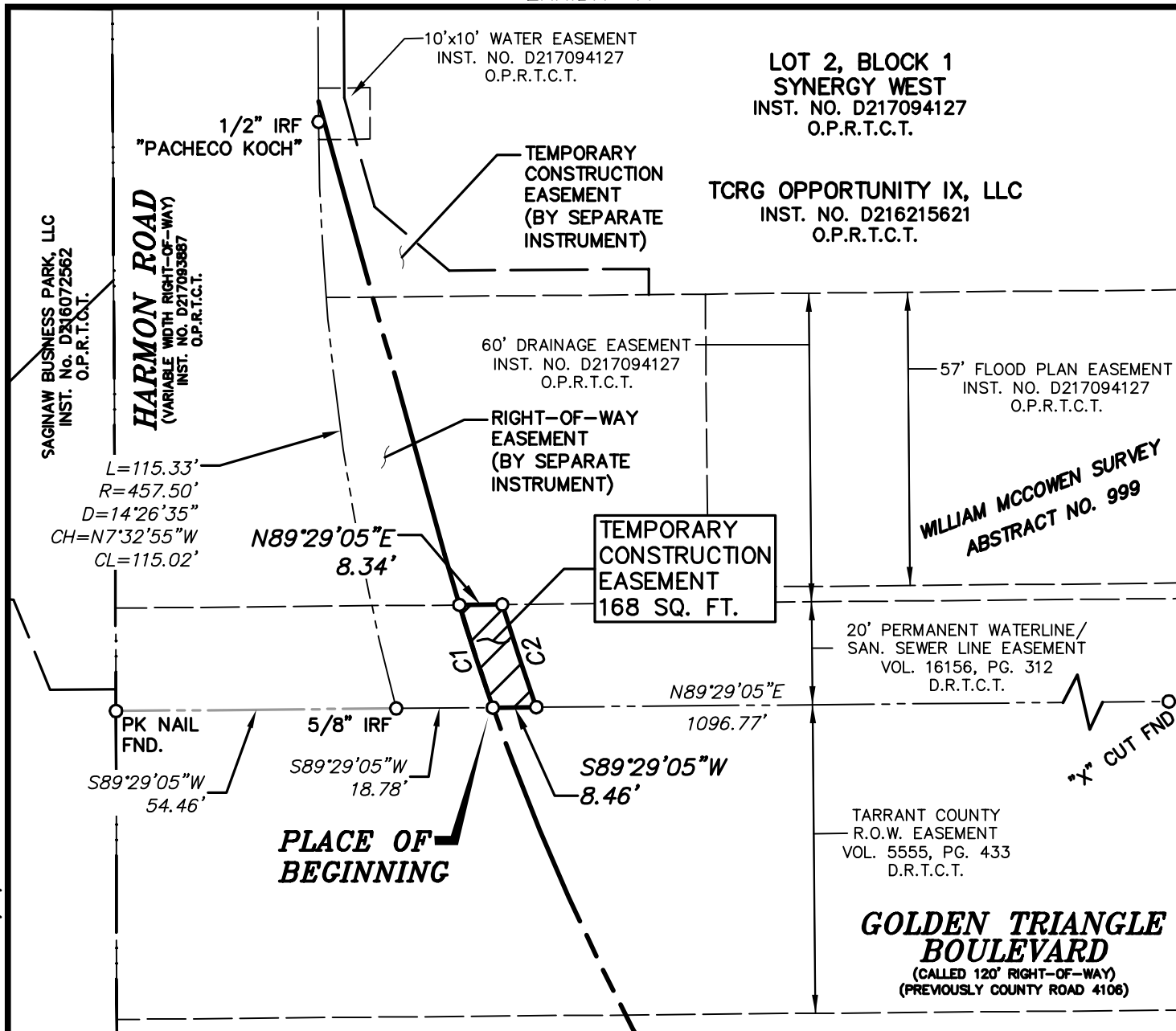


EXHIBIT "A"

WA# 17011 PRINTED: 8/14/2021 STB FILE: WIER-SURVEY.STB LAST SAVED: 8/14/2021 1:31 PM SAVED BY: AARONLS FILE: TCE--SYNERGY WEST-1-17011.DWG



WIA SURVEYOR PREPARING THIS EXHIBIT:
WIER & ASSOCIATES, INC.
 2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700
 Texas Firm Registration No. F-2776 www.WierAssociates.com
 Texas Board of Professional Land Surveying Registration No. 10033900

TEMPORARY CONSTRUCTION EASEMENT
 CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

DRAWN BY: CLM	SHEET NO. 1 OF 2	REV.
APPROVED: ALS		

EXHIBIT "A"

FIELD NOTES – DESCRIPTION
TEMPORARY CONSTRUCTION EASEMENT

BEING A TRACT OF LAND LOCATED IN THE WILLIAM MCCOWEN SURVEY, ABSTRACT No. 999, TARRANT COUNTY, TEXAS, BEING A PORTION OF LOT 2, BLOCK 1, SYNERGY WEST, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN INSTRUMENT NUMBER D217094127, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS (O.P.R.T.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH RIGHT-OF-WAY LINE OF GOLDEN TRIANGLE BOULEVARD (CALLED 120' RIGHT-OF-WAY) AND THE SOUTH LINE OF SAID LOT 2, FROM WHICH A 5/8" IRON ROD FOUND BEARS S 89°29'05" W, 18.78 FEET, SAID IRON ROD BEING THE SOUTHWEST CORNER OF SAID LOT 2 AND THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF SAID GOLDEN TRIANGLE BOULEVARD WITH THE EAST RIGHT-OF-WAY LINE OF HARMON ROAD (VARIABLE WIDTH RIGHT-OF-WAY);

THENCE NORTHWESTERLY, AN ARC LENGTH OF 20.98 FEET, DEPARTING THE NORTH RIGHT-OF-WAY LINE OF SAID GOLDEN TRIANGLE BOULEVARD AND THE SOUTH LINE OF SAID LOT 2, ALONG SAID NON-TANGENT A CURVE TO THE RIGHT, HAVING A RADIUS OF 470.00 FEET, A DELTA ANGLE OF 02°33'28", AND A CHORD BEARING N 18°05'49" W, 20.98 FEET TO A POINT;

THENCE N 89°29'05" E, A DISTANCE OF 8.34 FEET TO A POINT, BEING THE BEGINNING OF A CURVE TO THE LEFT;

THENCE SOUTHEASTERLY, AN ARC LENGTH OF 21.02 FEET ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 462.00 FEET, A DELTA ANGLE OF 02°36'24", AND A CHORD BEARING S 18°24'42" E, 21.02 FEET TO A POINT IN THE SOUTH LINE OF SAID LOT 2 AND THE NORTH RIGHT-OF-WAY LINE OF SAID GOLDEN TRIANGLE BOULEVARD, FROM WHICH A "X" CUT FOUND BEARS N 89°29'05" E, 1096.77 FEET, SAID "X" CUT BEING THE SOUTHEAST CORNER OF SAID LOT 2;

THENCE S 89°29'05" W, ALONG THE SOUTH LINE OF SAID LOT 2 AND THE NORTH RIGHT-OF-WAY LINE OF SAID GOLDEN TRIANGLE BOULEVARD, A DISTANCE OF 8.46 FEET TO THE PLACE OF BEGINNING AND CONTAINING 168 SQUARE FEET OF LAND, MORE OR LESS.



NOTES:

- (1) ALL BEARINGS SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NAD OF 1983, AS DERIVED BY FIELD OBSERVATIONS UTILIZING THE RTK NETWORK ADMINSTRATED BY WESTERN DATA SYSTEMS.
- (2) THIS EXHIBIT WAS PREPARED WITHOUT BENEFIT OF A CURRENT TITLE COMMITMENT.
- (3) THIS SURVEY WAS MADE ON THE GROUND DURING THE MONTHS OF AUGUST THRU SEPTEMBER, 2017 UNDER THE DIRECT SUPERVISION OF AARON L. STRINGFELLOW, R.P.L.S. No. 6373.

WA# 117011 PRINTED: 8/14/2021 1:40 PM STB FILE: WIER-SURVEY.STB LAST SAVED: 8/14/2021 1:40 PM FILE: TCE-SYNERGY WEST-1-17011.DWG

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TEMPORARY CONSTRUCTION EASEMENT
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

DRAWN BY: CLM
APPROVED: ALS

SHEET NO. 2 OF 2

REV.

EXHIBIT "A"

EASEMENT LINE TABLE		
LINE	BEARING	DIST
L1	S69°14'36"W	17.50'
L2	S00°19'36"E	17.61'
L3	S15°34'26"E	22.01'
L4	S49°33'01"E	19.09'

PLACE OF BEGINNING

N00°19'36"W
34.23'

S00°19'36"E
3.96'

1/2" IRF
"PACHECO KOCH"

N15°34'26"W
39.47'

TEMPORARY
CONSTRUCTION
EASEMENT
0.021 ACRES
(896 SQ. FT.)

**HARMON
ROAD**
(VARIABLE WIDTH
RIGHT-OF-WAY)
INST. NO. D217093687
O.P.R.T.C.T.

L=115.33'
R=457.50'
D=14°26'35"
CH=S7°32'55"E
CL=115.02'

PK NAIL
FND.

S89°29'05"W
54.46'

5/8" IRF

S03°14'48"E
80.09'


RIGHT-OF-WAY
EASEMENT
(BY SEPARATE
INSTRUMENT)

TEMPORARY
CONSTRUCTION
EASEMENT
(BY SEPARATE
INSTRUMENT)

**GOLDEN TRIANGLE
BOULEVARD**
(CALLED 120' RIGHT-OF-WAY)
(PREVIOUSLY COUNTY ROAD 4106)

TARRANT COUNTY
R.O.W. EASEMENT
VOL. 5555, PG. 433
D.R.T.C.T.

*** LEGEND ***

- CM CONTROLLING MONUMENT
- IRF IRON ROD FOUND
-  DRAINAGE EASEMENT



LOT 2, BLOCK 1
SYNERGY WEST
INST. NO. D217094127
O.P.R.T.C.T.

TCRG OPPORTUNITY IX, LLC
INST. NO. D216215621
O.P.R.T.C.T.

S86°15'22"E
1077.16'

"X" CUT FND.

57' FLOOD PLAN EASEMENT
INST. NO. D217094127
O.P.R.T.C.T.

WILLIAM MCCOWEN SURVEY
ABSTRACT NO. 999

20' PERMANENT WATERLINE/
SAN. SEWER LINE EASEMENT
VOL. 16156, PG. 312
D.R.T.C.T.

WA# 17011 PRINTED: 8/14/2021 STB FILE: WIER-SURVEY.STB LAST SAVED: 8/14/2021 3:12 PM SAVED BY: AARONLS FILE: TOE-SYNERGY WEST-2-17011.DWG

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TEMPORARY CONSTRUCTION EASEMENT,
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

DRAWN BY: CLM
APPROVED: ALS

SHEET NO. 1 OF 2

REV.

EXHIBIT "A"

FIELD NOTES – DESCRIPTION
TEMPORARY CONSTRUCTION EASEMENT

BEING A TRACT OF LAND LOCATED IN THE WILLIAM MCCOWEN SURVEY, ABSTRACT No. 999, TARRANT COUNTY, TEXAS, BEING A PORTION OF LOT 2, BLOCK 1, SYNERGY WEST, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN INSTRUMENT NUMBER D217094127, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS (O.P.R.T.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT IN THE WEST LINE OF SAID LOT 2 AND THE EAST RIGHT-OF-WAY LINE OF HARMON ROAD (VARIABLE WIDTH RIGHT-OF-WAY);

THENCE N 89°14'36" E, DEPARTING THE WEST LINE OF SAID LOT 2 AND THE EAST RIGHT-OF-WAY LINE OF SAID HARMON ROAD, A DISTANCE OF 21.33 FEET TO A POINT;

THENCE S 00°45'24" E, A DISTANCE OF 10.00 FEET TO A POINT;

THENCE S 69°14'36" W, A DISTANCE OF 17.50 FEET TO A POINT;

THENCE S 00°19'36" E, A DISTANCE OF 17.61 FEET TO A POINT;

THENCE S 15°34'26" E, A DISTANCE OF 22.01 FEET TO A POINT;

THENCE S 49°33'00" E, A DISTANCE OF 19.09 FEET TO A POINT;

THENCE N 89°29'05" E, A DISTANCE OF 38.76 FEET TO A POINT;

THENCE S 00°30'55" E, A DISTANCE OF 5.00 FEET TO A POINT IN THE NORTH LINE OF A 60' DRAINAGE EASEMENT AS SHOWN ON THE PLAT OF SAID LOT 2 RECORDED IN INSTRUMENT NUMBER D217094127, O.P.R.T.C.T., FROM WHICH A "X" CUT FOUND BEARS S 86°15'22" E, 1077.16 FEET, SAID "X" CUT BEING THE SOUTHEAST CORNER OF SAID LOT 2;

THENCE S 89°29'05" W, ALONG THE NORTH LINE OF SAID DRAINAGE EASEMENT, A DISTANCE OF 53.64 FEET TO A POINT, FROM WHICH A 5/8" IRON ROD FOUND BEARS S 03°14'48" E, 80.09 FEET, SAID IRON ROD BEING THE SOUTHWEST CORNER OF SAID LOT 2 AND THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF GOLDEN TRIANGLE BOULEVARD (CALLED 120' RIGHT-OF-WAY) WITH THE EAST RIGHT-OF-WAY LINE OF SAID HARMON ROAD;

THENCE N 15°34'26" W, DEPARTING THE NORTH LINE OF SAID DRAINAGE EASEMENT, A DISTANCE OF 39.47 FEET TO A POINT IN THE WEST LINE OF SAID LOT 2 AND THE EAST RIGHT-OF-WAY LINE OF SAID HARMON ROAD, FROM WHICH A 1/2" IRON ROD FOUND WITH A CAP STAMPED "PACHECO KOCH" BEARS S 00°19'36" E, 3.96 FEET;

THENCE N 00°19'36" W, ALONG THE WEST LINE OF SAID LOT 2 AND THE EAST RIGHT-OF-WAY LINE OF SAID HARMON ROAD, A DISTANCE OF 34.23 FEET TO THE PLACE OF BEGINNING AND CONTAINING 896 SQUARE FEET OF LAND, MORE OR LESS.

NOTES:

- (1) ALL BEARINGS SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NAD OF 1983, AS DERIVED BY FIELD OBSERVATIONS UTILIZING THE RTK NETWORK ADMINSTRATED BY WESTERN DATA SYSTEMS.
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TEMPORARY CONSTRUCTION EASEMENT,
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

DRAWN BY: CLM
APPROVED: ALS

SHEET NO. 2 OF 2

REV.