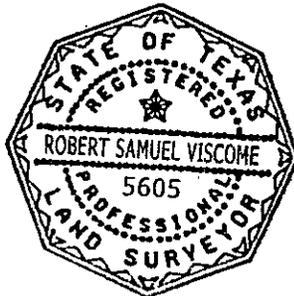
BEARINGS AND DISTANCES ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983 (2011), NORTH CENTRAL ZONE AS DERIVED BY GPS OBSERVATIONS UTILIZING THE ALLTERRA RTKNET VRS NETWORK. TO CONVERT GRID DISTANCES TO SURFACE DISTANCES, MULTIPLY EACH GRID DISTANCE BY A COMBINED SCALE FACTOR OF 1.0001358. AREA REPORTED IS SURFACE AREA.

THIS DESCRIPTION WAS PREPARED TO ACCOMPANY A SURVEY MAP OF THE DESCRIBED PROPERTY.

Tarrant County Transportation Services Department



March 22, 2023
Robert "Bob" Viscome
Texas Registration No. 5605



Tarrant County Transportation Services Department
100 East Weatherford Street
Room 401
Fort Worth, Texas, 76196-0601
817-884-2622
rviscome@tarrantcountytexas.gov
TBPELS Firm No. 1013100

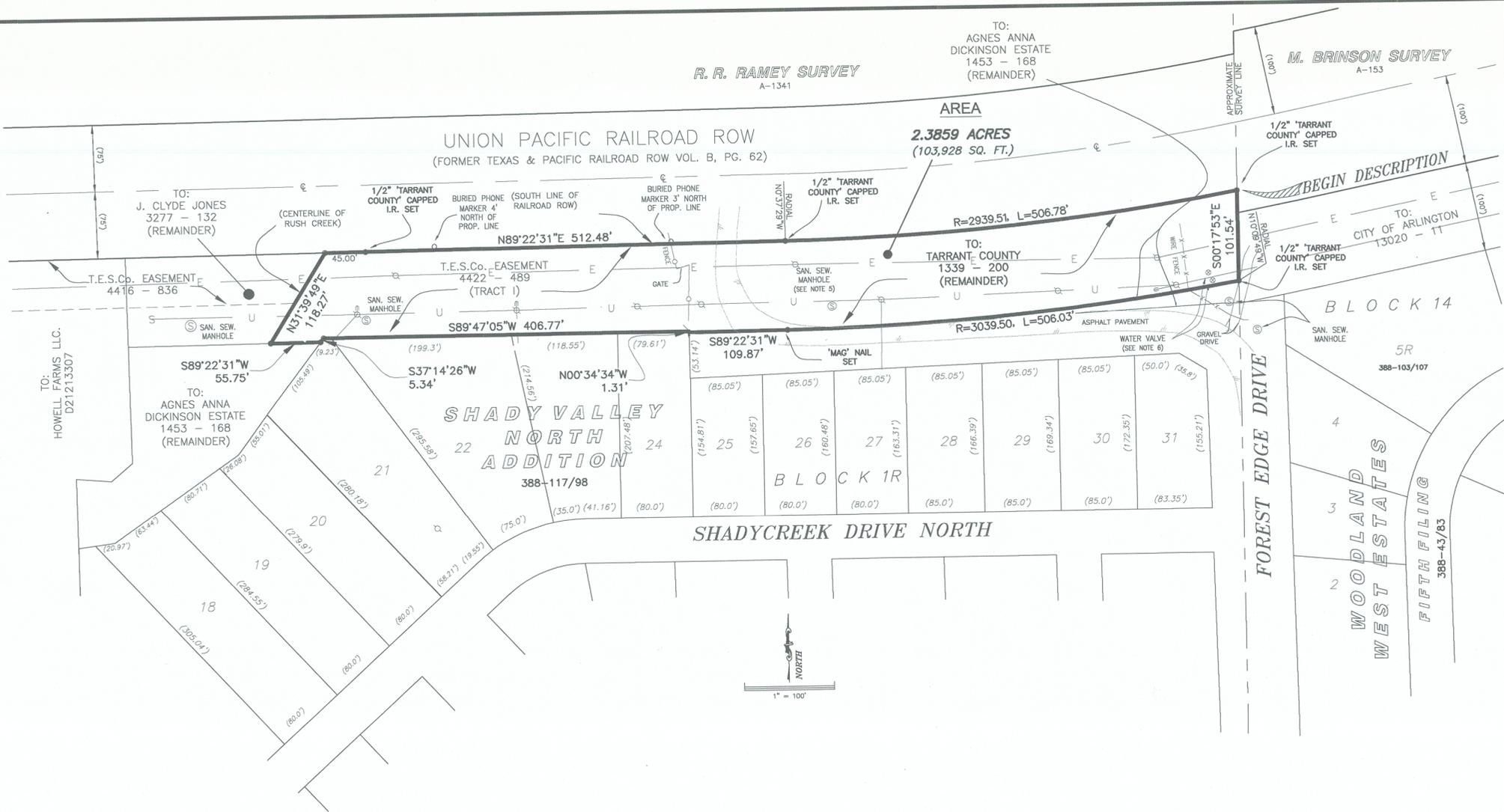
R. R. RAMEY SURVEY
A-1341

TO:
AGNES ANNA
DICKINSON ESTATE
1453 - 168
(REMAINDER)

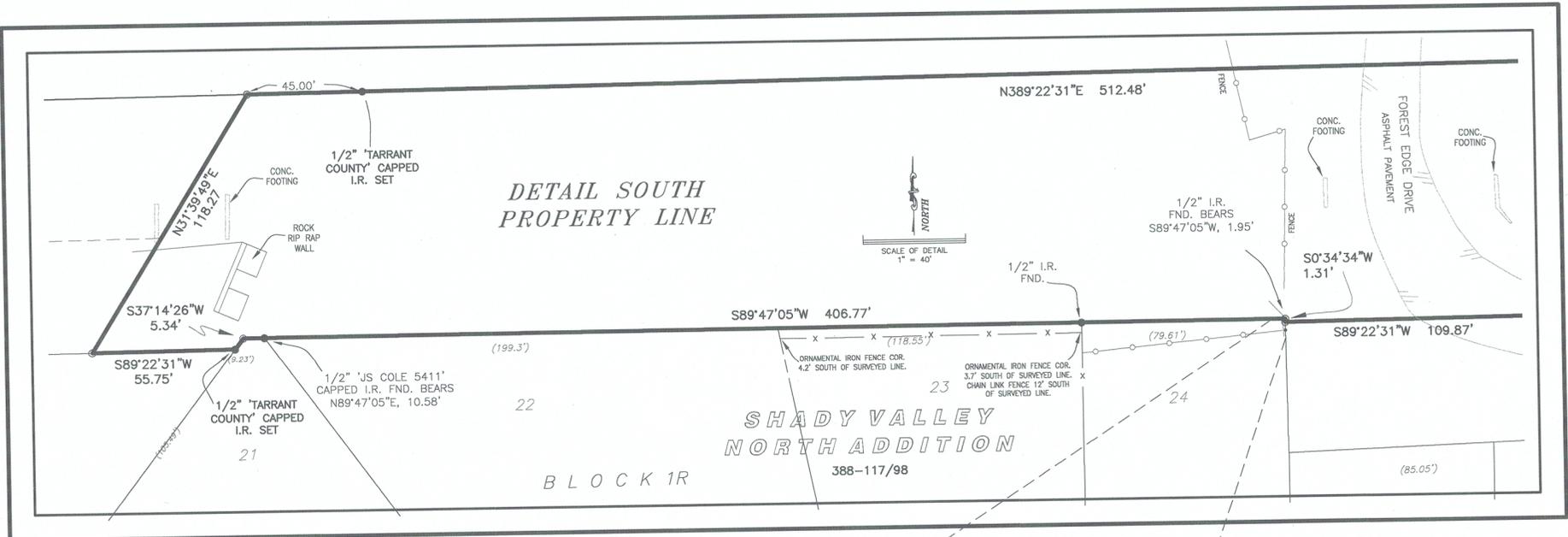
M. BRINSON SURVEY
A-153

UNION PACIFIC RAILROAD ROW
(FORMER TEXAS & PACIFIC RAILROAD ROW VOL. B, PG. 62)

AREA
2.3859 ACRES
(103,928 SQ. FT.)



DETAIL SOUTH
PROPERTY LINE

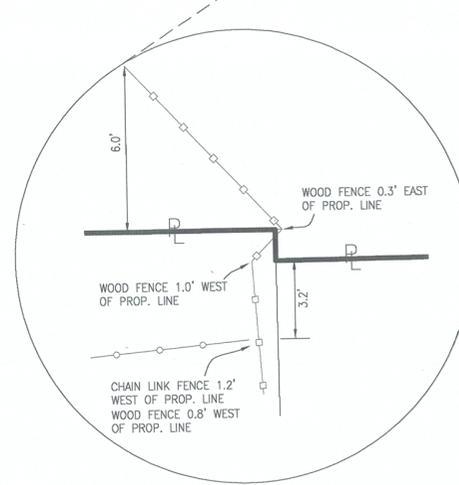


LEGEND

- | | |
|----------------------|------------------------|
| /// ASPHALT PAVEMENT | (75') RECORD DISTANCE |
| ⊕ CENTERLINE | I.R. IRON ROD |
| ⊔ PROPERTY LINE | —E— OVERHEAD ELECTRIC |
| —○— CHAIN LINK FENCE | —U— OVERHEAD UTILITIES |
| —□— WOOD FENCE | —G— GUY ANCHOR |
| 75' GRID DISTANCE | ⊙ WATER VALVE |
| ⊕ UTILITY POLE | |

NOTES:

- BEARINGS AND DISTANCES ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983 (2011) NORTH CENTRAL ZONE AS DERIVED BY GPS OBSERVATIONS UTILIZING THE ALLTERRA RTKNET, VRS NETWORK. GRID DISTANCES CAN BE CONVERTED TO SURFACE DISTANCES BY MULTIPLYING EACH GRID DISTANCE BY A COMBINED SCALE FACTOR OF 1.0001358. AREA SHOWN IS SURFACE AREA.
- BY SCALED MAP LOCATION OF FEMA'S LOMR No. 11-06-1155P-485454, DATED NOVEMBER 25, 2011, THE SUBJECT PROPERTY LIES WITHIN SPECIAL FLOOD HAZARD AREA ZONE AE. SAID ZONE IS DEFINED AS HAVING BASE FLOOD ELEVATION DETERMINED.
- RAILROAD RIGHT-OF-WAY SHOWN HEREON DERIVED FROM THE TEXAS & PACIFIC RAILROAD RIGHT-OF-WAY AND TRACK MAP DATED JANUARY 15, 1937.
- THIS SURVEY MAP WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND MAY BE SUBJECT TO ANY BURDENS THAT A CURRENT TITLE REPORT MIGHT REVEAL.
- NO EASEMENT DOCUMENT WAS FOUND FOR THE SEWER LINE ASSOCIATED WITH THE SANITARY SEWER MANHOLES DEPICTED HEREON.
- NO EASEMENT DOCUMENT WAS FOUND FOR THE WATER LINE ASSOCIATED WITH THE WATER VALVES DEPICTED HEREON.



Compiled from deeds, records and surveys made on the ground.

TARRANT COUNTY DEPARTMENT OF TRANSPORTATION SERVICES

Robert "Bob" Viscome

March 22, 2023
Robert "Bob" Viscome
Texas Registration No. 5605



Map of
A portion of the
ROBERT R. RAMEY SURVEY,
Abstract No. 1341. In the City
of Arlington, Tarrant County, Texas,
(See accompanying Description)

TARRANT COUNTY DEPARTMENT OF TRANSPORTATION SERVICES

100 E. Weatherford, Suite 401
Fort Worth, Texas 76196-0601



Phone (817) 884-1250
Fax (817) 884-1178

TBPELS Firm No. 1013100