

**LEGAL DESCRIPTION
TEMPORARY CONSTRUCTION EASEMENT**

BEING a 0.9568 acre (41,677 square foot) tract of land situated in the Jonathan Burleson Survey, Abstract No. 78, City of Fort Worth, Tarrant County, Texas; said tract being part of that tract of land described in Quitclaim Deed to Manucher Nazarian recorded in Instrument No. D190008157 of the Official Public Records of Tarrant County, Texas; said tract being more particularly described as follows:

COMMENCING at a concrete monument found in the south right-of-way line of West Freeway (a variable width right-of-way);

THENCE along the said south line of West Freeway, the following three (3) calls:

North 89°35'17" East, a distance of 195.50 feet to a concrete monument found;

North 00°01'17" East, a distance of 19.90 feet to a point;

North 89°35'20" East, a distance of 1830.95 feet to a point;

THENCE South 00°24'40" East, departing the said south line of West Freeway, a distance of 35.00 feet to the **POINT OF BEGINNING**;

- THENCE** North 89°35'20" East, a distance of 90.00 feet to a point for corner;
- THENCE** South 00°16'53" West, a distance of 69.43 feet to a point for corner;
- THENCE** South 45°00'00" East, a distance of 178.03 feet to a point for corner;
- THENCE** North 90°00'00" East, a distance of 114.30 feet to a point for corner;
- THENCE** South 45°00'00" East, a distance of 65.95 feet to a point for corner;
- THENCE** North 90°00'00" West, a distance of 374.74 feet to a point for corner;

THENCE North 00°24'40" West, a distance of 241.31 feet to a point for corner; to the **POINT OF BEGINNING** and containing 41,677 square feet or 0.9568 acres of land, more or less.

NOTES

Bearing system based on the Texas Coordinate System of 1983(2011 adjustment), North Central Zone (4202). A survey plat of even survey date herewith accompanies this metes & bounds description.

The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the easement tract described.

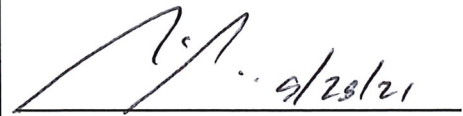

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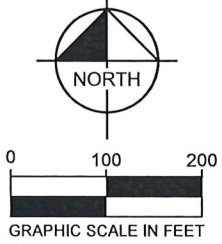


EXHIBIT "A"
 TEMPORARY
 CONSTRUCTION EASEMENT
 JONATHAN BURLESON,
 ABSTRACT NO. 78
 CITY OF FORT WORTH
 TARRANT COUNTY, TEXAS

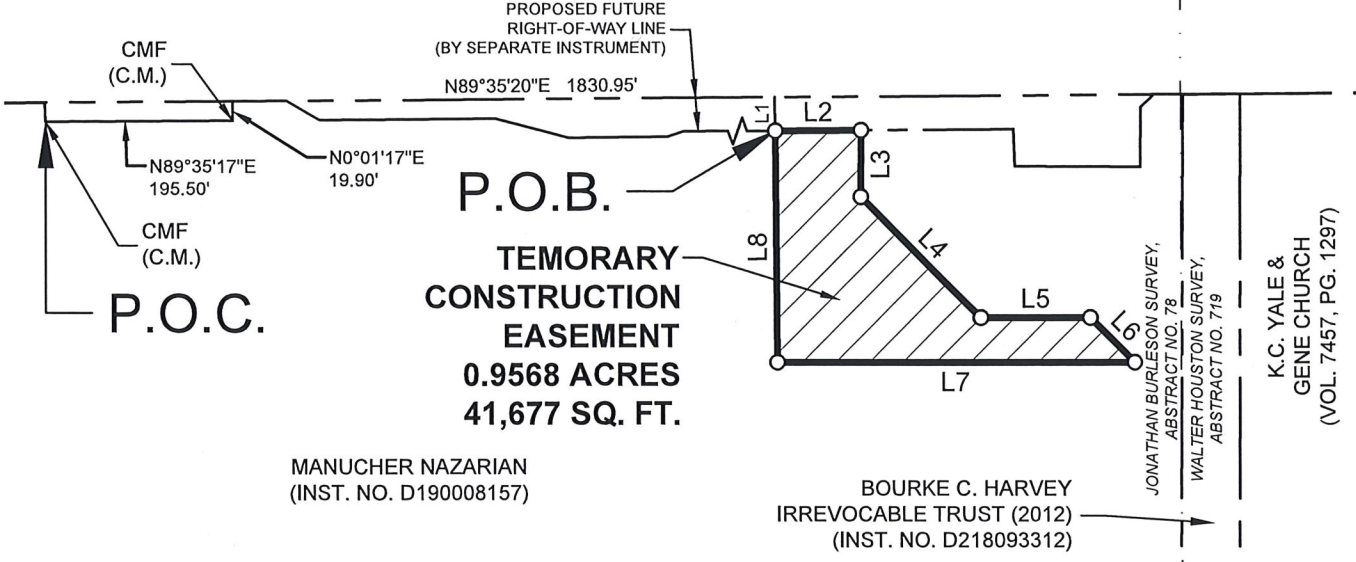
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	CDP	MCB	9/29/2021	061291602	1 OF 2



WEST FREEWAY
(A VARIABLE WIDTH RIGHT-OF-WAY)



LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S00°24'40"E	35.00'	L5	N90°00'00"E	114.30'
L2	N89°35'20"E	90.00'	L6	S45°00'00"E	65.95'
L3	S00°16'53"W	69.42'	L7	N90°00'00"W	374.74'
L4	S45°00'00"E	178.03'	L8	N00°24'40"W	241.30'

LEGEND

P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING
IRSC = 5/8" IRON ROD W/ "KHA" CAP SET
IRF = IRON ROD FOUND
CMF = CONCRETE MONUMENT FOUND
C.M. = CONTROLLING MONUMENT

NOTES

Bearing system based on the Texas Coordinate System of 1983(2011 adjustment), North Central Zone (4202). A metes & bounds description of even survey date herewith accompanies this survey plat.

The undersigned, Registered Professional Land Surveyor, hereby certifies that the plat of survey accurately sets out the metes and bounds of the easement tract.

[Signature]
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EXHIBIT "B"
TEMPORARY
CONSTRUCTION EASEMENT
JONATHAN BURLESON,
ABSTRACT NO. 78
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 200'	CDP	MCB	9/29/2021	061291602	2 OF 2