

**M-199C-R PARALLEL RELIEF INTERCEPTOR FOR WEST FORK BASIN
CITY PROJECT NO. 100836
PARCEL 11 TCE
220 REDBIRD LN
CORNELIUS CONNELLY SURVEY ABSTRACT NO. 319**

EXHIBIT "A"

Being a temporary construction easement situated in the Cornelius Connelly Survey Abstract No. 319, City of Westworth Village, Tarrant County, Texas and being out of an 18.331 acre tract of land (by deed) described as Tract 4 in deed to Canary Properties, LP as recorded in Instrument No. D206263900 and Instrument No. D206263901 of the Official Public Records of Tarrant County, Texas, said 18.331 acre tract of land being a portion of Blocks 16, 17, 22, 23, 27 and 28 of N. H. Carroll Survey & C. C. Connelly Survey Subdivision to Tarrant County, Texas, as recorded in Volume 755, Page 233 of the Deed 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 (control monument) found for the northwest corner of said 18.331 acre tract of land, said 5/8 inch iron rod being the southwest corner of a 6.86 acre tract of land (by deed) deeded to Tarrant County Water Control and Improvement District Number One as recorded in Volume 4221, Page 77 of said Deed Records of Tarrant County, Texas, said 5/8 inch iron rod being in the east right-of-way line of Redbird Lane (30.0' width right-of-way), said 5/8 inch iron rod being in the south line of a 20.0' Permanent Sanitary Sewer Easement granted to the City of Westworth Village, Texas as recorded in Volume 15499, Page 51 of said Deed Records of Tarrant County, Texas, said 5/8 inch iron rod also being the northwest corner of a proposed Permanent Sewer Facility Easement, from which a 5/8 inch iron rod (control monument) found for a corner in the northwesterly line of said 18.331 acre tract of land bears North 80 degrees 49 minutes 57 seconds East, a distance of 209.70 feet, said 5/8 inch iron rod being a corner in the southeasterly line of said 6.86 acre tract of land; **THENCE** South 00 degrees 35 minutes 03 seconds East, with the west line of said 18.331 acre tract of land, with the west line of said proposed Permanent Sewer Facility Easement and with the east right-of-way line of said Redbird Lane, a distance of 36.50 feet to a point for the southwest corner of said proposed Permanent Sewer Facility Easement; **THENCE** North 70 degrees 54 minutes 13 seconds East, with the southeasterly line of said proposed Permanent Sewer Facility Easement, a distance of 43.49 feet to a point for corner; **THENCE** North 77 degrees 02 minutes 10 seconds East, with the southeasterly line of said proposed Permanent Sewer Facility Easement, a distance of 303.02 feet to a point for corner; **THENCE** North 68 degrees 37 minutes 51 seconds East, with the southeasterly line of said proposed Permanent Sewer Facility Easement, a distance of 142.75 feet to a point for corner; **THENCE** South 59 degrees 06 minutes 21 seconds East, with the southwesterly line of said proposed Permanent Sewer Facility Easement, a distance of 42.47 feet to the **POINT OF BEGINNING** of the herein described temporary construction easement;

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THENCE South 75 degrees 48 minutes 17 seconds East, with the southwesterly line of said proposed Permanent Sewer Facility Easement a distance of 243.55 feet to a point for corner in an east line of said 18.331 acre tract of land, said point being in the west line of a 3.89 acre tract of land deeded to Noel E. Lewis and Salley S. Lewis as recorded in Instrument No. D221335996 of said Official Public Records of Tarrant County, Texas;

THENCE South 00 degrees 35 minutes 03 seconds East, with an east line of said 18.331 acre tract of land and with the west line of said 3.89 acre tract of land, a distance of 42.68 feet to a point for corner,

THENCE North 76 degrees 22 minutes 40 seconds West, a distance of 151.60 feet to a point for corner;

THENCE North 53 degrees 13 minutes 04 seconds West, a distance of 111.39 feet to the **POINT OF BEGINNING** and containing 8,346 square feet or 0.192 acres 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: September 12, 2024

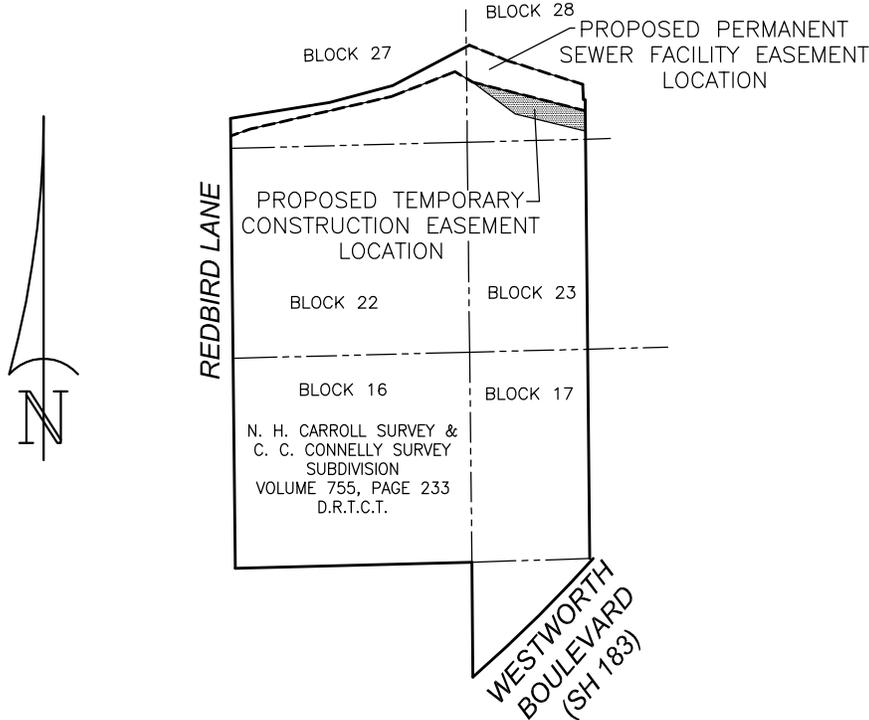


Jon L. Cooper
Registered Professional Land Surveyor
No. 5254
Gorronдона & Associates, Inc.
2800 NE Loop 820, Suite 660
Fort Worth, Texas 76137
Texas Firm No. 10106900



EXHIBIT "B"

PARCEL No. 11 TCE



SUBJECT TRACT AND
LOCATION OF EASEMENT
(NOT TO SCALE)

LEGEND

- | | |
|--------------|--|
| D.R.T.C.T. | - DEED RECORDS OF TARRANT COUNTY, TEXAS |
| O.P.R.T.C.T. | - OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS |
| P.O.B. | - POINT OF BEGINNING |
| P.O.C. | - POINT OF COMMENCING |
| P.R.T.C.T. | - PLAT RECORDS OF TARRANT COUNTY, TEXAS |
| R.O.W. | - RIGHT OF WAY |

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.



City of Fort Worth

200 TEXAS STREET • FORT WORTH, TEXAS 76102

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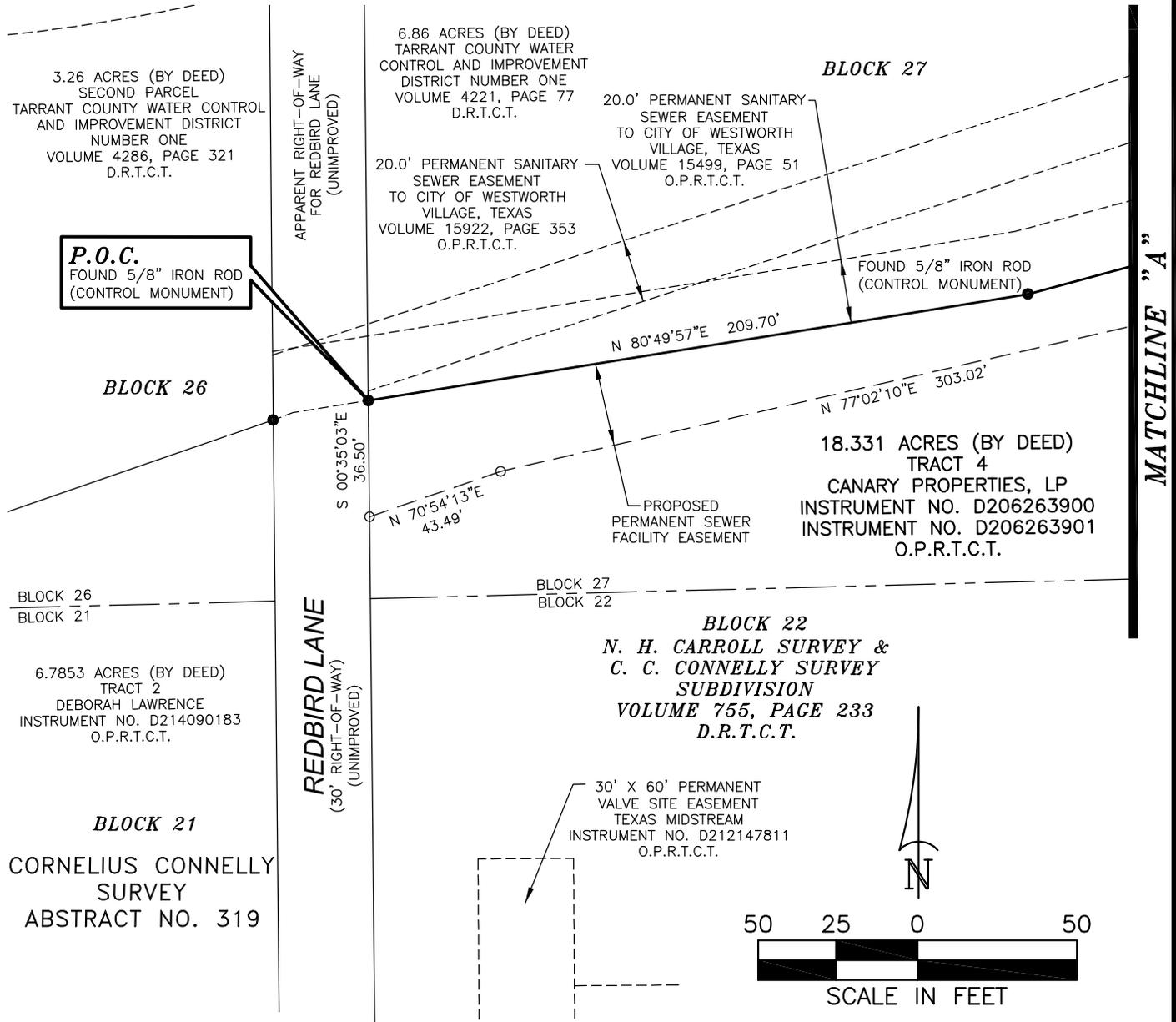
PARCEL NO. 11 TCE		CITY PROJ. NO. 100836
TEMPORARY CONSTRUCTION EASEMENT		
OWNER: CANARY PROPERTIES, LP		
SURVEY: CORNELIUS CONNELLY SURVEY ABSTRACT NO. 319		
LOCATION: WESTWORTH VILLAGE, TARRANT COUNTY, TEXAS		
ACQUISITION AREA: 8,346 SQUARE FEET OR 0.192 ACRES		
WHOLE PROPERTY ACREAGE: 18.331 ACRES (BY DEED)		
JOB No. RJN_1801.00	DRAWN BY: JLC	CAD FILE: 11TCE.DWG
DATE: SEPTEMBER 12, 2024	EXHIBIT B PAGE 1 OF 4	SCALE: N/A



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

EXHIBIT "B"

PARCEL No. 11 TCE

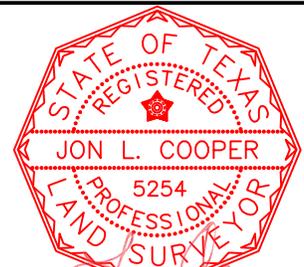


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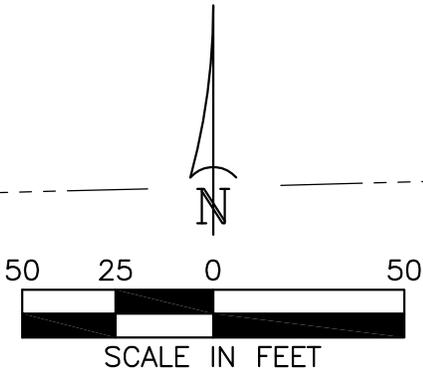
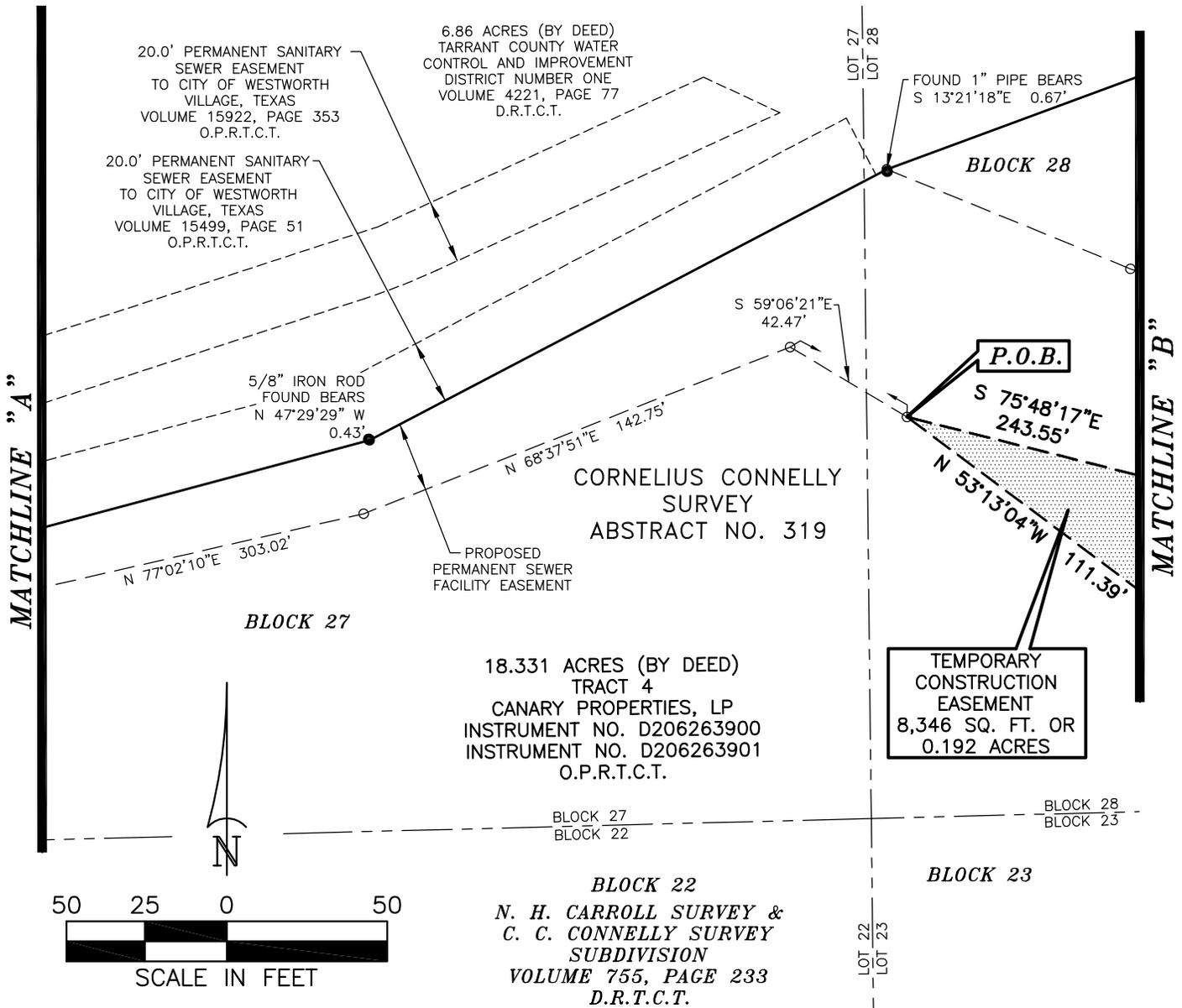
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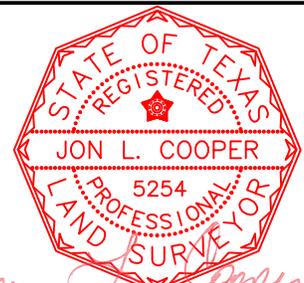


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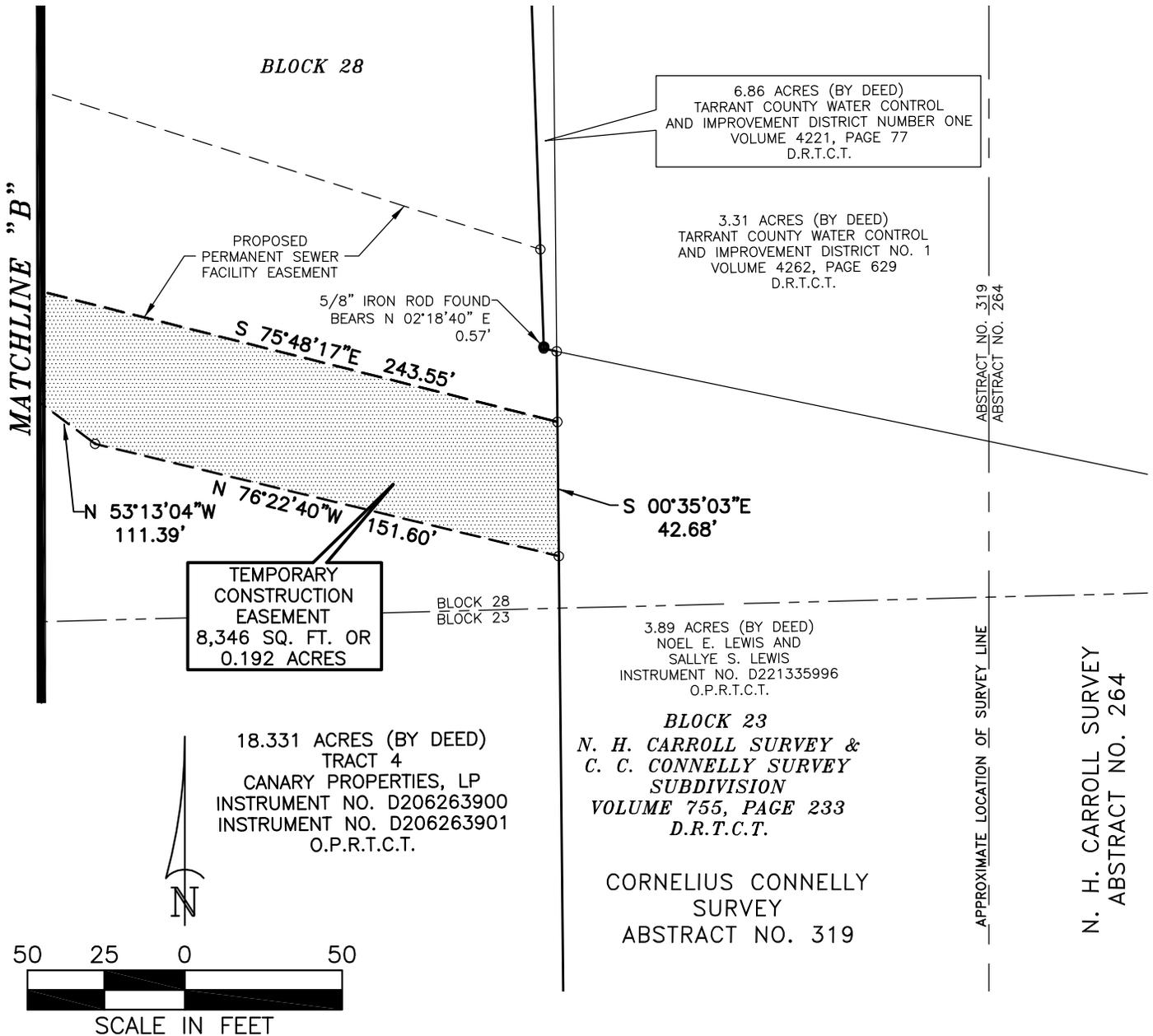
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