

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

EXHIBIT "A"

Being a Permanent Sewer Facility 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 Permanent Sewer Facility Easement being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod (controlling monument) found for the northeast corner of said 4.998 acre tract of land, said 5/8 inch iron rod found being the northwest corner of an 8.95 acre tract of land (by deed) deeded to Tarrant County Water Control and Improvement District Number One as recorded in Volume 4027, Page 621 of the Deed Records of Tarrant County, Texas, said 5/8 inch iron rod also being in the south line of a 29.34 acre tract of land acquired by the Tarrant County Water Control and Improvement District Number One according to Condemnation Cause No. 61639 dated February 16, 1965 and recorded in the Tarrant County Court Records;

THENCE South 17 degrees 39 minutes 38 seconds East, with the east line of said 4.998 acre tract of land and with the west line of said 8.95 acre tract of land, a distance of 584.96 feet to a point for an exterior corner in the east line of said 4.998 acre tract of land and being an interior corner in the west line of a 7.91 acre tract of land (by deed) deeded to the Tarrant County Water Control and Improvement District Number One as recorded in Volume 4027, Page 687 of said Deed Records of Tarrant County, Texas, from which a 5/8 inch iron rod found for reference bears North 31 degrees 42 minutes 08 seconds East, a distance of 0.21 feet;

THENCE South 89 degrees 35 minutes 34 seconds West, with the east line of said 4.998 acre tract of land and with a west line of said 7.91 acre tract of land, a distance of 26.23 feet to a 1/2 inch iron rod found for an interior corner in the east line of said 4.998 acre tract of land, said 1/2 inch iron rod being an exterior corner in the west line of said 7.91 acre tract of land;

THENCE South 01 degrees 17 minutes 59 seconds East, with the east line of said 4.998 acre tract of land and with a west line of said 7.91 acre tract of land, a distance of 89.56 feet to a 5/8 inch iron rod (controlling monument) found for the southeast corner of said 4.998 acre tract of land, said 5/8 inch iron rod being the southwest corner of said 7.91 acre tract of land, said 5/8 inch iron rod also being in the north right-of-way line of Aton Avenue, 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;

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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 15.00 feet a point for corner;

THENCE North 01 degrees 17 minutes 59 seconds West, a distance of 87.36 feet a point for corner;

THENCE North 17 degrees 39 minutes 38 seconds West, a distance of 533.53 feet a point for corner in the most northerly west line of said 4.998 acre tract of land, said point being in the east line of a 5 acre tract of land deeded to the City of Westworth Village as recorded in Instrument No. D205356664 of said Official Public Records of Tarrant County, Texas;

THENCE North 00 degrees 44 minutes 44 seconds West, with the most northerly west line of said 4.998 acre tract of land and with the east line of said 5 acre tract of land, a distance of 51.38 feet a point for the northwest corner of said 4.998 acre tract of land, said point being the northeast corner of said 5 acre tract of land, said point being the southeast corner of Lot 11 of Dennis J. Watter's Subdivision, an addition to the City of Westworth Village, Tarrant County, Texas as recorded in Volume 388-H, Page 459 of the Plat Records of Tarrant County, Texas, said point also being the southwest corner of said 29.34 acre tract of land;

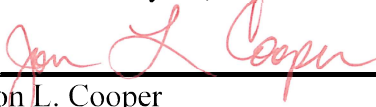
THENCE North 89 degrees 35 minutes 34 seconds East, with the north line of said 4.998 acre tract of land and with the south line of said 29.34 acre tract of land, a distance of 26.23 feet to the **POINT OF BEGINNING** and containing 24,340 square feet or 0.559 acres of land, more or less.

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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: January 12, 2024

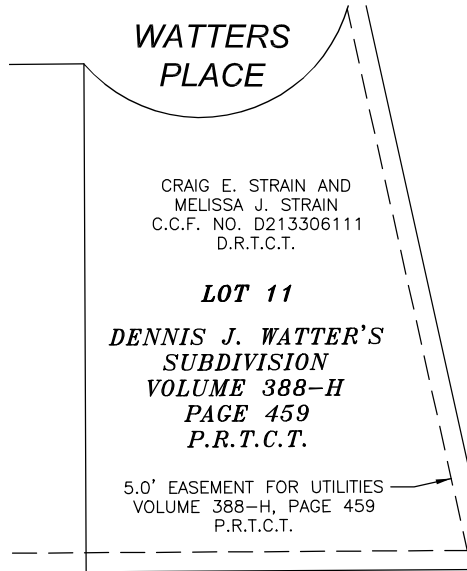


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Registered Professional Land Surveyor
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Fort Worth, Texas 76137
Texas Firm No. 10106900



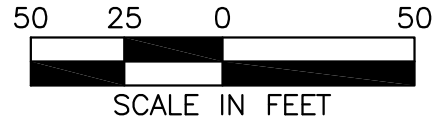
EXHIBIT "B"

PARCEL No. 4 PSSE



N. H. CARROLL SURVEY
ABSTRACT NO 264

29.34 ACRES TARRANT COUNTY WATER CONTROL
AND IMPROVEMENT DISTRICT NUMBER ONE
CONDEMNATION CAUSE NO. 61639
FEBRUARY 16, 1965
TARRANT COUNTY COURT RECORDS

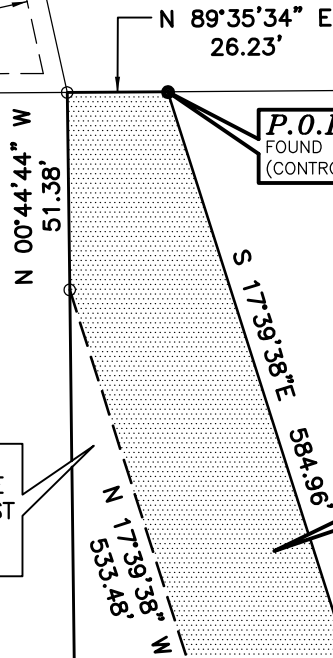


5 ACRES (BY DEED)
CITY OF WESTWORTH VILLAGE
INSTRUMENT NO. D205356664
O.P.R.T.C.T.

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

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

PERMANENT SEWER
FACILITY EASEMENT
24,340 SQ. FT. OR
0.559 ACRES



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

- 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.

MATCHLINE "A"



City of Fort Worth

200 TEXAS STREET • FORT WORTH, TEXAS 76102

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

| | |
|--|-----------------------|
| PARCEL NO. 4 PSSE | CITY PROJ. NO. 100836 |
| PERMANENT SEWER FACILITY 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: 24,340 SQUARE FEET OR 0.559 ACRES | |
| WHOLE PROPERTY ACREAGE: 4.998 ACRES (BY DEED) | |
| JOB No. RJN_1801.00 | DRAWN BY: JLC |
| DATE: JANUARY 12, 2024 | EXHIBIT B PAGE 1 OF 3 |
| CAD FILE: PARCEL 4-PSSE.DWG | |
| SCALE: 1" = 50' | |



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

EXHIBIT "B"

MATCHLINE "A"

PARCEL No. 4 PSSE

NOTES:

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5 ACRES (BY DEED)
CITY OF WESTWORTH VILLAGE
INSTRUMENT NO. D205356664
O.P.R.T.C.T.

N. H. CARROLL SURVEY
ABSTRACT NO 264

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

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

PERMANENT SEWER
FACILITY EASEMENT
24,340 SQ. FT. OR
0.559 ACRES

N 17°39'38" E 533.48'
S 17°39'38" E 584.96'



50 25 0 50



SCALE IN FEET

MATCHLINE "B"



City of Fort Worth

200 TEXAS STREET • FORT WORTH, TEXAS 76102

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

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| ACQUISITION AREA: 24,340 SQUARE FEET OR 0.559 ACRES | |
| WHOLE PROPERTY ACREAGE: 4.998 ACRES (BY DEED) | |



| | | | |
|------------------------|-----------------------|-----------------------------|--|
| JOB No. RJN_1801.00 | DRAWN BY: JLC | CAD FILE: PARCEL 4-PSSE.DWG | JON L. COOPER REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5254 TEXAS FIRM No. 10106900 |
| DATE: JANUARY 12, 2024 | EXHIBIT B PAGE 2 OF 3 | SCALE: 1" = 50' | |

EXHIBIT "B"

PARCEL No. 4 PSSE

MATCHLINE "B"

N. H. CARROLL SURVEY
ABSTRACT NO 264

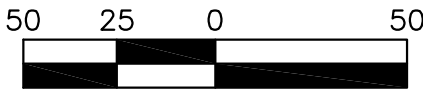
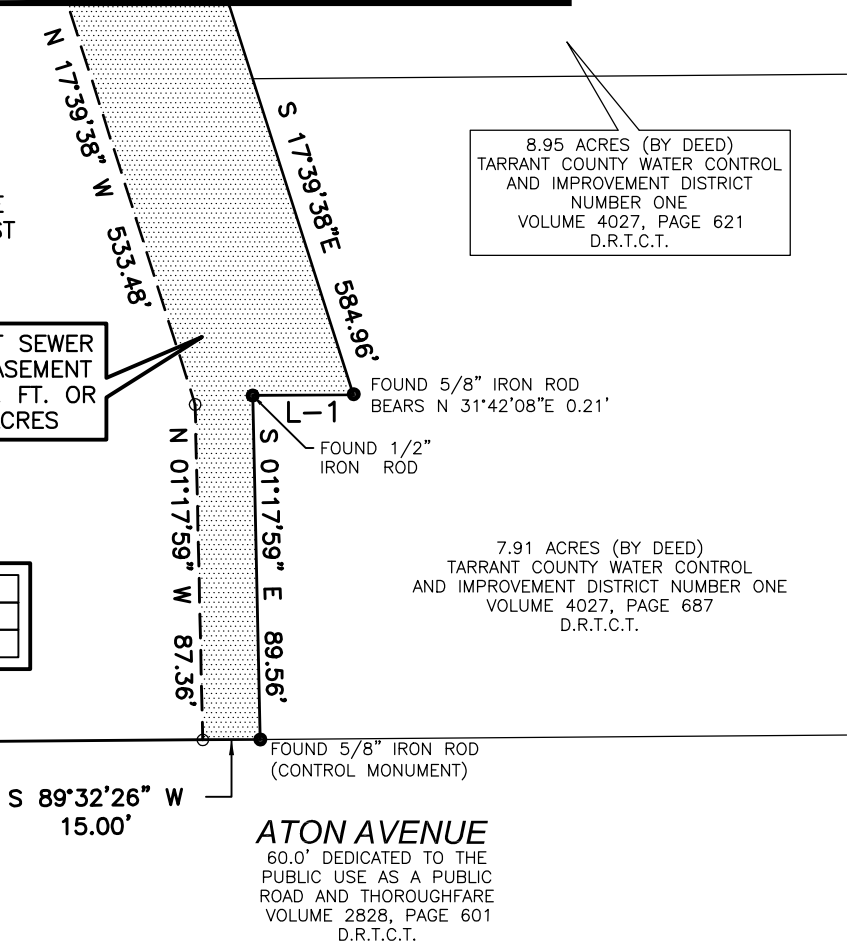
4.998 ACRES (BY DEED)
WILLIAM J. KLINEDINST, TRUSTEE
OF THE KLINEDINST FAMILY TRUST
INSTRUMENT NO. D221189056
O.P.R.T.C.T.

PERMANENT SEWER
FACILITY EASEMENT
24,340 SQ. FT. OR
0.559 ACRES

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

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

| LINE TABLE | | |
|------------|--------------|----------|
| LINE | BEARING | DISTANCE |
| L-1 | S 89°35'34"W | 26.23' |



SCALE IN FEET

15.94 ACRES (BY DEED)
FORT WORTH INDEPENDENT
SCHOOL DISTRICT
VOLUME 2828, PAGE 601
D.R.T.C.T.

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City of Fort Worth

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