

Description of a Drainage Easement

BEING a tract of land situated in the J. Conwill Survey, Abstract Number 343, City of Fort Worth, Tarrant County, Texas, being a portion of that tract of land described by deed to International Order of Operating Engineers Local 178 AFL-CIO recorded in Instrument Number D202040614, County Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at the southwest corner of said International Order of Operating Engineers tract, being the southeast corner of a right-of-way dedication of Cromwell Marine Creek Road as shown on the plat of The Trails of Marine Creek, an addition to the City of Fort Worth recorded in Cabinet A, Slide 9827, said County Records, being the north right-of way of Cromwell Marine Creek Road (a 60 foot right-of-way) recorded in Volume 5196, Page 986, said County Records;

THENCE with the south line of said International Order of Operating Engineers tract, and said north right-of-way line, the following courses and distances:

S 89°43'51"E, 25.67 feet, to the beginning of a curve to the left;

With said curve to the left, an arc distance of 276.54 feet, through a central angle of 11°18'00", having a radius of 1402.19 feet, the long chord which bears N 84°37'09"E, 276.10 feet;

N 78°58'09"E, 12.89 feet, to the beginning of a curve to the right;

With said curve to the right, an arc distance of 18.59 feet, through a central angle of 00°38'20", having a radius of 1667.03 feet, the long chord which bears N 79°17'19"E, 18.59 feet;

THENCE N 10°23'31"W, 36.87 feet, departing said common line over and across said International Order of Operating Engineers tract, to the **POINT OF BEGINNING**;

THENCE N 11°02'36"W, 100.00 feet, to the beginning of a non-tangent curve to the right;

THENCE with said non-tangent curve to the right, an arc distance of 238.79 feet, through a central angle of 10°48'56", having a radius of 1265.00 feet, the long chord which bears N 84°03'50"E, 238.44 feet;

THENCE S 00°31'42"E, 100.00 feet, to the beginning of a non-tangent curve to the left;

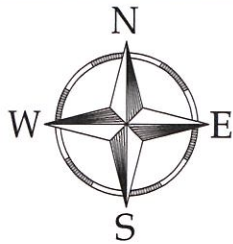
THENCE with said non-tangent curve to the left, an arc distance of 219.92 feet, through a central angle of 10°48'56", having a radius of 1165.00 feet, the long chord which bears S 84°03'50"W, 219.59 feet;

THENCE S 78°39'22"W, 0.52 feet to the **Point of Beginning** and containing 22,961 square feet or 0.5271 acres of land more or less.

"Integral parts of this document"

1. Description
2. Exhibit

TBPELS - LS FIRM REG. NO. 10177700



Basis of Bearing is the Texas Coordinate System
North Central Zone 4202, NAD 83

IRF = Iron Rod Found



GRAPHIC SCALE IN FEET

"Integral parts of this document"

1. Description
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J. CONWILL SURVEY
ABST. # 343

International Order of Operating
Engineers Local 178 AFL-CIO
Inst. # D202040614
C.R.T.C.T.

$\Delta = 10^\circ 48'56''$
 $R = 1265.00'$
 $L = 238.79'$
 $LC = N84^\circ 03'50''E$
 $238.44'$

Future Right-of-Way

Bowman Roberts Road
(a variable width right-of-way)

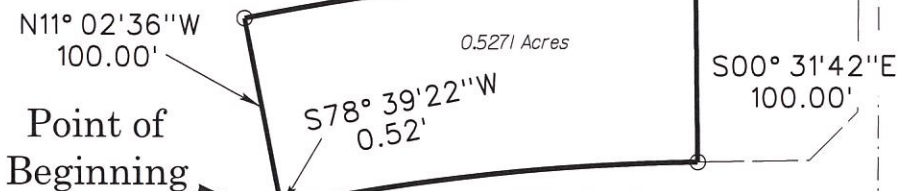
A. ROBERTS SURVEY
ABST. NO. # 1262

5/8" IRF
RPLS 4001

552.06'

N00° 25'45"E

Lot 23X, Block 1
The Trails of Marine Creek
Cab. A, Sld. 9827, C.R.T.C.T.



Point of Commencing

$\Delta = 11^\circ 18'00''$
 $R = 1402.19'$
 $L = 276.54'$
 $LC = N84^\circ 37'09''E$
 $276.10'$

$\Delta = 10^\circ 48'56''$
 $R = 1165.00'$
 $L = 219.92'$
 $LC = S84^\circ 03'50''W$
 $219.59'$

Tarrant County
Vol. 5196, Pg. 986
C.R.T.C.T.

Lot 24X
Block 1

1/2" IRF
(bent) brs.
N41°32'51"E
0.34'

N89° 43'51"W
25.67'

Future Right-of-Way

N10° 23'31"W
36.87'

N78° 58'09"E
12.89'

$\Delta = 00^\circ 38'20''$
 $R = 1667.03'$
 $L = 18.59'$
 $LC = N79^\circ 17'19''E$
 $18.59'$

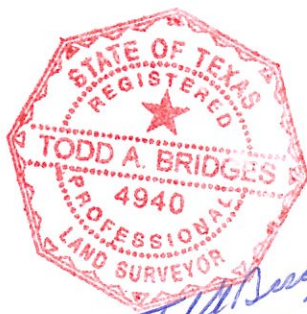
Future Right-of-Way

American SOKOL Organization
Vol. 5195, Pg. 571
C.R.T.C.T.

**Cromwell Marine
Creek Road**
(a 60 foot right-of-way)

International Order of Operating
Engineers Local 178 AFL-CIO
Inst. # D202040614
C.R.T.C.T.

J. BOWMAN SURVEY
ABST. NO. # 79



Todd A. Bridges
12-15-22

Exhibit of Drainage Easement

Situated in the J. Conwill Survey, Abstract Number 343,
City of Fort Worth, Tarrant County, Texas.

Parcel DE2

PELTON
LAND SOLUTIONS

9800 HILLWOOD PARKWAY, SUITE 250
FORT WORTH, TEXAS 76177 PH.# 817-562-3350

JOB # BMC17001

DRAWN BY: D. Freemon

CHECKED BY: T. Bridges

DATE: 10-28-21

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