

**M-199C-R PARALLEL RELIEF INTERCEPTOR FOR WEST FORK BASIN
CITY PROJECT NO. 100836
PARCEL 4 PART 2 TCE
321 BURTON HILL RD
TRACTS 85A1, 86, N. H. CARROLL SURVEY, ABSTRACT NO. 264**

EXHIBIT "A"

Being a temporary construction easement situated in the N. H. Carroll Survey, Abstract No. 264, City of Westworth Village, Tarrant County, Texas and being out of a 4.998 acre tract of land (by deed) deeded to William J. Klinedinst, Trustee of the Klinedinst Family Trust as recorded in Instrument No. D221189056 of the Official Public Records of Tarrant County, Texas, said temporary construction easement being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8 inch iron rod (controlling monument) found for the northeast corner of said 4.998 acre tract of land, said 5/8 inch iron rod being the northwest corner of an 8.95 acre tract of land (by deed) deeded to Tarrant County Water Control and Improvement District Number One as recorded in Volume 4027, Page 621 of the Deed Records of Tarrant County, Texas, said 5/8 inch iron rod also being in the south line of a 29.34 acre tract of land acquired by the Tarrant County Water Control and Improvement District Number One according to Condemnation Cause No. 61639 dated February 16, 1965 and recorded in the Tarrant County Court Records: **THENCE** South 89 degrees 35 minutes 34 seconds West, with the north line of said called 4.998 acre tract of land and with the south line of said 29.34 acre tract of land, a distance of 26.23 feet to a point for the northwest corner of said called 4.998 acre tract of land, said point being the northeast corner of a 5 acre tract of land (by deed) deeded to the City of Westworth Village as recorded in Instrument No. D205356664 of said Official Public Records of Tarrant County, Texas, said point being the southeast corner of Lot 11 of Dennis J. Watter's Subdivision, an addition to the City of Westworth Village, Tarrant County, Texas as recorded in Volume 388-H, Page 459 of the Plat Records of Tarrant County, Texas, said point also being the southwest corner of said called 29.34 acre tract of land; **THENCE** South 00 degrees 44 minutes 44 seconds East, with the most northerly west line of said 4.998 acre tract of land and with the east line of said 5 acre tract of land, a distance of 51.38 feet to the **POINT OF BEGINNING** of the herein described temporary construction easement;

THENCE South 17 degrees 39 minutes 38 seconds East, a distance of 195.26 feet to a point for corner;

THENCE South 89 degrees 15 minutes 16 seconds West, a distance of 56.81 feet to a point for corner in the most northerly west line of said 4.998 acre tract of land and being in the east line of said 5 acre tract of land, from which a 1/2 inch iron rod (controlling monument) found for an interior corner of said 4.998 acre tract of land bears South 00 degrees 44 minutes 44 seconds East, a distance of 35.66 feet, said 1/2 inch iron rod being the southeast corner of said 5 acre tract land;

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THENCE North 00 degrees 44 minutes 44 seconds West, with the most northerly west line of said 4.998 acre tract of land and with the east line of said 5 acre tract of land, a distance of 186.82 feet to the **POINT OF BEGINNING** and containing 5,307 square feet or 0.1218 acre of land, more or less.

Notes:

- (1) A plat of even survey date accompanies this legal description.
- (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.
- (3) Surveyed on the ground October 27, 2021.

Date: January 12, 2024

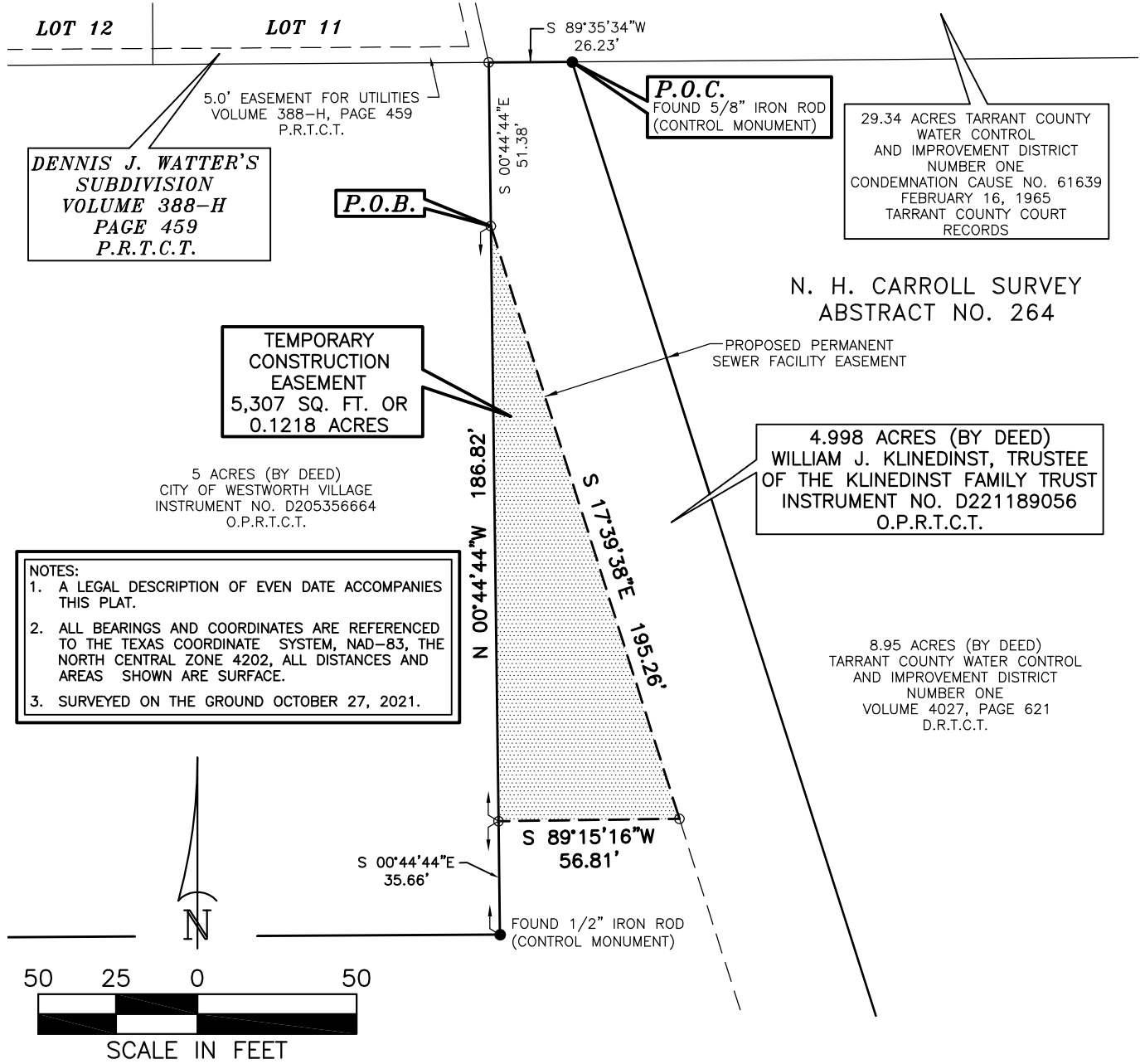


Jon L. Cooper
Registered Professional Land Surveyor
No. 5254
Gorronдона & Associates, Inc.
2800 NE Loop 820, Suite 660
Fort Worth, Texas 76137
Texas Firm No. 10106900



EXHIBIT "B"

PARCEL No. 4 PART 2 TCE



**DENNIS J. WATTER'S
SUBDIVISION
VOLUME 388-H
PAGE 459
P.R.T.C.T.**

P.O.C.
FOUND 5/8" IRON ROD
(CONTROL MONUMENT)

29.34 ACRES TARRANT COUNTY
WATER CONTROL
AND IMPROVEMENT DISTRICT
NUMBER ONE
CONDEMNATION CAUSE NO. 61639
FEBRUARY 16, 1965
TARRANT COUNTY COURT
RECORDS

P.O.B.

**N. H. CARROLL SURVEY
ABSTRACT NO. 264**

**TEMPORARY
CONSTRUCTION
EASEMENT
5,307 SQ. FT. OR
0.1218 ACRES**

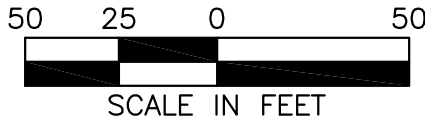
PROPOSED PERMANENT
SEWER FACILITY EASEMENT

5 ACRES (BY DEED)
CITY OF WESTWORTH VILLAGE
INSTRUMENT NO. D205356664
O.P.R.T.C.T.

**4.998 ACRES (BY DEED)
WILLIAM J. KLINEDINST, TRUSTEE
OF THE KLINEDINST FAMILY TRUST
INSTRUMENT NO. D221189056
O.P.R.T.C.T.**

- 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.
 3. SURVEYED ON THE GROUND OCTOBER 27, 2021.

8.95 ACRES (BY DEED)
TARRANT COUNTY WATER CONTROL
AND IMPROVEMENT DISTRICT
NUMBER ONE
VOLUME 4027, PAGE 621
D.R.T.C.T.



City of Fort Worth

200 TEXAS STREET • FORT WORTH, TEXAS 76102

M-199C-R PARALLEL RELIEF INTERCEPTOR FOR WEST FORK BASIN

PARCEL NO. 4 PART 2 TCE	CITY PROJ. NO. 100836
TEMPORARY CONSTRUCTION EASEMENT	
OWNER: WILLIAM J. KLINEDINST AND DAWN KLINEDINST, TRUSTEES OF THE KLINEDINST FAMILY TRUST	
SURVEY: N. H. CARROLL SURVEY, ABSTRACT NO. 264	
LOCATION: CITY OF WESTWORTH VILLAGE, TARRANT COUNTY, TEXAS	
ACQUISITION AREA: 5,307 SQUARE FEET OR 0.1218 ACRES	
WHOLE PROPERTY ACREAGE: 4.998 ACRES (BY DEED)	



JON L. COOPER
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5254 TEXAS FIRM No. 10106900

JOB No. RJN_1801.00	DRAWN BY: JLC	CAD FILE: PARCEL 4-PT2-TCE-R03.DWG	SCALE: 1" = 50'
DATE: JANUARY 12, 2024	EXHIBIT B PAGE 1 OF 1		