

EXHIBIT "A"

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

TEMPORARY
CONSTRUCTION
EASEMENT
(BY SEPARATE
INSTRUMENT)

5/8" IRF
"COBB FENDLEY"

N89°29'05"E
89.36'

20' DRAINAGE EASEMENT
INST. NO. D217074842
O.P.R.T.C.T.

S00°30'55"E
40.50'

4.49'

RIGHT-OF-WAY
EASEMENT
(BY SEPARATE
INSTRUMENT)

N89°29'05"E
26.00'

PLACE OF
BEGINNING

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

N12°35'17"E
36.48'

TEMPORARY
CONSTRUCTION
EASEMENT
0.116 AC.
(5,062 SQ. FT.)

WILLIAM MCCOWEN SURVEY
ABSTRACT NO. 999

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

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

N89°25'35"E 333.44'
S89°25'35"W 607.03'

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

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

TARRANT COUNTY
RIGHT-OF-WAY EASEMENT
VOL. 5466, PG. 710
VOL. 5550, PG. 370
D.R.T.C.T.

LOT 2, BLOCK 1
R&S MILLER FAMILY ADDITION
INST. NO. D220067160
O.P.R.T.C.T.

RIGHT-OF-WAY
EASEMENT
(BY SEPARATE
INSTRUMENT)

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



* LEGEND *

- CM CONTROLLING MONUMENT
- IRF IRON ROD FOUND
- EASEMENT

MATCH LINE - SEE SHEET 2

WIA SURVEYOR PREPARING THIS EXHIBIT:
WIER & ASSOCIATES, INC.

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

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

DRAWN BY: CLM
APPROVED: ALS

SHEET NO. 1 OF 3

REV.

WA#17011 PRINTED: 8/14/2021 STB FILE: WIER-SURVEY.STB LAST SAVED: 8/14/2021 3:41 PM SAVED BY: AARONLS FILE: TOE-TORG OPP LOT 2-17011.DWG

BAR IS ONE INCH ON ORIGINAL FULL-SIZE PRINT

MATCH LINE - SEE SHEET 1

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

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

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

10'x10' P.O.S.E.
INST. NO. D220067160
O.P.R.T.C.T.

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

RIGHT-OF-WAY
EASEMENT
(BY SEPARATE
INSTRUMENT)

WILLIAM MCCOWEN SURVEY
ABSTRACT NO. 999

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

TEMPORARY
CONSTRUCTION
EASEMENT
0.116 AC.
(5,062 SQ. FT.)

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

5' UTILITY EASEMENT
INST. NO. D220067160
O.P.R.T.C.T.

LOT 1, BLOCK 1
R&S MILLER FAMILY ADDITION
INST. NO. D220067160
O.P.R.T.C.T.

N84°35'07"E
58.12'

N89°25'35"E 197.39'
S89°25'35"W 607.03'

L=67.96'
R=606.00'
D=6°25'33"
CH=S86°12'49"W
CL=67.93'

N79°31'22"E
34.11'

S89°29'05"W
34.78'

S89°29'05"W
414.38'

5/8" IRF

TARRANT COUNTY
RIGHT-OF-WAY EASEMENT
VOL. 5466, PG. 710
VOL. 5550, PG. 370
D.R.T.C.T.

1/2" IRF



* LEGEND *

- CM CONTROLLING MONUMENT
- IRF IRON ROD FOUND
- EASEMENT

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

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SHEET NO. 2 OF 3

REV.

WA#17011 PRINTED: 8/14/2021 STB FILE: WIER-SURVEY.STB LAST SAVED: 8/14/2021 3:41 PM SAVED BY: AARONLS FILE: TCE-TCRG OPP LOT 2-17011.DWG

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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, O.P.R.T.C.T., AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT IN THE EAST LINE OF SAID LOT 2, FROM WHICH AN "X" CUT FOUND BEARS S 00°30'55" E, 4.49 FEET, SAID "X" CUT BEING THE SOUTHEAST CORNER OF SAID LOT 2 AND IN THE NORTH RIGHT-OF-WAY LINE OF GOLDEN TRIANGLE BOULEVARD (A CALLED 120' RIGHT-OF-WAY);

THENCE S 89°25'35" W, DEPARTING THE EAST LINE OF SAID LOT 2, A DISTANCE OF 607.03 FEET TO A POINT, BEING THE BEGINNING OF A CURVE TO THE LEFT;

THENCE WESTERLY, AN ARC LENGTH OF 67.96 FEET ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 606.00 FEET, A DELTA ANGLE OF 06°25'33", AND A CHORD BEARING OF S 86°12'49" W, 67.93 FEET, TO A POINT IN THE SOUTH LINE OF SAID LOT 2 AND THE NORTH RIGHT-OF-WAY LINE OF SAID GOLDEN TRIANGLE BOULEVARD;

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 34.78 FEET TO A POINT, FROM WHICH A 5/8" IRON ROD FOUND BEARS S 89°29'05" W, 414.38 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 (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE N 79°31'22" E, DEPARTING THE SOUTH LINE OF SAID LOT 2 AND THE NORTH RIGHT-OF-WAY LINE OF SAID GOLDEN TRIANGLE BOULEVARD, A DISTANCE OF 34.11 FEET TO A POINT;

THENCE N 84°35'07" E, A DISTANCE OF 58.12 FEET TO A POINT;

THENCE N 89°25'35" E, A DISTANCE OF 197.39 FEET TO A POINT;

THENCE S 88°24'48" E, A DISTANCE OF 53.06 FEET TO A POINT;

THENCE N 89°25'35" E, A DISTANCE OF 333.44 FEET TO A POINT;

THENCE N 12°35'17" E, A DISTANCE OF 36.48 FEET TO A POINT;

THENCE N 89°29'05" E, A DISTANCE OF 26.00 FEET TO A POINT IN THE EAST LINE OF SAID LOT 2;

THENCE S 00°30'55" E, ALONG THE EAST LINE OF SAID LOT 2, A DISTANCE OF 40.50 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.116 ACRES (5,062 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 ALLTERRA CENTRAL, INC.
- (2) THIS EXHIBIT WAS PREPARED WITHOUT BENEFIT OF A CURRENT TITLE COMMITMENT.
- (3) THIS SURVEY WAS MADE ON THE GROUND DURING THE MONTHS OF MARCH, 2021 UNDER THE DIRECT SUPERVISION OF AARON STRINGFELLOW, R.P.L.S. NO. 6373.

WA# 17011 PRINTED: 8/14/2021 3:50 PM STB FILE: WIER-SURVEY.STB LAST SAVED: 8/14/2021 3:50 PM FILE: TOE-TORG OFF LOT 2-17011.DWG

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

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SHEET NO. 3 OF 3

REV.