

EXHIBIT "A"

STATE OF TEXAS  
VOL. 3977, PG. 118  
D.R.T.C.T.

**INTERSTATE 35W**  
(VARIABLE WIDTH RIGHT-OF-WAY)

STATE OF TEXAS  
VOL. 3988, PG. 443  
D.R.T.C.T.

QBRASS TXDOT MON FND.

DENIAL OF ACCESS  
INST. NO. D220269088  
O.P.R.T.C.T.

PK NAIL W/SHINER FND.  
FROM WHICH A PK NAIL  
W/SHINER FND. "COBB FENDLEY"  
BEARS S28°42'E, 0.7'  
AND FROM WHICH AN "X" CUT FND  
BEARS N41°03'W, 0.4'

DENIAL OF ACCESS  
INST. NO. D220287636  
O.P.R.T.C.T.

WILLIAM MCCOWEN SURVEY  
ABSTRACT NO. 999

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

5/8" IRF  
"COBB FENDLEY"

N77°10'56"E  
25.24'  
S39°02'07"E  
7.66'

5/8" IRF

10' TESCO EASEMENT  
VOL. 4436, PG. 239  
D.R.T.C.T.

15' WASTEWATER EASEMENT  
INST. NO. D216062721  
O.P.R.D.C.T.

15' WATER EASEMENT  
INST. NO. D216062721  
O.P.R.D.C.T.

DRAINAGE EASEMENT  
UNDERGROUND COMPONENTS  
INST. NO. D220099303  
O.P.R.D.C.T.

**PLACE OF BEGINNING**

RIGHT-OF-WAY EASEMENT  
(BY SEPARATE INSTRUMENT)

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

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

5' UTILITY EASEMENT  
INST. NO. D220067160  
O.P.R.T.C.T.

STATE OF TEXAS EASEMENT  
PARCEL 251A(E)  
INST. NO. D220269088  
O.P.R.D.C.T.

ENCROACHMENT AGREEMENT  
TRACT 5  
INST. NO. D220057909  
O.P.R.D.C.T.

**TEMPORARY CONSTRUCTION EASEMENT**  
0.117 AC.  
(5,092 SQ. FT.)

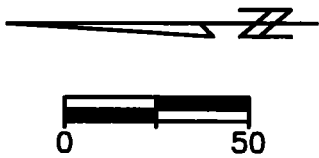
**R&S MILLER FAMILY, LP**  
INST. No. D219088026  
O.P.R.T.C.T.

**LOT 3, BLOCK 1**  
**R&S MILLER FAMILY ADDITION**  
INST. No. D220067160  
O.P.R.T.C.T.

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

N89°25'35"E 792.50'  
S89°25'35"W 772.32'

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**

BAR IS ONE INCH ON ORIGINAL FULL-SIZE PRINT

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**WIA 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

TEMPORARY CONSTRUCTION EASEMENT  
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

DRAWN BY: CLM  
APPROVED: ALS

SHEET NO. 1 OF 3

REV.

MATCH LINE - SEE SHEET 1

WILLIAM MCCOWEN SURVEY  
ABSTRACT NO. 999

LOT 3, BLOCK 1  
R&S MILLER FAMILY ADDITION  
INST. No. D220067160  
O.P.R.T.C.T.  
R&S MILLER FAMILY, LP  
INST. No. D219088026  
O.P.R.T.C.T.

TEMPORARY  
CONSTRUCTION  
EASEMENT  
0.117 AC.  
(5,092 SQ. FT.)

N89°25'35"E  
792.50'

S89°25'35"W  
772.32'

S11°36'17"W  
14.06'

S89°14'42"W  
21.92'

50' PUBLIC ACCESS EASEMENT  
INST. NO. D220067160  
O.P.R.T.C.T.

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

RIGHT-OF-WAY  
EASEMENT  
(BY SEPARATE  
INSTRUMENT)

N00°45'27"W  
19.81'

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

5' UTILITY EASEMENT  
INST. NO. D220067160  
O.P.R.T.C.T.

TESCO EASEMENT  
VOL. 7919, PG. 971  
D.R.T.C.T.

S39°30'40"W  
908.46'  
5/8" IRF  
"AW RPLS 4186"

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.

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

S89°48'03"W  
585.96'

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

TEMPORARY  
CONSTRUCTION  
EASEMENT  
(BY SEPARATE  
INSTRUMENT)

S61°52'19"W  
1225.58'  
5/8" IRF  
"GORRONDONA"

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

"X" CUT FND.

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



\* LEGEND \*

- CM CONTROLLING MONUMENT
- IRF IRON ROD FOUND
- EASEMENT

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TEMPORARY CONSTRUCTION EASEMENT  
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

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SHEET NO. 2 OF 3

REV.

EXHIBIT "A"

FIELD NOTES – DESCRIPTION  
TEMPORARY CONSTRUCTION EASEMENT

BEING A TRACT OF LAND LOCATED IN THE WILLIAM McCOWEN SURVEY, ABSTRACT No. 999, TARRANT COUNTY, TEXAS, BEING A PORTION OF LOT 3, BLOCK 1, R&S MILLER FAMILY ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN INSTRUMENT NUMBER D220067160, 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 A RIGHT-OF-WAY CORNER CLIP AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF GOLDEN TRIANGLE BOULEVARD (A VARIABLE WIDTH RIGHT-OF-WAY) WITH THE WEST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY No. 35W (A VARIABLE WIDTH RIGHT-OF-WAY), FROM WHICH A 5/8" IRON ROD FOUND BEARS N 77°10'56" E, 25.24 FEET, SAID IRON ROD BEING THE MOST NORTHERLY NORTHEAST CORNER OF SAID LOT 3;

THENCE S 39°02'07" E, ALONG SAID CORNER CLIP, A DISTANCE OF 7.66 FEET TO A POINT;

THENCE S 89°25'35" W, DEPARTING SAID CORNER CLIP, A DISTANCE OF 772.32 FEET TO A POINT;

THENCE S 11°36'17" W, A DISTANCE OF 14.06 FEET TO A POINT;

THENCE S 89°14'42" W, A DISTANCE OF 21.92 FEET TO A POINT IN THE WEST LINE OF SAID LOT 3 AND THE EAST LINE OF LOT 2, BLOCK 1 OF SAID R&S MILLER FAMILY ADDITION, FROM WHICH A 5/8" IRON ROD FOUND WITH A CAP STAMPED "GORRONDONA" BEARS S 61°52'19" W, 1225.58 FEET, SAID IRON ROD BEING THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO THE CITY OF FORT WORTH RECORDED IN INSTRUMENT NUMBER D217201074, O.P.R.T.C.T.;

THENCE N 00°45'27" W, ALONG THE WEST LINE OF SAID LOT 3 AND THE EAST LINE OF SAID LOT 2, A DISTANCE OF 19.81 FEET TO A POINT, FROM WHICH A 1/2" IRON ROD FOUND BEARS S 89°48'03" W, 585.96 FEET;

THENCE N 89°25'35" E, DEPARTING THE WEST LINE OF SAID LOT 3 AND THE EAST LINE OF SAID LOT 2, A DISTANCE OF 792.50 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.117 ACRES (5,092 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 ADMINISTRATED 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 MONTH OF MARCH, 2021 UNDER THE DIRECT SUPERVISION OF AARON STRINGFELLOW, R.P.L.S. NO. 6373.



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TEMPORARY CONSTRUCTION EASEMENT  
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

DRAWN BY: CLM  
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SHEET NO. 3 OF 3

REV.