

EXHIBIT "A"
M-245 PARALLEL RELIEF INTERCEPTOR
FOR WEST FORK TRUNK SEWER SYSTEM

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

BEING a 0.4413 acre tract of land located in the Robert Cross Survey, Abstract No. 304, City of Fort Worth, Tarrant County, Texas, said 0.4413 acre tract of land being a portion of that certain tract of land described as "Tract 9", conveyed to **PATRICIA BOWEN FEATHERNGILL, LLC, R.W. BOWEN, LLC, PAMELA B. ANDERSON, LLC and BOWEN TRAIL, LLC**, by deed thereof filed for record in Tarrant County Clerk's Instrument No. D206189806, Official Public Records, Tarrant County, Texas, said 0.4413 acre tract of land being a Permanent Sanitary Sewer Facility Easement and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod with a cap stamped "TRANSYSTEMS" found at a southwest property corner of the said "Tract 9", same being a northwest property corner of a called 76.902 acre tract of land conveyed to the Tarrant Regional Water District, by deed thereof filed for record in Tarrant County Clerk's Instrument No. D219145326, Official Public Records, Tarrant County, Texas, said beginning point being on the east 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), said beginning point also having a NAD83 Texas North Central Zone (4202) grid coordinate of N: 6,960,385.99 and E: 2,341,083.53;

THENCE North 22°02'29" East, along a west property line of said Tract 9 and along the said east right-of-way line, a distance of 64.82 feet to a 3 inch brass monument found at the beginning of a curve to the left having a radius of 1,502.40 feet;

THENCE continuing along the said property line and the said right-of-way line, an arc length of 580.45 feet, and across a chord which bears North 10°58'25" East, a chord length of 576.84 feet;

THENCE departing the said property line and the said right-of-way line, over and across said Tract 9, the following courses and distances:

South 89°59'45" East, a distance of 30.00 feet to the beginning of a curve to the right having a radius of 1,532.40 feet;

With said curve to the right, an arc length of 591.99 feet, and across a chord which bears South 10°58'28" West, a chord length of 588.31 feet;

South 22°02'29" West, a distance of 44.30 feet to a point on the northwest property line of the said 76.902 acre tract, from said point, a 5/8 inch iron rod with a cap stamped "TRANSYSTEMS" found bears North 77°40'29" East, 62.81 feet;

THENCE South 77°40'29" West, along the said property line, a distance of 36.34 feet to the **POINT OF BEGINNING**.

The hereinabove described tract of land contains a computed area of **0.4413 acres (19,223 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



EXHIBIT "B"

SEE ATTACHED METES & BOUNDS DESCRIPTION IN EXHIBIT "A"

LINE TABLE		
NO.	DIRECTION	DIST.
L1	N22°02'29"E	64.82'
L2	S89°59'45"E	30.00'
L3	S22°02'29"W	44.30'
L4	N77°40'29"E	62.81'
L5	S77°40'29"W	36.34'

CURVE TABLE				
NO.	RADIUS	LENGTH	CH. BEARING	CH. LENGTH
C1	1502.40'	580.45'	N10°58'25"E	576.84'
C2	1532.40'	591.99'	S10°58'28"W	588.31'

E1
EX. 30' ESMT. & R.O.W. TO
TEXAS MIDSTREAM GAS SERVICES
T.C.C.I. NO. D210312795,
O.P.R.T.C.T.

E2
EX. 10' ESMT. & R.O.W.
TO CHESAPEAKE OPERATING
T.C.C.I. NO. D212239159,
O.P.R.T.C.T.

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.

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

(PROPOSED)
TEMPORARY CONST.
EASEMENT

**PERMANENT SANITARY
SEWER FACILITY EASEMENT**
0.4413 ACRES (19,223 SQ. FT.)

ROBERT CROSS SURVEY
ABSTRACT NO. 304

POINT OF BEGINNING

5/8" CIRF
"TRANSYSTEMS"

3" BRASS
MON. FND.
"5958"

5/8" CIRF
"TRANSYSTEMS"

P.O.B.
N: 6,960,385.99
E: 2,341,083.53
(NAD83 ~ GRID)

CALLED 76.902 ACRES
TARRANT REGIONAL
WATER DISTRICT
T.C.C.I. NO. D219145326,
O.P.R.T.C.T.

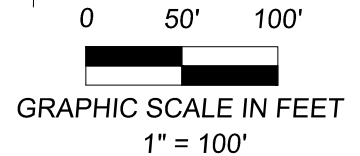


EXHIBIT "B"
**PERMANENT SANITARY SEWER
FACILITY EASEMENT**
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS



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



PROPERTY: PATRICIA BOWEN FEATHERNGILL, LLC et al
WHOLE PROPERTY ACREAGE: REM. CALLED 164.42 ACRES (CALC DEED)
18-096 P3 BOWEN PERM.dwg

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

S&A JOB NO.: 18-096
DATE: 09/07/2022

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

PARCEL 3 ~ BOWEN ~ EXHIBIT "B" ~ PAGE 2 OF X