

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

TEMPORARY CONSTRUCTION EASEMENT
ROBERT CROSS SURVEY, ABSTRACT NO. 304
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

BEING a 0.5788 acre tract of land located in the Robert Cross Survey, Abstract No. 304, City of Fort Worth, Tarrant County, Texas, said 0.5788 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 0.5788 acre tract of land being a Temporary Construction Easement and being more particularly described by metes and bounds as follows:

COMMENCING 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 iron rod found 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);

THENCE North 77°40'29" East, along a southeast property line of said Tract 9 and along a northwest property line of the said 76.902 acre tract, a distance of 36.34 feet to the **POINT OF BEGINNING** of the herein described tract, said beginning point having a NAD83 Texas North Central Zone (4202) grid coordinate of N: 6,960,396.33 and E: 2,341,130.87;

THENCE departing the said property lines, over and across said Tract 9 the following courses and distances:

North 22°02'29" East, a distance of 44.30 feet to a point for corner at the beginning of a non-tangent curve to the left having a radius of 1,532.40 feet, from which a 3 inch brass monument stamped "5958" found on the west property line of said Tract 9, same being the said east right-of-way line of Beach Street bears North 67°57'25" West, a distance of 30.00 feet;

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

North 89°49'53" East, a distance of 40.00 feet to the beginning of a non-tangent curve to the right having a radius of 1,572.40 feet;

With said curve to the right, an arc length of 607.49 feet, and across a chord which bears South 10°58'25" West, a chord length of 603.72 feet;

South 22°02'29" West, a distance of 16.95 feet to the said southeast property line of Tract 9, same being the said northwest property line of the 76.902 acre tract;

THENCE South 77°40'29" West, along the said property lines, a distance of 48.46 feet to the **POINT OF BEGINNING**.

The hereinabove described tract of land contains a computed area of **0.5788 acres (25,215 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.



Eric S. Spooner, RPLS
Spooner & Associates, Inc.
Texas Registration No. 5922
TBPLS Firm No. 10054900

9/13/2022

Date



EXHIBIT "D"

SEE ATTACHED METES & BOUNDS DESCRIPTION IN EXHIBIT "C"

LINE TABLE		
NO.	DIRECTION	DIST.
L1	N77°40'29"E	36.34'
L2	N22°02'29"E	44.30'
L3	N67°57'25"W	30.00'
L4	N89°49'53"E	40.00'
L5	S22°02'29"W	16.95'
L6	S77°40'29"W	48.46'

CURVE TABLE				
NO.	RADIUS	LENGTH	CH. BEARING	CH. LENGTH
C1	1532.40'	591.99'	N10°58'28"E	588.31'
C2	1572.40'	607.49'	S10°58'25"W	603.72'

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

**TEMPORARY
CONSTRUCTION EASEMENT**
0.5788 ACRES (25,215 SQ. FT.)

ROBERT CROSS SURVEY
ABSTRACT NO. 304

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

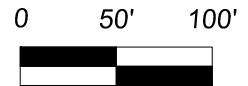
3" BRASS
MON. FND.
"5958"

**POINT OF
COMMENCING**
5/8" CIRF
"TRANSYSTEMS"

**POINT OF
BEGINNING**
N: 6,960,396.33
E: 2,341,130.87
(NAD83 GRID)

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

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



GRAPHIC SCALE IN FEET
1" = 100'

EXHIBIT "D"
TEMPORARY CONSTRUCTION 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 "D" ~ PAGE 4 OF 4