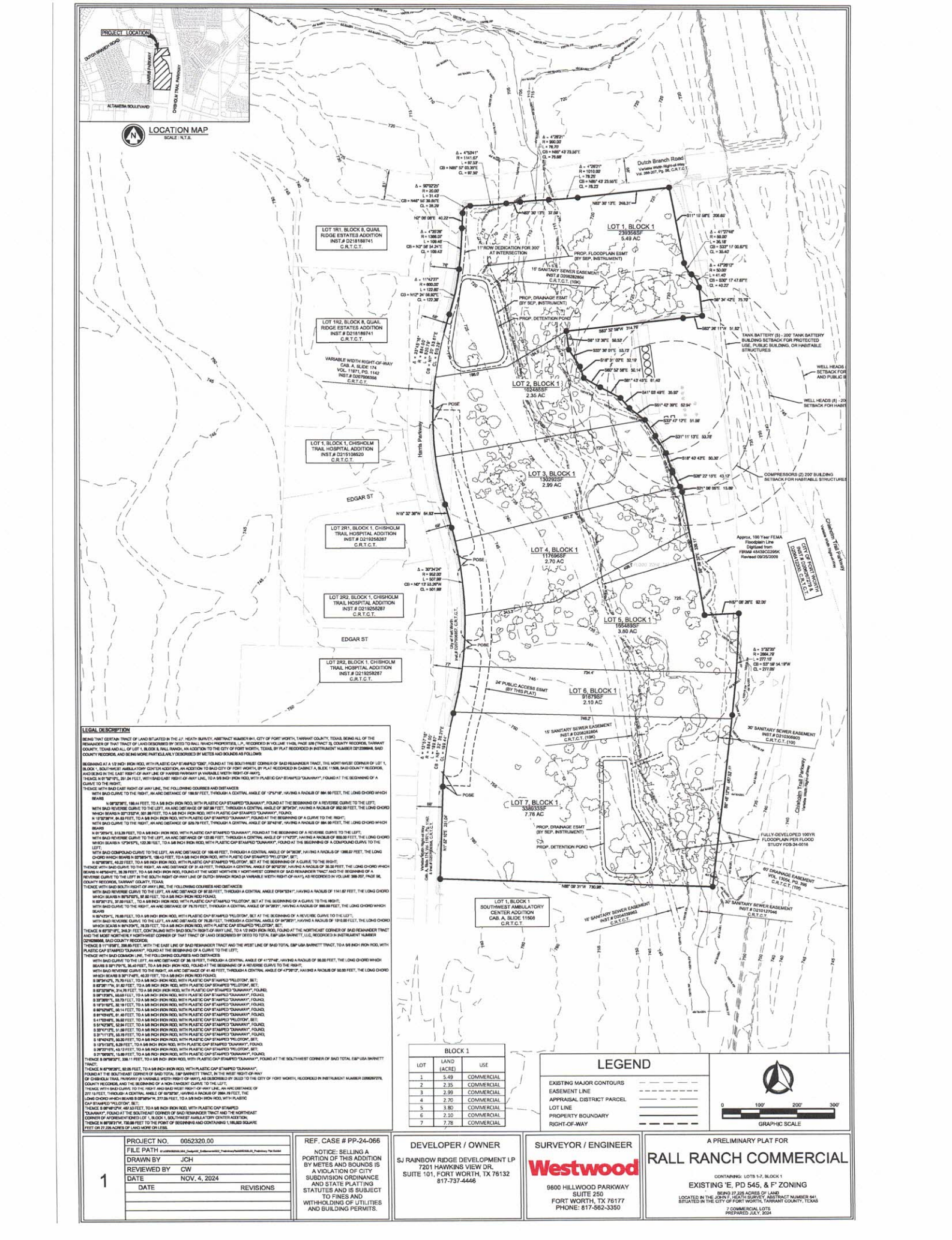

LEGAL DESCRIPTION

BEING THAT CERTAIN TRACT OF LAND SITUATED IN THE J.F. HEATH SURVEY, ABSTRACT NUMBER 641, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, BEING ALL OF THE REMAINDER OF THAT TRACT OF LAND DESCRIBED BY DEED TO RALL RANCH PROPERTIES, L.P., RECORDED IN VOLUME 11408, PAGE 326 (TRACT 3), COUNTY RECORDS, TARRANT COUNTY, TEXAS AND ALL OF LOT 1, BLOCK 8, RALL RANCH, AN ADDITION TO THE CITY OF FORT WORTH, TEXAS, BY PLAT RECORDED IN INSTRUMENT NUMBER D212089948, SAID COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD, WITH PLASTIC CAP STAMPED "CBG", FOUND AT THE SOUTH-WEST CORNER OF SAID REMAINDER TRACT, THE NORTH-WEST CORNER OF LOT 1, BLOCK 1, SOUTHWEST AMBULATORY CENTER ADDITION, AN ADDITION TO SAID CITY OF FORT WORTH, BY PLAT RECORDED IN CABINET A, SLIDE 11508, SAID COUNTY RECORDS, AND BEING IN THE EAST RIGHT-OF-WAY LINE OF HARRIS PARKWAY (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE N 01°32'36"E, 291.04 FEET, WITH SAID EAST RIGHT-OF-WAY LINE, TO A 5/8 INCH IRON ROD, WITH PLASTIC CAP STAMPED "DUNAWAY", FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE WITH SAID EAST RIGHT-OF-WAY LINE, THE FOLLOWING COURSES AND DISTANCES:

WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 189.52 FEET, THROUGH A CENTRAL ANGLE OF 12°52'19", HAVING A RADIUS OF 884.00 FEET, THE LONG CHORD WHICH BEARS

N 08°32'36"E, 189.44 FEET, TO A 5/8 INCH IRON ROD, WITH PLASTIC CAP STAMPED "DUNAWAY", FOUND AT THE BEGINNING OF A REVERSE CURVE TO THE LEFT;

WITH SAID REVERSE CURVE TO THE LEFT, AN ARC DISTANCE OF 567.99 FEET, THROUGH A CENTRAL ANGLE OF 32°34'24", HAVING A RADIUS OF 952.00 FEET, THE LONG CHORD WHICH BEARS N 00°13'24"W, 560.26 FEET, TO A 5/8 INCH IRON ROD, WITH PLASTIC CAP STAMPED "DUNAWAY", FOUND;

N 15°32'36"W, 64.83 FEET, TO A 5/8 INCH IRON ROD, WITH PLASTIC CAP STAMPED "DUNAWAY", FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT;

WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 529.79 FEET, THROUGH A CENTRAL ANGLE OF 32°48'16", HAVING A RADIUS OF 884.00 FEET, THE LONG CHORD WHICH BEARS

N 09°25'01"E, 513.29 FEET, TO A 5/8 INCH IRON ROD, WITH PLASTIC CAP STAMPED "DUNAWAY", FOUND AT THE BEGINNING OF A REVERSE CURVE TO THE LEFT;

WITH SAID REVERSE CURVE TO THE LEFT, AN ARC DISTANCE OF 124.57 FEET, THROUGH A CENTRAL ANGLE OF 11°42'29", HAVING A RADIUS OF 609.00 FEET, THE LONG CHORD WHICH BEARS N 12°34'57"E, 122.39 FEET, TO A 5/8 INCH IRON ROD, WITH PLASTIC CAP STAMPED "DUNAWAY", FOUND AT THE BEGINNING OF A COMPOUND CURVE TO THE LEFT;

WITH SAID COMPOUND CURVE TO THE LEFT, AN ARC DISTANCE OF 188.48 FEET, THROUGH A CENTRAL ANGLE OF 04°38'26", HAVING A RADIUS OF 1395.00 FEET, THE LONG CHORD WHICH BEARS N 02°38'57"E, 188.33 FEET, TO A 5/8 INCH IRON ROD, WITH PLASTIC CAP STAMPED "PELOTON", SET;

N 02°58'26"E, 40.22 FEET, TO A 5/8 INCH IRON ROD, WITH PLASTIC CAP STAMPED "PELOTON", SET AT THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 31.43 FEET, THROUGH A CENTRAL ANGLE OF 90°02'25", HAVING A RADIUS OF 20.00 FEET, THE LONG CHORD WHICH BEARS N 48°58'44"E, 28.29 FEET, TO A 5/8 INCH IRON ROD, FOUND AT THE MOST NORTHERLY NORTHWEST CORNER OF SAID REMAINDER TRACT AND THE BEGINNING OF A REVERSE CURVE TO THE LEFT IN THE SOUTH RIGHT-OF-WAY LINE OF DUTCH BRANCH ROAD (A VARIABLE WIDTH RIGHT-OF-WAY), AS RECORDED IN VOLUME 388-207, PAGE 96, COUNTY RECORDS, TARRANT COUNTY, TEXAS;

THENCE WITH SAID SOUTH RIGHT-OF-WAY LINE, THE FOLLOWING COURSES AND DISTANCES:

WITH SAID REVERSE CURVE TO THE LEFT, AN ARC DISTANCE OF 97.55 FEET, THROUGH A CENTRAL ANGLE OF 04°43'41", HAVING A RADIUS OF 1141.67 FEET, THE LONG CHORD WHICH BEARS N 85°53'07"E, 97.50 FEET, TO A 5/8 INCH IRON ROD FOUND;

N 83°30'13"E, 37.59 FEET, , TO A 5/8 INCH IRON ROD, WITH PLASTIC CAP STAMPED "PELOTON", SET AT THE BEGINNING OF A CURVE TO THE RIGHT;

WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 76.70 FEET, THROUGH A CENTRAL ANGLE OF 04°28'21", HAVING A RADIUS OF 980.00 FEET, THE LONG CHORD WHICH BEARS

N 85°43'23"E, 76.68 FEET, TO A 5/8 INCH IRON ROD, WITH PLASTIC CAP STAMPED "PELOTON", SET AT THE BEGINNING OF A REVERSE CURVE TO THE LEFT;

WITH SAID REVERSE CURVE TO THE LEFT, AN ARC DISTANCE OF 78.25 FEET, THROUGH A CENTRAL ANGLE OF 04°28'21", HAVING A RADIUS OF 1010.00 FEET, THE LONG CHORD WHICH BEARS N 85°43'36"E, 78.23 FEET, TO A 5/8 INCH IRON ROD, WITH PLASTIC CAP STAMPED "PELOTON", SET;

THENCE N 83°29'26"E, 248.31 FEET, CONTINUING WITH SAID SOUTH RIGHT-OF-WAY LINE, TO A 1/2 INCH IRON ROD, FOUND AT THE NORTHEAST CORNER OF SAID REMAINDER TRACT AND THE MOST NORTHERLY NORTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED BY DEED TO TOTAL E&P USA BARNETT, LLC, RECORDED IN INSTRUMENT NUMBER D216256566, SAID COUNTY RECORDS;

THENCE S 11°10'08"E, 206.60 FEET, WITH THE EAST LINE OF SAID REMAINDER TRACT AND THE WEST LINE OF SAID TOTAL E&P USA BARNETT TRACT, TO A 5/8 INCH IRON ROD, WITH PLASTIC CAP STAMPED "DUNAWAY", FOUND AT THE BEGINNING OF A CURVE TO THE LEFT;

THENCE WITH SAID COMMON LINE, THE FOLLOWING COURSES AND DISTANCES:

WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 36.18 FEET, THROUGH A CENTRAL ANGLE OF 41°27'46", HAVING A RADIUS OF 50.00 FEET, THE LONG CHORD WHICH BEARS S 33°13'10"E, 35.40 FEET, TO A 5/8 INCH IRON ROD, FOUND AT THE BEGINNING OF A REVERSE CURVE TO THE RIGHT;

WITH SAID REVERSE CURVE TO THE RIGHT, AN ARC DISTANCE OF 41.40 FEET, THROUGH A CENTRAL ANGLE OF 47°26'13", HAVING A RADIUS OF 50.00 FEET, THE LONG CHORD WHICH BEARS S 30°17'48"E, 40.22 FEET, TO A 5/8 INCH IRON ROD FOUND;

S 06°34'42"E, 75.70 FEET, TO A 5/8 INCH IRON ROD, WITH PLASTIC CAP STAMPED "PELOTON", SET;

S 83°26'11"W, 51.82 FEET, TO A 5/8 INCH IRON ROD, WITH PLASTIC CAP STAMPED "PELOTON", SET;

S 83°32'58"W, 314.76 FEET, TO A 5/8 INCH IRON ROD, WITH PLASTIC CAP STAMPED "DUNAWAY", FOUND;

S 08°13'39"E, 50.53 FEET, TO A 5/8 INCH IRON ROD, WITH PLASTIC CAP STAMPED "DUNAWAY", FOUND;

S 33°37'01"E, 53.73 FEET, TO A 5/8 INCH IRON ROD, WITH PLASTIC CAP STAMPED "DUNAWAY", FOUND;

S 16°31'02"E, 32.19 FEET, TO A 5/8 INCH IRON ROD, WITH PLASTIC CAP STAMPED "DUNAWAY", FOUND;

S 06°52'58"E, 50.14 FEET, TO A 5/8 INCH IRON ROD, WITH PLASTIC CAP STAMPED "DUNAWAY", FOUND;

S 61°43'43"E, 61.40 FEET, TO A 5/8 INCH IRON ROD, WITH PLASTIC CAP STAMPED "DUNAWAY", FOUND;

S 41°03'49"E, 35.92 FEET, TO A 5/8 INCH IRON ROD, WITH PLASTIC CAP STAMPED "PELOTON", SET;

S 51°42'39"E, 52.94 FEET, TO A 5/8 INCH IRON ROD, WITH PLASTIC CAP STAMPED "DUNAWAY", FOUND;

S 32°47'12"E, 51.98 FEET, TO A 5/8 INCH IRON ROD, WITH PLASTIC CAP STAMPED "DUNAWAY", FOUND;

S 31°11'13"E, 53.76 FEET, TO A 5/8 INCH IRON ROD, WITH PLASTIC CAP STAMPED "DUNAWAY", FOUND;

S 18°40'43"E, 50.32 FEET, TO A 5/8 INCH IRON ROD, WITH PLASTIC CAP STAMPED "PELOTON", SET;

S 13°51'33"E, 9.29 FEET, TO A 5/8 INCH IRON ROD, WITH PLASTIC CAP STAMPED "DUNAWAY", FOUND;

S 26°22'19"E, 43.12 FEET, TO A 5/8 INCH IRON ROD, WITH PLASTIC CAP STAMPED "PELOTON", SET;

S 21°06'05"E, 15.89 FEET, TO A 5/8 INCH IRON ROD, WITH PLASTIC CAP STAMPED "DUNAWAY", FOUND;

THENCE S 89°58'32"E, 339.11 FEET, TO A 5/8 INCH IRON ROD, WITH PLASTIC CAP STAMPED "DUNAWAY", FOUND AT THE SOUTHWEST CORNER OF SAID TOTAL E&P USA BARNETT TRACT;

THENCE N 83°26'26"E, 92.05 FEET, TO A 5/8 INCH IRON ROD, WITH PLASTIC CAP STAMPED "DUNAWAY", FOUND AT THE SOUTHEAST CORNER OF SAID TOTAL E&P BARNETT TRACT, IN THE WEST RIGHT-OF-WAY OF CHISHOLM TRAIL PARKWAY (A VARIABLE WIDTH RIGHT-OF-WAY), AS DESCRIBED BY DEED TO THE CITY OF FORT WORTH, RECORDED IN INSTRUMENT NUMBER D205257279, COUNTY RECORDS, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE, WITH SAID CURVE, TO THE RIGHT AND SAID WEST RIGHT-OF-WAY LINE, AN ARC DISTANCE OF 277.19 FEET, THROUGH A CENTRAL ANGLE OF 05°32'39", HAVING A RADIUS OF 2864.79 FEET, THE LONG CHORD WHICH BEARS S 02°39'54"W, 277.09 FEET, TO A 5/8 INCH IRON ROD, WITH PLASTIC CAP STAMPED "PELOTON", SET;

THENCE S 89°48'12"W, 497.53 FEET, TO A 5/8 INCH IRON ROD, WITH PLASTIC CAP STAMPED "DUNAWAY", FOUND AT THE SOUTHEAST CORNER OF SAID REMAINDER TRACT AND THE NORTHEAST CORNER OF AFOREMENTIONED LOT 1, BLOCK 1, SOUTHWEST AMBULATORY CENTER ADDITION;

THENCE N 89°36'21"W, 730.88 FEET TO THE POINT OF BEGINNING AND CONTAINING 1,195,823 SQUARE FEET OR 27.235 ACRES OF LAND MORE OR LESS.

BLOCK 1		
LOT	LAND (ACRE)	USE
1	5.49	COMMERCIAL
2	2.35	COMMERCIAL
3	2.99	COMMERCIAL
4	2.70	COMMERCIAL
5	3.80	COMMERCIAL
6	2.10	COMMERCIAL
7	7.78	COMMERCIAL

LEGEND

- EXISTING MAJOR CONTOURS
- EASEMENT LINE
- APPRAISAL DISTRICT PARCEL
- LOT LINE
- PROPERTY BOUNDARY
- RIGHT-OF-WAY

0 100' 200' 300'
GRAPHIC SCALE

PROJECT NO.	0052320.00
FILE PATH	
DRAWN BY	JCH
REVIEWED BY	CW
DATE	NOV. 4, 2024
DATE	REVISIONS

1

REF. CASE # PP-24-066

NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

DEVELOPER / OWNER

SJ RAINBOW RIDGE DEVELOPMENT LP
7201 HAWKINS VIEW DR.
SUITE 101, FORT WORTH, TX 76132
817-737-4446

SURVEYOR / ENGINEER

Westwood

9800 HILLWOOD PARKWAY
SUITE 250
FORT WORTH, TX 76177
PHONE: 817-562-3350

A PRELIMINARY PLAT FOR

RALL RANCH COMMERCIAL

CONTAINING: LOTS 1-7, BLOCK 1

EXISTING 'E, PD 545, & 'F' ZONING

BEING 27.235 ACRES OF LAND
LOCATED IN THE JOHN F. HEATH SURVEY, ABSTRACT NUMBER 641
SITUATED IN THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

7 COMMERCIAL LOTS
PREPARED JULY, 2024