

EXHIBIT "A"

**M-245 PARALLEL RELIEF INTERCEPTOR
FOR WEST FORK TRUNK SEWER SYSTEM**

**PARCEL 4
PERMANENT SANITARY SEWER FACILITY EASEMENT
ROBERT CROSS SURVEY, ABSTRACT NO. 304
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS**

BEING a 0.6914 acre tract of land located in the Robert Cross Survey, Abstract No. 304, City of Fort Worth, Tarrant County, Texas, said 0.6914 acre tract of land being a portion of that certain tract of land described as "Tract 9", conveyed to **PATRICIA BOWEN FATHERNGILL, LLC, R.W. BOWEN, LLC, PAMELA B. ANDERSON, LLC and BOWN TRAIL, LLC**, by deed thereof filed for record in Tarrant County Clerk's Instrument No. D206189806, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.), said 0.6914 acre tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a the intersection of the south right-of-way line of Lawnwood Street (being a 60 feet wide public right-of-way) with the west right-of-way line of Beach Street (being a variable width public right-of-way, a portion of said right-of-way being conveyed to the City of Fort Worth, by deed thereof filed for record in Volume 3148, Page 474, Deed Records, Tarrant County, Texas);

THENCE along the said west right-of-way line of Beach Street the following courses and distances:

South 00°12'31" East, a distance of 190.42 feet;

South 12°55'29" West, a distance of 154.03 feet;

South 00°12'31" East, a distance of 637.22 feet to the **POINT OF BEGINNING** of the herein described tract of land, said beginning point having a NAD83 Texas North Central Zone (4202) grid coordinate of N: 6,961,017.62 and E: 2,341,067.69;

South 00°12'31" East, a distance of 2.86 feet to the beginning of a non-tangent curve to the right having a radius of 1,352.40 feet;

With said curve to the right, an arc length of 37.15 feet, and across a chord which bears South 00°34'34" West, a chord length of 37.15 feet;

THENCE North 88°13'54" West, departing the said west right-of-way line, over and across said Tract 9, a distance of 752.48 feet to the east right-of-way line of South De Costa Street (being a 40 feet wide public right-of-way, a portion of said right-o-way being dedicated by the plat thereof filed for record in Volume 309, Page 3, Plat Records, Tarrant County, Texas;

THENCE North 00°33'47" West, along the said west right-of-way line, a distance of 40.03 feet;

THENCE South 88°13'54" East, departing the said right-of-way line, over and across said Tract 9, a distance of 753.23 feet to the **POINT OF BEGINNING**.

The hereinabove described tract of land contains a computed area of **0.6914 acres (30,118 square feet)** of land, more or less.

The bearings recited hereinabove are based on a local coordinate system based on NAD83 Texas North Central Zone 4202, derived from GPS RTK observations using the North Texas VRS Network (maintained by Allterra Central, Inc.)

I Eric S. Spooner, a Registered Professional Land Surveyor in the State of Texas, do hereby state that the foregoing description accurately sets out the metes and bounds description of the easement tract described herein.



9/13/2022

Eric S. Spooner, RPLS
Spooner & Associates, Inc.
Texas Registration No. 5922
TBPLS Firm No. 10054900

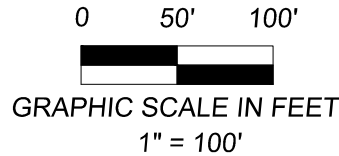
Date



LINE TABLE		
NO.	DIRECTION	DIST.
L1	S00°12'31"E	190.42'
L2	S12°55'29"W	154.03'
L3	S00°12'31"E	637.22'
L4	N00°12'31"W	2.86'
L5	N00°33'47"W	40.03'

EXHIBIT "B"

SEE ATTACHED METES & BOUNDS
DESCRIPTION ON EXHIBIT "A" HEREIN



ROBERT CROSS SURVEY
ABSTRACT NO. 304

(60' WIDE PUBLIC R.O.W.)
LAWNWOOD ST.

POINT OF COMMENCING

OWNER
PATRICIA BOWEN FEATHERNGILL, LLC
R.W. BOWEN, LLC., PAMELA B. ANDERSON,
LLC, & BOWEN TRAIL, LLC
"TRACT 9" IN T.C.C.I. NO. D206189806,
O.P.R.T.C.T.

BEACH STREET
(VARIABLE WIDTH PUBLIC R.O.W.)
(VOL. 3148, PG. 474, D.I.R.T.C.T.)

(40' WIDE PUBLIC R.O.W.)
(VOL. 309, PG. 3, P.R.T.C.T.)
S. DE COSTA ST.

**PERMANENT SANITARY
SEWER FACILITY EASEMENT**
0.6914 ACRES (30,118 SQ. FT.)

TEMPORARY CONSTRUCTION
EASEMENT (BY SEPARATE
INSTRUMENT)

S88°13'54"E ~ 753.23'

N88°13'54"W ~ 752.48'

POINT OF BEGINNING

N: 6,961,017.62
E: 2,341,067.69
(NAD83 - GRID)

N: 6,961,017.62
E: 2,341,067.69
(NAD83 - GRID)

C1
R = 1,352.40'
L = 37.15'
CHB = S00°34'34"W
CHL = 37.15'

TEMPORARY CONSTRUCTION
EASEMENT (BY SEPARATE
INSTRUMENT)

EXHIBIT "B"
PERMANENT SANITARY SEWER FACILITY EASEMENT
ROBERT CROSS SURVEY, ABSTRACT NO. 304,
CITY OF FORT WORTH, TARRANT COUNTY, TX



**SPOONER &
ASSOCIATES**
REGISTERED PROFESSIONAL LAND SURVEYORS
OVER 30 YEARS OF SERVICE

309 BYERS STREET, SUITE 100, EULESS, TEXAS 76039
(817) 685-8448 WWW.SPOONERSURVEYORS.COM
TBPLS FIRM NO. 10054900



PROPERTY: BOWEN, T.C.C.I. NO. D206189806, O.P.R.T.C.T.

PROPERTY ACREAGE: 164.42 ACRES (CALC DEED)

18-096 P4 BOWEN PERM.dwg

DRAWN BY: C. REEDER | CHECKED BY: E. SPOONER

PAR. 4 ~ BOWEN ~ EXH "B" ~ PG. 3 OF 6