

EXHIBIT "A"

WA#17011 PRINTED: 9/13/2021 STB FILE: WIER-SURVEY.STB LAST SAVED: 9/13/2021 6:10 PM SAVED BY: AARONLS FILE: ROW-SYNERGY WEST 2-17011.DWG

TCRG OPPORTUNITY IX, LLC
INST. No. D216215621
O.P.R.T.C.T.

N89°29'05"E
828.03'

5/8" IRF
"COBB FENDLEY"

RIGHT-OF-WAY
EASEMENT (BY
SEPARATE
INSTRUMENT)

WILLIAM-MCCOWEN SURVEY
ABSTRACT NO. 999

20' DRAINAGE EASEMENT
INST. NO. D217074842
O.P.R.T.C.T.

S00°30'55"E
4.49'

"X" CUT FND.

PLACE OF
BEGINNING

LOT 2, BLOCK 1
SYNERGY WEST
INST. NO. D217094127
O.P.R.T.C.T.

TEMPORARY
CONSTRUCTION
EASEMENT (BY
SEPARATE
INSTRUMENT)

GOLDEN TRIANGLE BOULEVARD

(CALLED 120' RIGHT-OF-WAY)
(PREVIOUSLY COUNTY ROAD 4106)

TCRG OPPORTUNITY IX, LLC
INST. No. D216215621
O.P.R.T.C.T.

57' FLOOD PLAIN EASEMENT
INST. NO. D217094127
O.P.R.T.C.T.

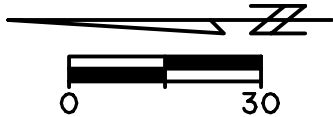
-N89°25'35"E 607.03'
S89°29'05"W 674.85'

TARRANT COUNTY
RIGHT-OF-WAY EASEMENT
VOL. 5466, PG. 710
VOL. 5550, PG. 370
D.R.T.C.T.

LOT 2, BLOCK 1
R&S MILLER FAMILY ADDITION
INST. NO. D220067160
O.P.R.T.C.T.

RIGHT-OF-WAY EASEMENT
0.062 AC.
(2,714 SQ. FT.)

TARRANT COUNTY
R.O.W. EASEMENT
VOL. 5555, PG. 433
D.R.T.C.T.



* LEGEND *

- CM CONTROLLING MONUMENT
- IRF IRON ROD FOUND
- EASEMENT

MATCH LINE - SEE SHEET 2

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: CLM
APPROVED: ALS

SHEET NO. 1 OF 3

REV.

MATCH LINE - SEE SHEET 1

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LOT 2, BLOCK 1
SYNERGY WEST
INST. NO. D217094127
O.P.R.T.C.T.

TCRG OPPORTUNITY IX, LLC
INST. No. D216215621
O.P.R.T.C.T.

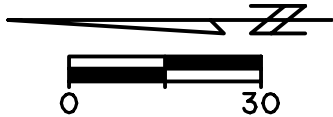
WILLIAM MCCOWEN SURVEY
ABSTRACT NO. 999

TEMPORARY
CONSTRUCTION
EASEMENT (BY
SEPARATE
INSTRUMENT)

57' FLOOD PLAIN EASEMENT
INST. NO. D217094127
O.P.R.T.C.T.

RIGHT-OF-WAY EASEMENT
0.062 AC.
(2,714 SQ. FT.)

$L=67.96'$
 $R=606.00'$
 $D=6^{\circ}25'33''$
 $CH=N86^{\circ}12'49''E$
 $CL=67.93'$



*** LEGEND ***

- CM CONTROLLING MONUMENT
- IRF IRON ROD FOUND
- EASEMENT

20' PERMANENT WATERLINE/
SAN. SEWER LINE EASEMENT
VOL. 16156, PG. 312
D.R.T.C.T.

TARRANT COUNTY
R.O.W. EASEMENT
VOL. 5555, PG. 433
D.R.T.C.T.

10'x10' P.O.S.E.
INST. NO. D220067160
O.P.R.T.C.T.

10'x10' P.O.S.E.
INST. NO. D220067160
O.P.R.T.C.T.

N89°25'35"E 607.03'
S89°29'05"W 674.85'

GOLDEN TRIANGLE BOULEVARD
(CALLED 120' RIGHT-OF-WAY)
(PREVIOUSLY COUNTY ROAD 4106)

S89°29'05"W
449.16'

5/8" IRF

TARRANT COUNTY
RIGHT-OF-WAY EASEMENT
VOL. 5466, PG. 710
VOL. 5550, PG. 370
D.R.T.C.T.

1/2" IRF

LOT 1, BLOCK 1
R&S MILLER FAMILY ADDITION
INST. NO. D220067160
O.P.R.T.C.T.

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

DRAWN BY: CLM
APPROVED: ALS

SHEET NO. 2 OF 3

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 A TRACT OF LAND DESCRIBED IN A DEED TO TCRG OPPORTUNITY IX, LLC, RECORDED IN INSTRUMENT NUMBER D216215621, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS (O.P.R.T.C.T.), A PORTION OF LOT 2, BLOCK 1, SYNERGY WEST ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, RECORDED IN INSTRUMENT NUMBER D217094127, O.P.R.T.C.T., AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN "X" CUT FOUND, SAID "X" CUT BEING THE SOUTHEAST CORNER OF SAID LOT 2, IN THE SOUTH LINE OF SAID TCRG TRACT AND IN THE NORTH RIGHT-OF-WAY LINE OF GOLDEN TRIANGLE BOULEVARD (A CALLED 120 FOOT RIGHT-OF-WAY);

THENCE S 89°29'05" W, ALONG THE SOUTH LINE OF SAID LOT 2 AND THE NORTH RIGHT-OF-WAY LINE OF SAID GOLDEN TRIANGLE BOULEVARD, A DISTANCE OF 674.85 FEET TO A POINT, BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, FROM WHICH A 5/8" IRON ROD FOUND BEARS S 89°29'05" W, 449.16 FEET, SAID IRON ROD BEING THE SOUTHWEST CORNER OF SAID LOT 2 AND THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF SAID GOLDEN TRIANGLE BOULEVARD WITH THE EAST RIGHT-OF-WAY LINE OF HARMON ROAD (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE EASTERLY, DEPARTING THE SOUTH LINE OF SAID LOT 2 AND THE NORTH RIGHT-OF-WAY LINE OF SAID GOLDEN TRIANGLE BOULEVARD, AN ARC LENGTH OF 67.96 FEET ALONG SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 606.00 FEET, A DELTA ANGLE OF 06°25'33", AND A CHORD BEARING OF N 86°12'49" E, 67.93 FEET TO A POINT;

THENCE N 89°25'35" E, A DISTANCE OF 607.03 FEET TO A POINT IN THE EAST LINE OF SAID LOT 2;

THENCE S 00°30'55" E, ALONG THE EAST LINE OF SAID LOT 2, A DISTANCE OF 4.49 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.062 ACRES (2,714 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: CLM
APPROVED: ALS

SHEET NO. 3 OF 3

REV.