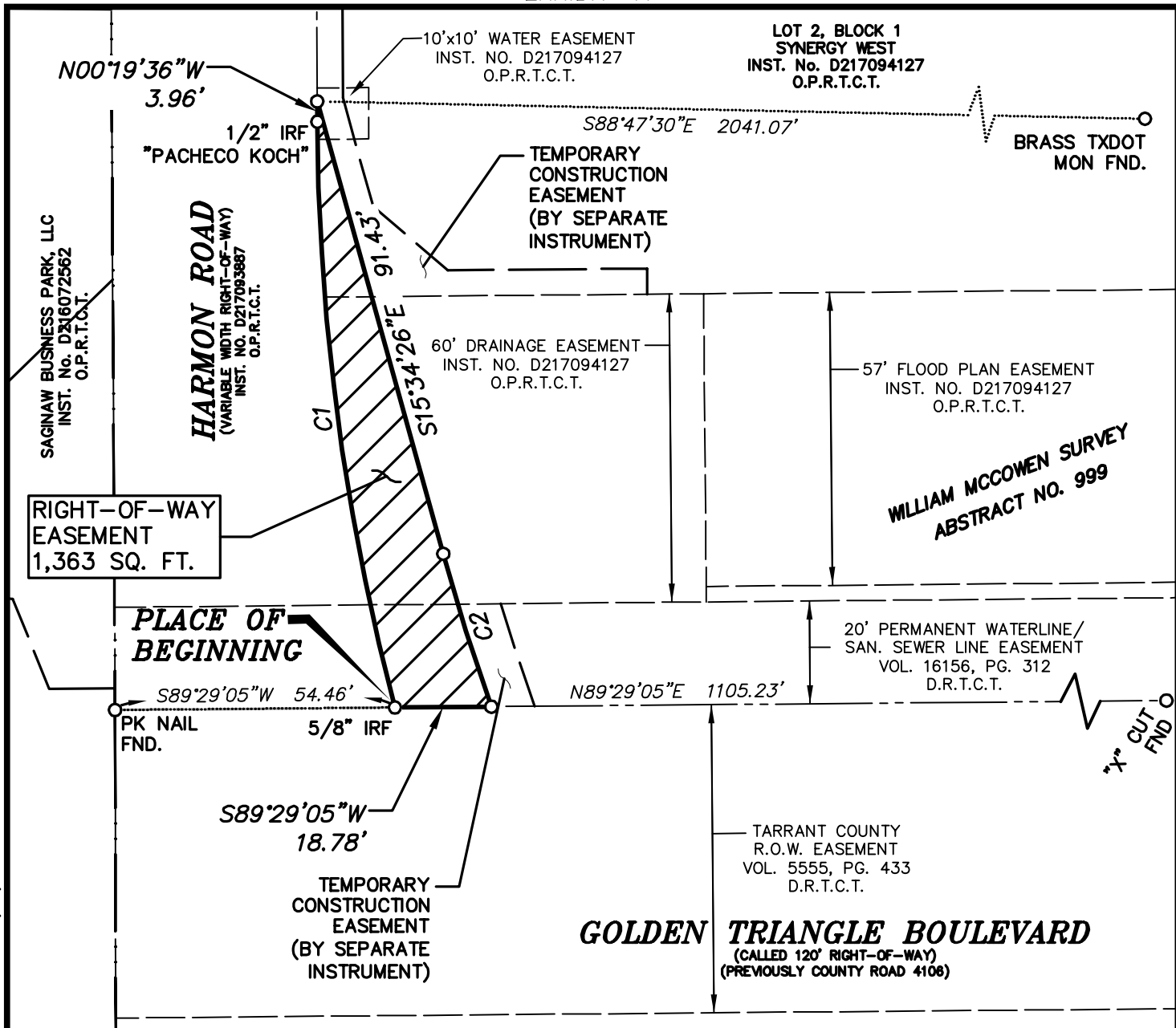


EXHIBIT "A"

WA#17011 PRINTED: 8/12/2021 STB FILE: WER-SURVEY.STB LAST SAVED: 8/12/2021 11:57 AM SAVED BY: AARON.S FILE: ROW-SYNERGY WEST-17011.DWG

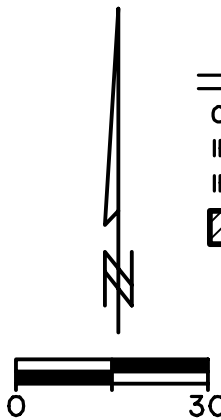


EASEMENT CURVE TABLE

CURVE	ARC	RADIUS	DELTA	BEARING	DIST.
C1	115.33'	457.50'	14°26'35"	N07°32'55"W	115.02'
C2	31.19'	470.00'	3°48'07"	S17°28'29"E	31.18'

\* LEGEND \*

- CM CONTROLLING MONUMENT
- IPF IRON PIPE FOUND
- IRF IRON ROD FOUND
- DRAINAGE EASEMENT



**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 2

REV.

EXHIBIT "A"

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 LOT 2, BLOCK 1, SYNERGY WEST, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN INSTRUMENT NUMBER D217094127, 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, BEING THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF GOLDEN TRIANGLE BOULEVARD (A CALLED 120' RIGHT-OF-WAY) WITH THE EAST RIGHT-OF-WAY LINE OF HARMON ROAD (A VARIABLE WIDTH RIGHT-OF-WAY), THE SOUTHWEST CORNER OF SAID LOT 2, AND THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE NORTHERLY, AN ARC LENGTH OF 115.33 FEET ALONG THE EAST RIGHT-OF-WAY LINE OF SAID HARMON ROAD, THE WEST LINE OF SAID LOT 2, AND ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 457.50 FEET, A DELTA ANGLE OF 14°26'35", AND A CHORD BEARING N 07°32'55" W, 115.02 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "PACHECO KOCH";

THENCE N 00°19'36" W, CONTINUING ALONG THE EAST RIGHT-OF-WAY LINE OF SAID HARMON ROAD AND THE WEST LINE OF SAID LOT 2, A DISTANCE OF 3.96 FEET TO A POINT, FROM WHICH A BRASS TXDOT MONUMENT FOUND BEARS S 88°47'30" E, 2041.07 FEET, SAID BRASS MONUMENT BEING THE MOST EASTERLY SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO TCRG OPPORTUNITY IX, LLC, RECORDED IN INSTRUMENT No. D216215621, O.P.R.T.C.T.;

THENCE S 15°34'26" E, DEPARTING THE EAST RIGHT-OF-WAY LINE OF SAID HARMON ROAD AND THE WEST LINE OF SAID LOT 2, A DISTANCE OF 91.43 FEET TO A POINT, BEING THE BEGINNING OF A CURVE TO THE LEFT;

THENCE SOUTHEASTERLY, AN ARC LENGTH OF 31.19 FEET ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 470.00 FEET, A DELTA ANGLE OF 03°48'07", AND A CHORD BEARING S 17°28'29" E, 31.18 FEET TO A POINT IN NORTH RIGHT-OF-WAY LINE OF SAID GOLDEN TRIANGLE BOULEVARD, FROM WHICH A "X" CUT FOUND BEARS N 89°29'05" E, 1105.23 FEET, SAID "X" CUT BEING THE SOUTHEAST CORNER OF SAID LOT 2;

THENCE S 89°29'05" W, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID GOLDEN TRIANGLE BOULEVARD AND THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 18.78 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1,363 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 WESTERN DATA SYSTEMS.
- (2) THIS EXHIBIT WAS PREPARED WITHOUT BENEFIT OF A CURRENT TITLE COMMITMENT.
- (3) THIS SURVEY WAS MADE ON THE GROUND DURING THE MONTHS OF AUGUST THRU SEPTEMBER, 2017 UNDER THE DIRECT SUPERVISION OF AARON L. STRINGFELLOW, R.P.L.S. No. 6373.



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

DRAWN BY: SCR  
APPROVED: ALS

SHEET NO. 2 OF 2

REV.