

EXHIBIT "A"

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

WILLIAM MCCOWEN SURVEY  
ABSTRACT NO. 999

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

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

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.

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

5/8" IRF  
N89°00'49"E  
817.20'  
TEMPORARY  
CONSTRUCTION  
EASEMENT  
(BY SEPARATE  
INSTRUMENT)

S00°45'27"E  
19.81'

PLACE OF  
BEGINNING

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

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

RIGHT-OF-WAY  
EASEMENT  
(BY SEPARATE  
INSTRUMENT)

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

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

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

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

S89°14'42"W  
22.00'

N26°54'38"W  
12.14'

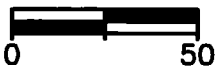
TESCO EASEMENT  
VOL. 7919, PG. 971  
D.R.T.C.T.

LOT 2, 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  
0.094 AC.  
(4,074 SQ. FT.)

N89°25'35"E 435.94'  
S89°25'35"W 309.75'



\* 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 No. 2  
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

DRAWN BY: CLM  
APPROVED: ALS

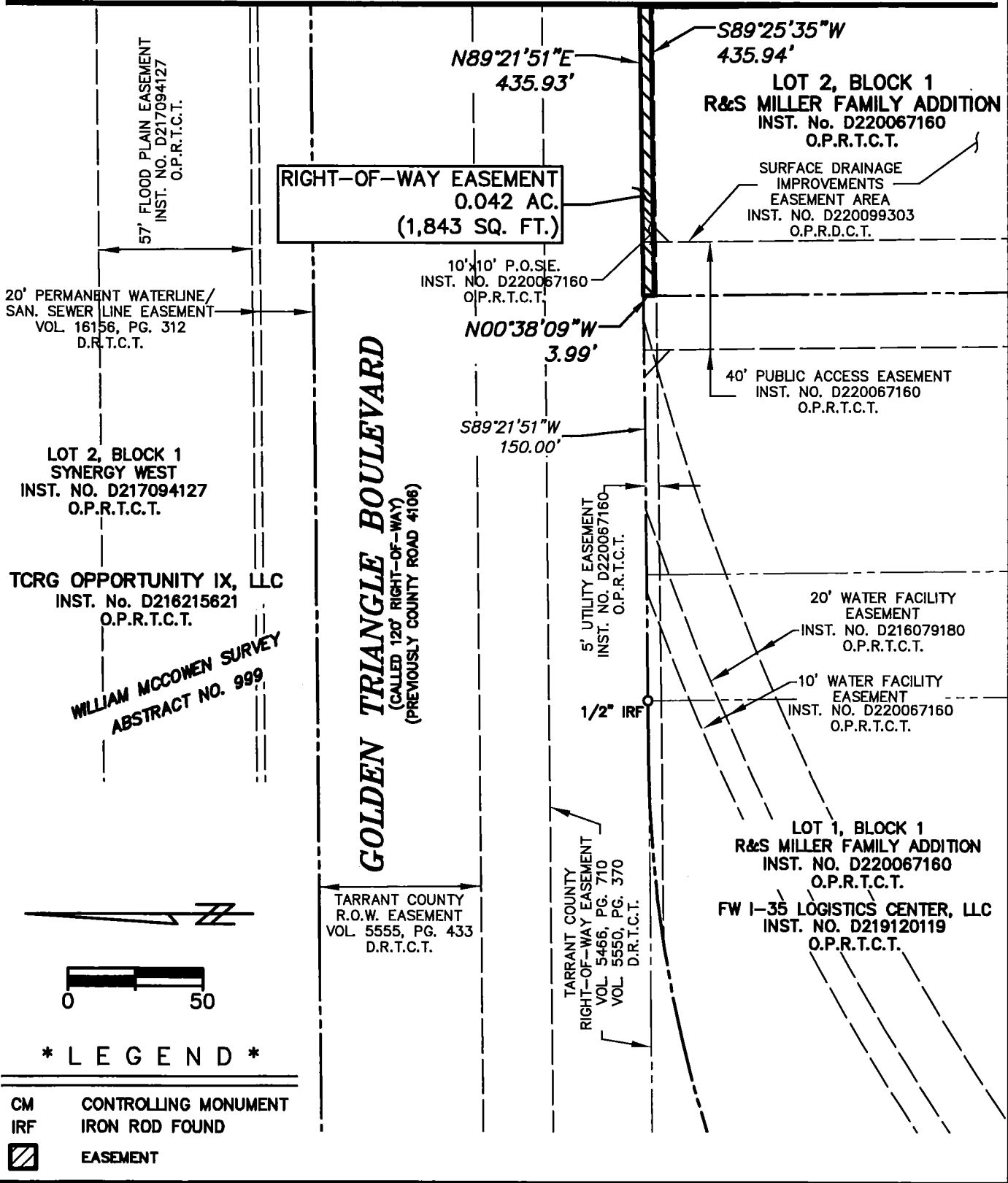
SHEET NO. 1 OF 3

REV.


MATCH LINE - SEE SHEET 1

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BAR IS ONE INCH ON ORIGINAL FULL-SIZE PRINT



\* LEGEND \*

- CM CONTROLLING MONUMENT
- IRF IRON ROD FOUND
-  EASEMENT

**WIA** SURVEYOR PREPARING THIS EXHIBIT:  
**WIER & ASSOCIATES, INC.**  
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RIGHT-OF-WAY EASEMENT  
 CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

DRAWN BY: SCR	SHEET NO. 2 OF 3	REV. 1
APPROVED: ALS		

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 LOT 2, 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 THE SOUTH RIGHT-OF-WAY LINE OF GOLDEN TRIANGLE BOULEVARD (A CALLED 120' RIGHT-OF-WAY), BEING THE NORTHEAST CORNER OF SAID LOT 2 AND THE NORTHWEST CORNER OF LOT 3, BLOCK 1, OF SAID R&S MILLER FAMILY ADDITION, FROM WHICH A 5/8" IRON ROD FOUND BEARS N 89°21'51" E, 817.20 FEET, SAID IRON ROD BEING THE MOST NORTHERLY NORTHEAST CORNER OF SAID LOT 3 AND THE MOST NORTHERLY NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO THE STATE OF TEXAS, RECORDED IN INSTRUMENT NUMBER D220269088, O.P.R.T.C.T.;

THENCE S 00°45'27" E, DEPARTING THE SOUTH RIGHT-OF-WAY LINE OF SAID GOLDEN TRIANGLE BOULEVARD, AND ALONG THE EAST LINE OF SAID LOT 2 AND THE WEST LINE OF SAID LOT 3, A DISTANCE OF 4.47 FEET TO A POINT;

THENCE S 89°25'35" W, DEPARTING THE EAST LINE OF SAID LOT 2 AND THE WEST LINE OF SAID LOT 3, A DISTANCE OF 435.94 FEET TO A POINT IN THE WEST LINE OF SAID LOT 2 AND THE EAST LINE OF LOT 1, BLOCK 1 OF SAID R&S MILLER FAMILY ADDITION;

THENCE N 00°38'09" W, ALONG THE WEST LINE OF SAID LOT 2 AND THE EAST LINE OF SAID LOT 1, A DISTANCE OF 3.99 FEET TO A POINT IN THE SOUTH RIGHT-OF-WAY LINE OF SAID GOLDEN TRIANGLE BOULEVARD, BEING THE NORTHWEST CORNER OF SAID LOT 2 AND THE NORTHEAST CORNER OF SAID LOT 1, FROM WHICH A 1/2" IRON ROD FOUND BEARS S 89°21'51" W, 150.00 FEET;

THENCE N 89°21'51" E, ALONG THE NORTH LINE OF SAID LOT 2 AND THE SOUTH RIGHT-OF-WAY LINE OF SAID GOLDEN TRIANGLE BOULEVARD, A DISTANCE OF 435.93 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.042 ACRES (1,843 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 MONTH 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	SHEET NO. 3 OF 3
APPROVED: ALS	
REV. 1	