

**Description of a
Temporary Construction Easement**

BEING that certain tract of land situated in the J. Conwill, Survey, Abstract Number 343, City of Fort Worth, Tarrant County, Texas, being a portion of that tract of land described by deed to International Order of Operating Engineers Local 178 AFL-CIO, recorded in Instrument Number D202040614, County Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at the intersection of the south right-of-way line of Cromwell-Marine Creek Road, a 60 foot right-of-way recorded in Volume 5196, Page 986, said County Records and the west right-of-way line of Bowman-Roberts Road (a called 50 foot right-of-way), and being in the east line of said International Order of Operating Engineers tract;

THENCE S 00°25'54"W, 223.10 feet, with said east line and said west right-of-way line, from which a 1/2 inch iron rod found bears S 00°25'54"W, 308.07 feet;

THENCE N 89°34'06"W, 7.29 feet, departing said common line, to the **POINT OF BEGINNING**;

THENCE N 09°16'48"W, 78.16 feet;

THENCE N 00°45'37"E, 92.18 feet;

THENCE S 45°11'34"E, 17.71 feet;

THENCE S 00°26'00"W, 156.83 feet, to the **Point of Beginning** and containing 1,621 square feet or 0.0372 acres of land more or less.

"Integral Parts of this Document"

1. Description
2. Exhibit

TBP/ELS - LS FIRM REG. NO. 10177700

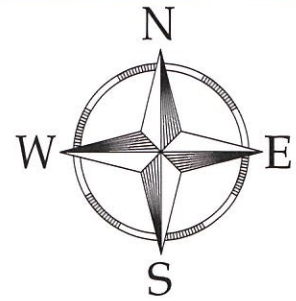
Basis of Bearing is the Texas Coordinate System
North Central Zone 4202, NAD 83

IRF = Iron Rod Found
IRS = Iron Rod Set

International Order of Operating Engineers
Local 178 AFL-CIO
Inst. # D202040614
C.R.T.C.T.

Cromwell-Marine Creek Road
60' ROW Vol. 5196, Pg. 986, C.R.T.C.T.

Point of Commencing



GRAPHIC SCALE IN FEET

"Integral parts of this document"
1. Description
2. Exhibit

J. CONWILL SURVEY
ABST. # 343

International Order of Operating Engineers
Local 178 AFL-CIO
Inst. # D202040614
C.R.T.C.T.

S45° 11' 34" E

17.71'

Future Right-of-Way

223.10'

A called 50' Right-of-Way

91.87'
M. 84, 91.60N
N00° 45' 37" E
92.18'
1,621 Sq. Ft.

S00° 26' 00" W
156.83'

J. BOWMAN SURVEY
ABST. NO. # 79

Point of Beginning

N89° 34' 06" W
7.29'

S00° 25' 54" W

S00° 25' 54" W
308.07'

Bowman-Roberts Road

Approx. Survey Line

1/2" IRF



Todd A. Bridges
12-15-22

Exhibit of a

Temporary Construction Easement

Situated in the J. Conwill Survey, Abstract Number 343,
City of Fort Worth, Tarrant County, Texas.

Parcel TCE1

PELTON
LAND SOLUTIONS

9800 HILLWOOD PARKWAY, SUITE 250
FORT WORTH, TEXAS 76177 PH.# 817-562-3350

JOB # BMC17001

DRAWN BY: TBR

CHECKED BY: TAB

DATE: 10-26-21

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