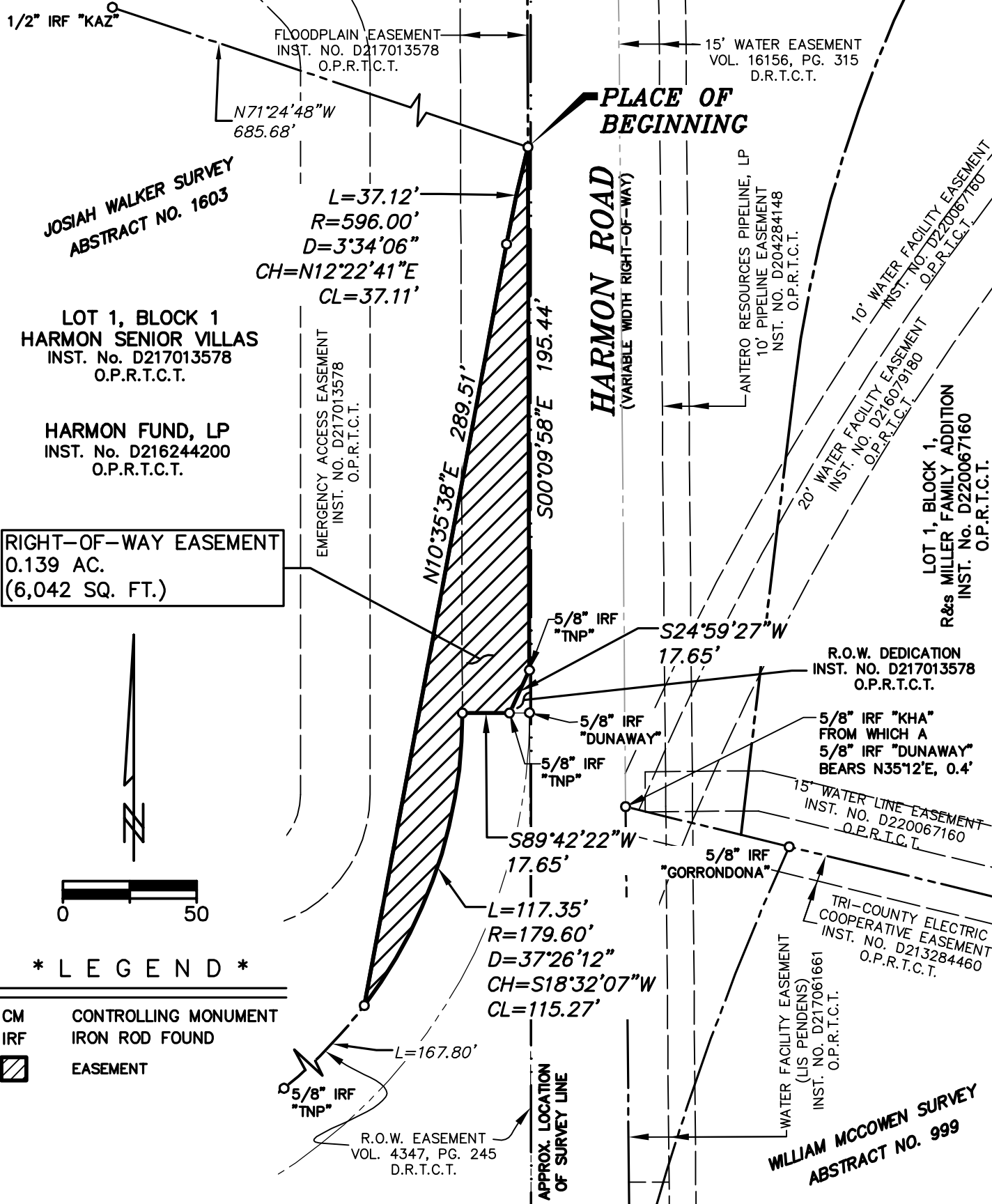


WA#17011 PRINTED: 6/7/2021 STB FILE: WIER-SURVEY.STB LAST SAVED: 6/7/2021 11:59 AM SAVED BY: AARONLS FILE: ROW-HARMON-17011.DWG

EXHIBIT "A"



BAR IS ONE INCH ON ORIGINAL FULL-SIZE PRINT

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.

FIELD NOTES – DESCRIPTION
RIGHT-OF-WAY EASEMENT

BEING A TRACT OF LAND LOCATED IN THE JOSIAH WALKER SURVEY, ABSTRACT No. 1603, TARRANT COUNTY, TEXAS, BEING A PORTION OF LOT 1, BLOCK 1, HARMON SENIOR VILLAS, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN INSTRUMENT NUMBER D217013578, 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 POINT IN THE WEST RIGHT-OF-WAY LINE OF HARMON ROAD (A VARIABLE WIDTH RIGHT-OF-WAY), AND IN THE EAST LINE OF SAID LOT 1, FROM WHICH A 1/2" IRON ROD FOUND WITH A CAP STAMPED "KAZ", BEARS N 71°24'48" W, 685.68 FEET, SAID IRON ROD BEING THE NORTHWEST CORNER OF SAID LOT 1 AND THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO SAGINAW BUSINESS PARK, LLC, RECORDED IN INSTRUMENT NUMBER D2106072562, O.P.R.T.C.T.;

THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF SAID HARMON ROAD AND THE EAST LINE OF SAID LOT 1 AS FOLLOWS:

- 1) S 00°09'58" E, 195.44 FEET TO A 5/8" IRON ROD FOUND WITH A CAP STAMPED "TNP";
- 2) S 24°59'27" W, 17.65 FEET TO A 5/8" IRON ROD FOUND WITH A CAP STAMPED "TNP";
- 3) S 89°42'22" W, 17.65 FEET TO A POINT, BEING THE BEGINNING OF A CURVE TO THE RIGHT;
- 4) SOUTHWESTERLY, AN ARC LENGTH OF 117.35 FEET ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 179.60 FEET, A DELTA ANGLE OF 37°26'12", AND A CHORD BEARING OF S 18°32'07" W, 115.27 FEET TO A POINT;

THENCE N 10°35'38" E, DEPARTING THE WEST RIGHT-OF-WAY LINE OF SAID HARMON ROAD AND THE EAST LINE OF SAID LOT 1, A DISTANCE OF 289.51 FEET TO A POINT, BEING THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE NORTHEASTERLY, AN ARC LENGTH OF 37.12 FEET ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 596.00 FEET, A DELTA ANGLE OF 03°34'06", AND A CHORD BEARING OF N 12°22'41" E, 37.11 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.139 ACRES (6,042 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 ALLTERRA CENTRAL, INC.
- (2) THIS EXHIBIT WAS PREPARED WITHOUT BENEFIT OF A CURRENT TITLE COMMITMENT.
- (3) THIS SURVEY WAS MADE ON THE GROUND DURING THE MONTHS OF MARCH, 2021 UNDER THE DIRECT SUPERVISION OF AARON 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
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SHEET NO. 2 OF 2

REV.