

**INTERSTATE 35**

(VARIABLE RIGHT-OF-WAY)  
STATE OF TEXAS  
VOL. 3977, PG. 118  
D.R.T.C.T.

STATE OF TEXAS  
VOL. 3988, PG. 443  
D.R.T.C.T.

STATE OF TEXAS  
PARCEL 240, PART 1  
INST. NO. D220287636  
O.P.R.T.C.T.

BRASS TXDOT MON FND.

PK NAIL W/SHINER FND.  
FROM WHICH A PK NAIL  
W/SHINER FND. "COBB FENDLEY"  
BEARS S26°42'E, 0.7'  
AND FROM WHICH AN "X" CUT FND.  
BEARS N41°03'W, 0.4'

N52°01'43"E  
84.48'

S52°01'43"W  
8.78'

DENIAL OF ACCESS  
INST. NO. D220269088  
O.P.R.T.C.T.

15' SANITARY SEWER EASEMENT  
INST. NO. D217074844  
O.P.R.T.C.T.

DENIAL OF ACCESS  
INST. NO. D220287636  
O.P.R.T.C.T.

5/8" IRF

5/8" IRF  
"COBB FENDLEY"

**PLACE OF BEGINNING**

WILLIAM MCCOWEN SURVEY  
ABSTRACT NO. 999

TEMPORARY  
CONSTRUCTION  
EASEMENT (BY  
SEPARATE  
INSTRUMENT)

RIGHT-OF-WAY EASEMENT  
0.094 AC.  
(4,086 SQ. FT.)

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

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

N89°25'35"E 835.00'

S89°29'05"W 828.03'

**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.

STATE OF TEXAS EASEMENT  
PARCEL 251A(E)  
INST. NO. D220269088  
O.P.R.D.C.T.

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

LOT 3, BLOCK 1  
R&S MILLER FAMILY ADDITION  
INST. NO. D220067160  
O.P.R.T.C.T.

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**

BAR IS ONE INCH ON ORIGINAL FULL-SIZE PRINT

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**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

RIGHT-OF-WAY EASEMENT  
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

DRAWN BY: SCR

APPROVED: ALS

SHEET NO. 1 OF 4

REV.

MATCH LINE - SEE SHEET 1

RIGHT-OF-WAY EASEMENT  
0.094 AC.  
(4,086 SQ. FT.)

WILLIAM MCCOWEN SURVEY  
ABSTRACT NO. 999

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

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

TEMPORARY  
CONSTRUCTION  
EASEMENT (BY  
SEPARATE  
INSTRUMENT)

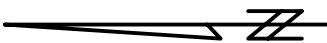
---N89°25'35"E 835.00'  
S89°29'05"W 828.03'

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

MATCH LINE - SEE SHEET 3



\* LEGEND \*

- CM CONTROLLING MONUMENT
- IRF IRON ROD FOUND
- EASEMENT

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RIGHT-OF-WAY EASEMENT  
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

DRAWN BY: SCR  
APPROVED: ALS

SHEET NO. 2 OF 4

REV.

BAR IS ONE INCH ON ORIGINAL FULL-SIZE PRINT

MATCH LINE - SEE SHEET 2

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

RIGHT-OF-WAY EASEMENT  
0.094 AC.  
(4,086 SQ. FT.)

WILLIAM MCCOWEN SURVEY  
ABSTRACT NO. 999

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

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

TEMPORARY  
CONSTRUCTION  
EASEMENT (BY  
SEPARATE  
INSTRUMENT)

S89°29'05"W  
828.03'

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

N89°25'35"E 835.00'

"X" CUT FND.

N00°30'55"W  
4.49'

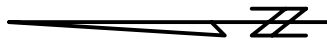
R.O.W. EASEMENT  
(BY SEPARATE  
INSTRUMENT)

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

LOT 3, BLOCK 1  
R&S MILLER FAMILY ADDITION  
INST. NO. D220067160  
O.P.R.T.C.T.

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

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



\* LEGEND \*

- CM CONTROLLING MONUMENT
- IRF IRON ROD FOUND
- EASEMENT

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RIGHT-OF-WAY EASEMENT  
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

DRAWN BY: SCR  
APPROVED: ALS

SHEET NO. 3 OF 4

REV.

BAR IS ONE INCH ON ORIGINAL FULL-SIZE PRINT

FIELD NOTES – DESCRIPTION  
RIGHT-OF-WAY EASEMENT

BEING A TRACT OF LAND LOCATED IN THE WILLIAM McCOWEN SURVEY, ABSTRACT No. 999, TARRANT COUNTY, TEXAS, BEING A PORTION OF A TRACT OF LAND DESCRIBED IN A DEED TO TCRG OPPORTUNITY IX, LLC, RECORDED IN INSTRUMENT NUMBER D216215621, 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 5/8" IRON ROD FOUND WITH A CAP STAMPED "COBB FENDLEY", SAID IRON ROD BEING THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID TCRG TRACT AND IN THE NORTH RIGHT-OF-WAY LINE OF GOLDEN TRIANGLE BOULEVARD (A CALLED 120 FOOT RIGHT-OF-WAY);

THENCE S 89°29'05" W, ALONG THE SOUTH LINE OF SAID TCRG TRACT AND THE NORTH RIGHT-OF-WAY LINE OF SAID GOLDEN TRIANGLE BOULEVARD, A DISTANCE OF 828.03 FEET TO AN "X" CUT FOUND, SAID "X" CUT BEING THE SOUTHEAST CORNER OF LOT 2, BLOCK 1, SYNERGY WEST ADDITION, 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.;

THENCE N 00°30'55" W, DEPARTING THE SOUTH LINE OF SAID TCRG TRACT AND THE NORTH RIGHT-OF-WAY LINE OF SAID GOLDEN TRIANGLE BOULEVARD, AND ALONG THE EAST LINE OF SAID LOT 2, A DISTANCE OF 4.49 FEET TO A POINT;

THENCE N 89°25'35" E, DEPARTING THE EAST LINE OF SAID LOT 2, A DISTANCE OF 835.00 FEET TO A POINT IN THE SOUTHEAST LINE OF SAID TCRG TRACT AND THE NORTH RIGHT-OF-WAY LINE OF SAID GOLDEN TRIANGLE BOULEVARD, FROM WHICH A TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) BRASS MONUMENT FOUND BEARS N 52°01'43" E, 84.48 FEET, SAID MONUMENT BEING THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED AS PARCEL 240, PART 1 IN A DEED TO THE STATE OF TEXAS, RECORDED IN INSTRUMENT No. D220287636, O.P.R.T.C.T.;

THENCE S 52°01'43" W, ALONG THE SOUTHEAST LINE OF SAID TCRG TRACT AND THE NORTH RIGHT-OF-WAY LINE OF SAID GOLDEN TRIANGLE BOULEVARD, A DISTANCE OF 8.78 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.094 ACRES (4,086 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.

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RIGHT-OF-WAY EASEMENT  
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

DRAWN BY: CLM  
APPROVED:

SHEET NO. 4 OF 4

REV.