

**M-199C-R PARALLEL RELIEF INTERCEPTOR FOR WEST FORK BASIN
CITY PROJECT NO. 100836
PARCEL NO. 4 PART 1 TCE
321 BURTON HILL RD
TRACTS 86B1B, 86B2, 86C, 87D1, N. H. CARROLL SURVEY, ABSTRACT NO. 264**

EXHIBIT "A"

Being a temporary construction easement situated in the N. H. Carroll Survey, Abstract No. 264, City of Westworth Village, Tarrant County, Texas and being out of a 4.998 acre tract of land (by deed) deeded to William J. Klinedinst, Trustee of the Klinedinst Family Trust as recorded in Instrument No. D221189056 of the Official Public Records of Tarrant County, Texas, said temporary construction easement being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8 inch iron rod (controlling monument) found for the most southerly southeast corner of said 4.998 acre tract of land, said 5/8 inch iron rod found being the southwest corner of a 7.91 acre tract of land (by deed) deeded to Tarrant County Water Control and Improvement District Number One as recorded in Volume 4027, Page 687 of the Deed Records of Tarrant County, Texas, said 5/8 inch iron rod also being in the north right-of-way line of Aton Avenue, being 60.0' dedicated to the public use as a public road and thoroughfare as recorded in Volume 2828, Page 601 of said Deed Records of Tarrant County, Texas, from which a 1/2 inch iron rod found (control monument) for an interior corner in the east line of said 4.998 acre tract of land bears North 01 degrees 17 minutes 59 seconds West, a distance of 89.56 feet, said 1/2 inch iron rod being an exterior corner in the west line of said 7.91 acre tract of land; **THENCE** South 89 degrees 32 minutes 26 seconds West, with the south line of said called 4.998 acre tract of land and with the north right-of-way line of Aton Avenue, a distance of 10.00 feet to the **POINT OF BEGINNING** of the herein described temporary construction easement;

THENCE South 89 degrees 32 minutes 26 seconds West, with the south line of said 4.998 acre tract of land and with the north right-of-way line of said Aton Avenue, a distance of 47.45 feet a point for corner;

THENCE North 01 degrees 16 minutes 04 seconds West, a distance of 230.87 feet to a point for corner;

THENCE South 17 degrees 39 minutes 38 seconds East, a distance of 167.98 feet a point for corner;

THENCE South 01 degrees 18 minutes 00 seconds East, a distance of 70.39 feet to the **POINT OF BEGINNING** and containing 7,142 square feet or 0.164 acres of land, more or less.

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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: May 16, 2024



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



EXHIBIT "B"

PARCEL No. 4 PART 1 TCE

4.998 ACRES (BY DEED)
 WILLIAM J. KLINEDINST, TRUSTEE
 OF THE KLINEDINST FAMILY TRUST
 INSTRUMENT NO. D221189056
 O.P.R.T.C.T.

**TEMPORARY
 CONSTRUCTION
 EASEMENT**
 7,142 SQ. FT. OR
 0.164 ACRES

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S 01°18'00"E	70.39'

8.95 ACRES (BY DEED)
 TARRANT COUNTY WATER CONTROL
 AND IMPROVEMENT DISTRICT
 NUMBER ONE
 VOLUME 4027, PAGE 621
 D.R.T.C.T.

N. H. CARROLL SURVEY
 ABSTRACT NO. 264

PROPOSED PERMANENT
 SEWER FACILITY EASEMENT

FOUND 5/8" IRON ROD
 BEARS N 31°42'08"E 0.21'

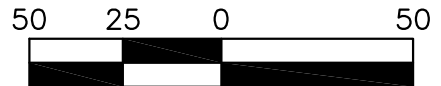
FOUND 1/2" IRON ROD
 (CONTROL MONUMENT)

7.91 ACRES (BY DEED)
 TARRANT COUNTY WATER CONTROL
 AND IMPROVEMENT DISTRICT NUMBER ONE
 VOLUME 4027, PAGE 687
 D.R.T.C.T.

P.O.C.
 FOUND 5/8" IRON ROD
 (CONTROL MONUMENT)

P.O.B.

ATON AVENUE
 60.0' DEDICATED TO THE
 PUBLIC USE AS A PUBLIC
 ROAD AND THOROUGHFARE
 VOLUME 2828, PAGE 601
 D.R.T.C.T.



SCALE IN FEET

- 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

M-199C-R PARALLEL RELIEF INTERCEPTOR FOR WEST FORK BASIN

PARCEL NO. 4 PART 1 TCE	CITY PROJ. NO. 100836
TEMPORARY CONSTRUCTION EASEMENT	
OWNER: WILLIAM J. KLINEDINST, TRUSTEE OF THE KLINEDINST FAMILY TRUST	
SURVEY: N. H. CARROLL SURVEY, ABSTRACT NO. 264	
LOCATION: WESTWORTH VILLAGE, TARRANT COUNTY, TEXAS	
ACQUISITION AREA: 7,142 SQUARE FEET OR 0.164 ACRES	
WHOLE PROPERTY ACREAGE: 4.998 ACRES (BY DEED)	



Jon L. Cooper
 JON L. COOPER
 REGISTERED PROFESSIONAL LAND SURVEYOR
 NO. 5254 TEXAS FIRM No. 10106900

JOB No. RJN_1801.00	DRAWN BY: JLC	CAD FILE: PARCEL 4-PT1-TCE-.DWG
DATE: MAY 16, 2024	EXHIBIT B PAGE 1 OF 1	SCALE: 1" = 50'