

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

EXHIBIT "A"

Being a permanent sewer facility 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 permanent sewer facility easement being more particularly described by metes and bounds as follows:

BEGINNING 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 also 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;

THENCE North 80 degrees 49 minutes 57 seconds East, with a northwesterly line of said 18.331 acre tract of land, with a southeasterly line of said 6.86 acre tract of land and with a southeasterly line of said 20.0' Permanent Sanitary Sewer Easement, a distance of 209.70 feet to a 5/8 inch iron rod (control monument) found for corner;

THENCE North 74 degrees 59 minutes 57 seconds East, with a northwesterly line of said 18.331 acre tract of land, with a southeasterly line of said 6.86 acre tract of land and with a southeasterly line of said 20.0' Permanent Sanitary Sewer Easement, a distance of 136.30 feet to a point for corner from which a 5/8 inch iron rod found for reference bears North 47 degrees 29 minutes 29 seconds West, a distance of 0.43 feet;

THENCE North 62 degrees 18 minutes 57 seconds East, with a northwesterly line of said 18.331 acre tract of land, with a southeasterly line of said 6.86 acre tract of land and with a southeasterly line of said 20.0' Permanent Sanitary Sewer Easement, a distance of 182.00 feet to a point for corner, from which a 1 inch pipe found for reference bears South 13 degrees 21 minutes 18 seconds East, a distance of 0.67 feet;

THENCE South 67 degrees 44 minutes 04 seconds East, a distance of 82.05 feet to a point for corner;

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THENCE South 72 degrees 23 minutes 50 seconds East, a distance of 168.98 feet to a point for corner in the most northerly east line of said 18.331 acre tract of land, said point being in the most easterly west line of said 6.86 acre tract of land;

THENCE South 01 degrees 59 minutes 03 seconds East, with the most northerly east line of said 18.331 acre tract of land and with the most easterly west line of said 6.86 acre tract of land, a distance of 31.59 feet to a point for a corner in the east line of said 18.331 acre tract of land, said point being a corner in the south line of said 6.86 acre tract of land, from which a 5/8 inch iron rod found for reference bears North 02 degrees 18 minutes 40 seconds East, a distance of 0.57 feet;;

THENCE South 78 degrees 04 minutes 03 seconds East, with a northeasterly line of said 18.331 acre tract of land and with a southerly line of said 6.86 acre tract of land, a distance of 4.20 feet to a point for an exterior corner in the east line of said 18.331 acre tract of land, said point being the southeast corner of said 6.86 acre tract of land, said point being the southwest corner of a 3.31 acre tract of land (by deed) deeded to Tarrant County Water Control and Improvement District No. 1 as recorded in Volume 4262, Page 629 of said Deed Records of Tarrant County, Texas, said point also being the northwest corner 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 22.42 feet to a point for corner,

THENCE North 75 degrees 48 minutes 17 seconds West, a distance of 243.55 feet to a point for corner;

THENCE North 59 degrees 06 minutes 21 seconds West, a distance of 42.47 feet to a point for corner;

THENCE South 68 degrees 37 minutes 51 seconds West, a distance of 142.75 feet to a point for corner;

THENCE South 77 degrees 02 minutes 10 seconds West, a distance of 303.02 feet to a point for corner;

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THENCE South 70 degrees 54 minutes 13 seconds West, a distance of 43.49 feet to a point for corner in the west line of said 18.331 acre tract of land, said point being in the east right-of-way line of said Redbird Lane;

THENCE North 00 degrees 35 minutes 03 seconds West, with the west line of said 18.331 acre tract of land and with the east right-of-way line of said Redbird Lane, a distance of 36.50 feet to the **POINT OF BEGINNING** and containing 28,484 square feet or 0.654 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.

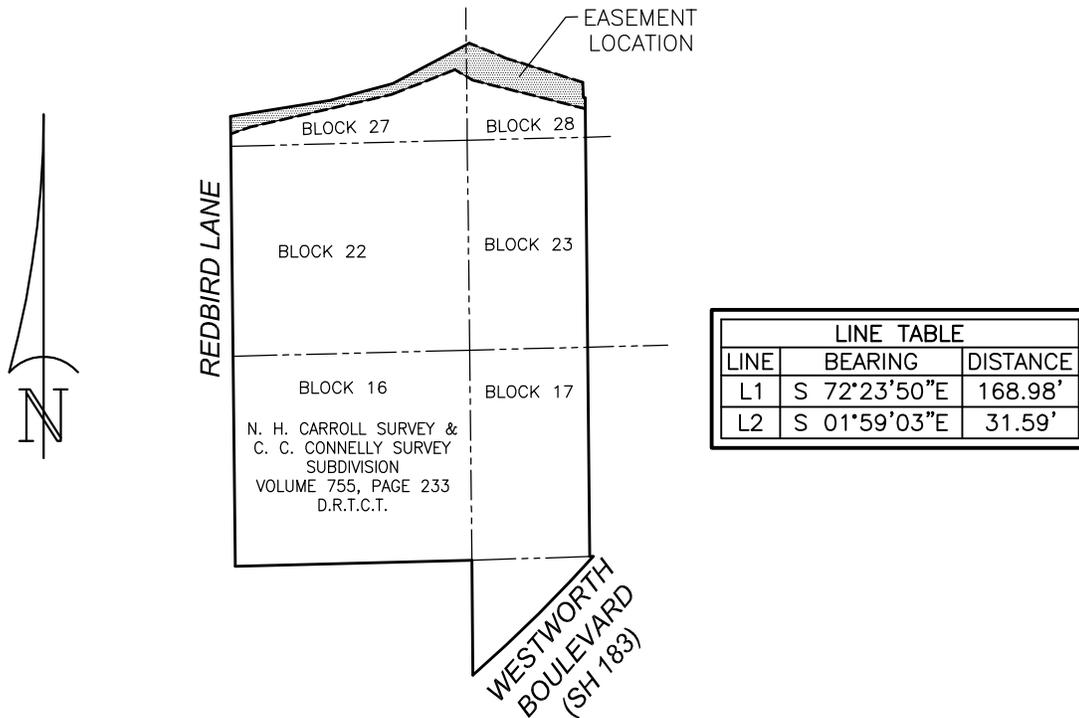
Date: September 12, 2024



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



EXHIBIT "B"
PARCEL No. 11 PSSE



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.

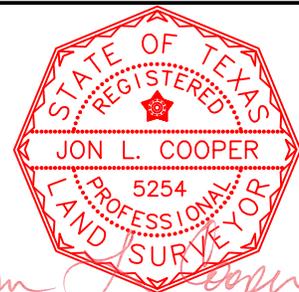


City of Fort Worth

200 TEXAS STREET • FORT WORTH, TEXAS 76102

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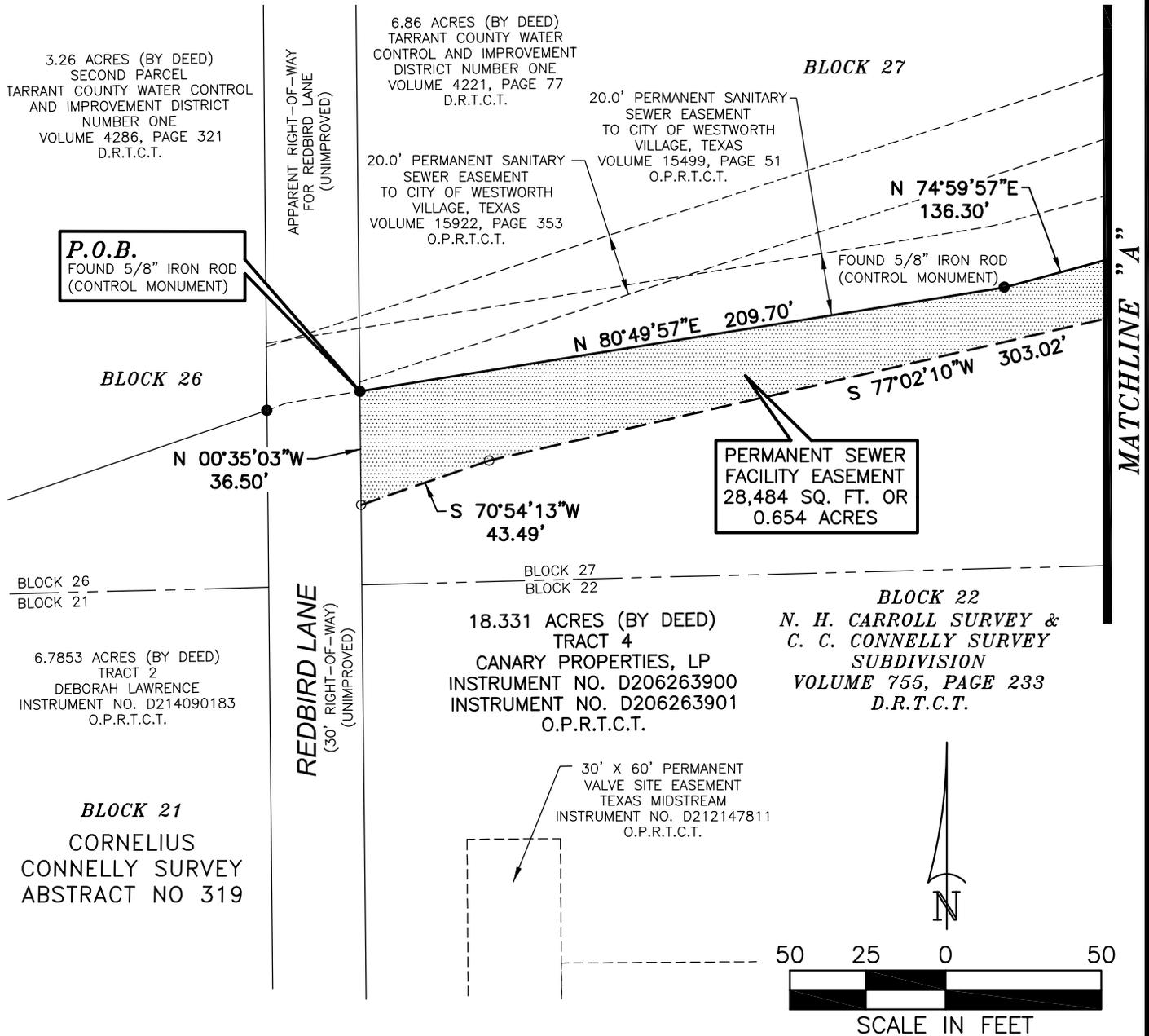
PARCEL NO. 11 PSSE	CITY PROJ. NO. 100836
PERMANENT SEWER FACILITY EASEMENT	
OWNER: CANARY PROPERTIES, LP	
SURVEY: CORNELIUS CONNELLY SURVEY ABSTRACT NO. 319	
LOCATION: WESTWORTH VILLAGE, TARRANT COUNTY, TEXAS	
ACQUISITION AREA: 28,484 SQUARE FEET OR 0.654 ACRES	
WHOLE PROPERTY ACREAGE: 18.331 ACRES (BY DEED)	



JOB No. RJN_1801.00	DRAWN BY: JLC	CAD FILE: 11PSSE.DWG	JON L. COOPER REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5254 TEXAS FIRM No. 10106900
DATE: SEPTEMBER 12, 2024	EXHIBIT B PAGE 1 OF 4	SCALE: N/A	

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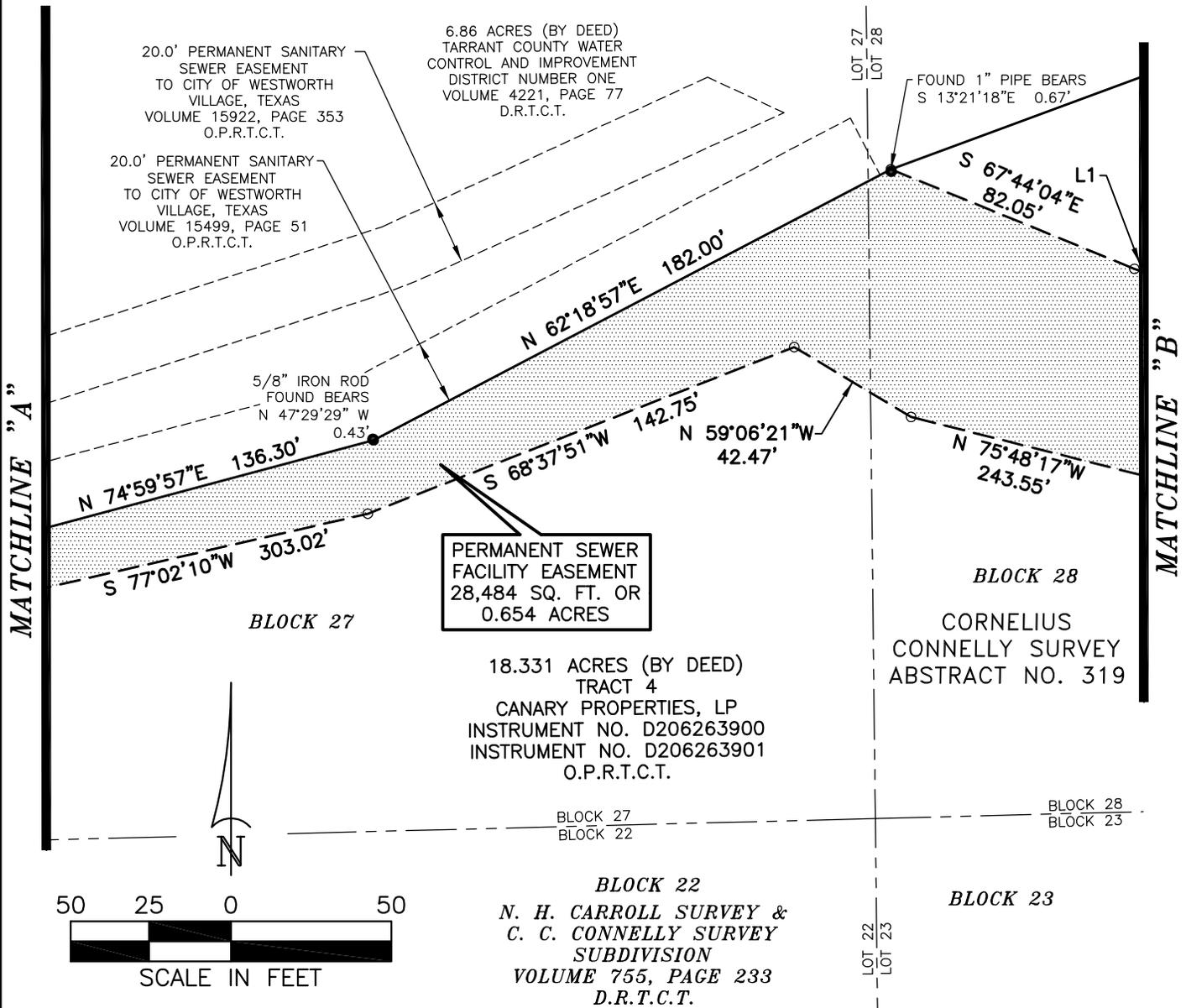
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DATE: SEPTEMBER 12, 2024	EXHIBIT B PAGE 2 OF 4	SCALE: 1" = 50'



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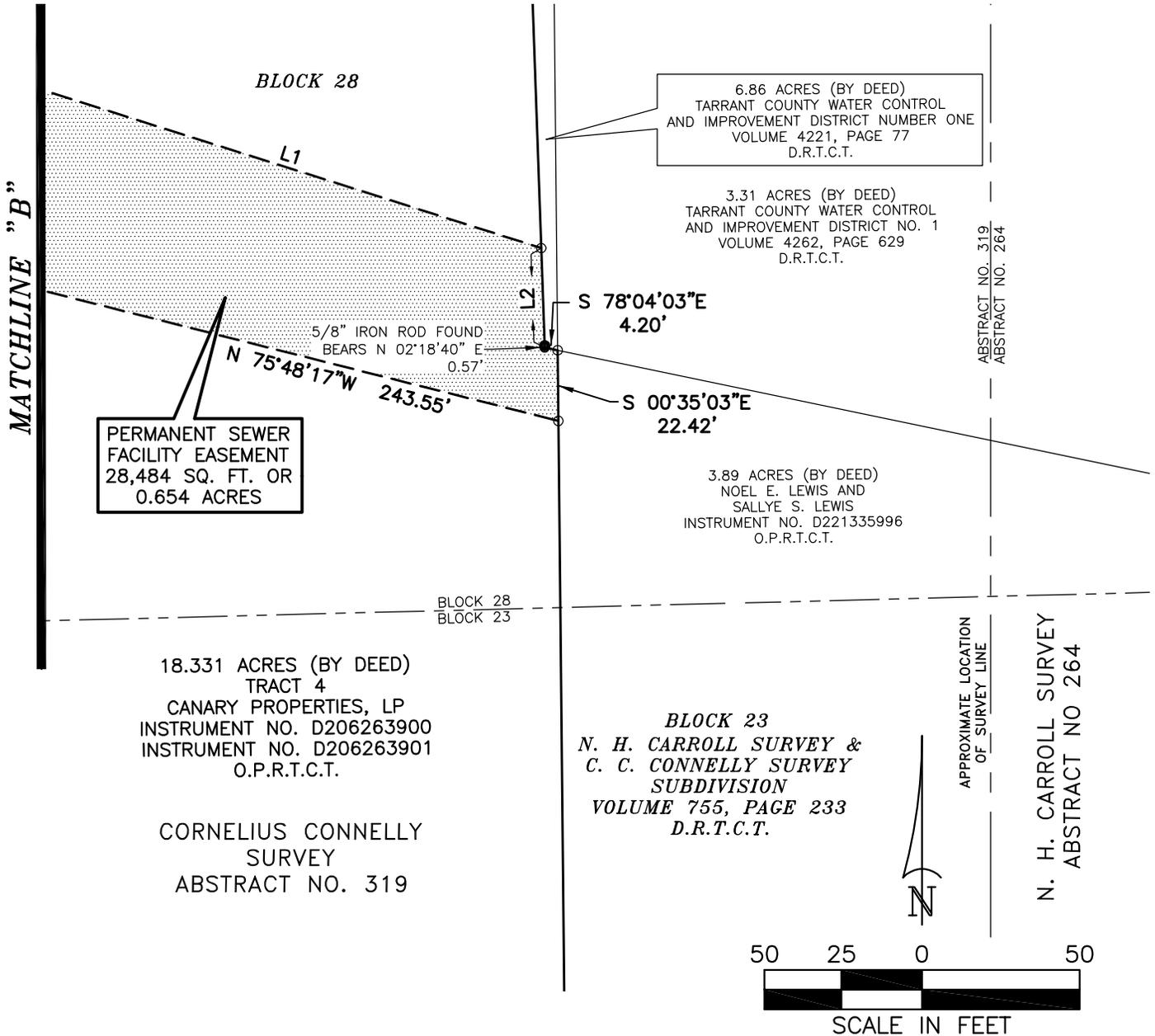
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