

**LEGAL DESCRIPTION
PERMANENT WATER & RECLAIMED WATER LINE EASEMENT**

BEING a 4.2112 acre (183,438 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 1921.37 feet to a point;

THENCE South 00°16'53" West, departing the said south line of West Freeway, a distance of 35.00 feet to the **POINT OF BEGINNING**; said point being in the proposed south line of said West Freeway;

THENCE North 89°35'20" East, along the said proposed south line of West Freeway, a distance of 71.88 feet to a point for corner;

- THENCE** South 00°00'00" East, a distance of 71.44 feet to a point for corner;
- THENCE** South 45°00'00" East, a distance of 105.18 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 107.53 feet to a point for corner;
- THENCE** South 00°19'04" West, a distance of 1,458.01 feet to a point for corner;
- THENCE** South 00°18'05" West, a distance of 1724.27 feet to 1-inch iron rod found for corner;
- THENCE** South 0°07'54" East, a distance of 52.58 feet to a point for corner;
- THENCE** South 89°52'06" West, a distance of 50.00 feet to a point for corner;
- THENCE** North 00°07'54" West, a distance of 52.77 feet to a point for corner;
- THENCE** North 00°18'05" East, a distance of 1,724.46 feet to a point for corner;
- THENCE** North 00°19'04" East, a distance of 1,437.15 feet to a point for corner;
- THENCE** North 45°00'00" West, a distance of 65.95 feet to a point for corner;
- THENCE** North 90°00'00" West, a distance of 114.30 feet to a point for corner;
- THENCE** North 45°00'00" West, a distance of 178.03 feet to a point for corner;

THENCE North 00°16'53" East, a distance of 69.42 feet to the **POINT OF BEGINNING** and containing 183,438 square feet or 4.2112 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.

EXHIBIT "A"
**PERMANENT WATER &
RECLAIMED WATER LINE EASEMENT
JONATHAN BURLESON,
ABSTRACT NO. 78
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS**

M.C. 9/27/21
MICHAEL C. BILLINGSLEY
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6558
801 CHERRY STREET,
UNIT 11 SUITE 1300
FORT WORTH, TEXAS 76102
PH. 817-335-6511
michael.billingsley@kimley-horn.com

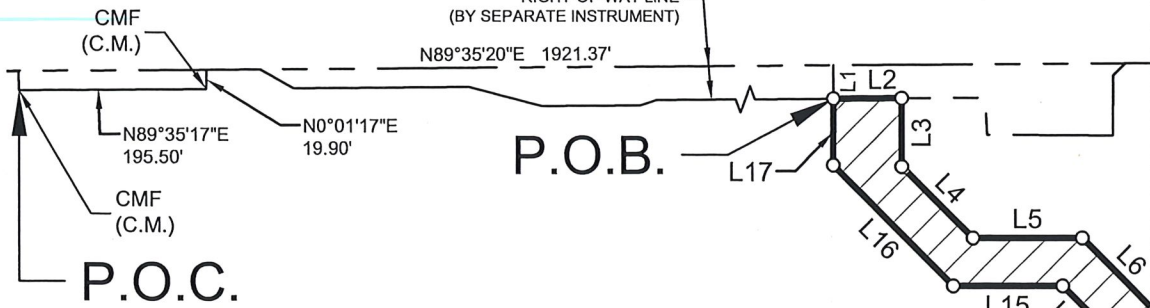


Kimley»Horn	
801 Cherry Street, Unit 11, # 1300 Fort Worth, Texas 76102	Tel. No. (817) 335-6511 www.kimley-horn.com
Scale N/A	Drawn by CDP
Checked by MCB	Date 9/27/2021
Project No. 061018380	Sheet No. 1 OF 3

WEST FREEWAY

(A VARIABLE WIDTH RIGHT-OF-WAY)

PROPOSED FUTURE
RIGHT-OF-WAY LINE
(BY SEPARATE INSTRUMENT)



**PERMANENT
WATER &
RECLAIMED
WATER LINE
EASEMENT
4.2112 ACRES
183,438 SQ. FT.**

MANUCHER NAZARIAN
(INST. NO. D190008157)

K.C. YALE &
GENE CHURCH
(VOL. 7457, PG. 1297)

LINE TABLE		
NO.	BEARING	LENGTH
L1	N00°16'53"E	35.00'
L2	N89°35'20"E	71.88'
L3	S00°00'00"E	71.44'
L4	S45°00'00"E	105.18'
L5	N90°00'00"E	114.30'
L6	S45°00'00"E	107.53'
L7	S00°19'04"W	1458.01'
L8	S00°18'05"W	1724.27'
L9	S00°07'54"E	52.58'

LINE TABLE		
NO.	BEARING	LENGTH
L10	S89°52'06"W	50.00'
L11	N00°07'54"W	52.77'
L12	N00°18'05"E	1724.46'
L13	N00°19'04"E	1437.15'
L14	N45°00'00"W	65.95'
L15	N90°00'00"W	114.30'
L16	N45°00'00"W	178.03'
L17	N00°16'53"E	69.42'

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.

MATCH LINE (SEE SHEET 3)

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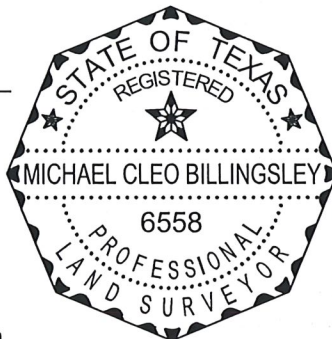
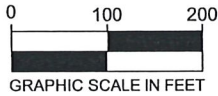


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PERMANENT WATER &
RECLAIMED WATER LINE EASEMENT
JONATHAN BURLESON,
ABSTRACT NO. 78
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS

Kimley»Horn

801 Cherry Street, Unit 11, # 1300 Fort Worth, Texas 76102 FIRM # 10194040 Tel. No. (817) 335-6511 www.kimley-horn.com

Scale 1" = 200'	Drawn by CDP	Checked by MCB	Date 9/27/2021	Project No. 061018380	Sheet No. 2 OF 3
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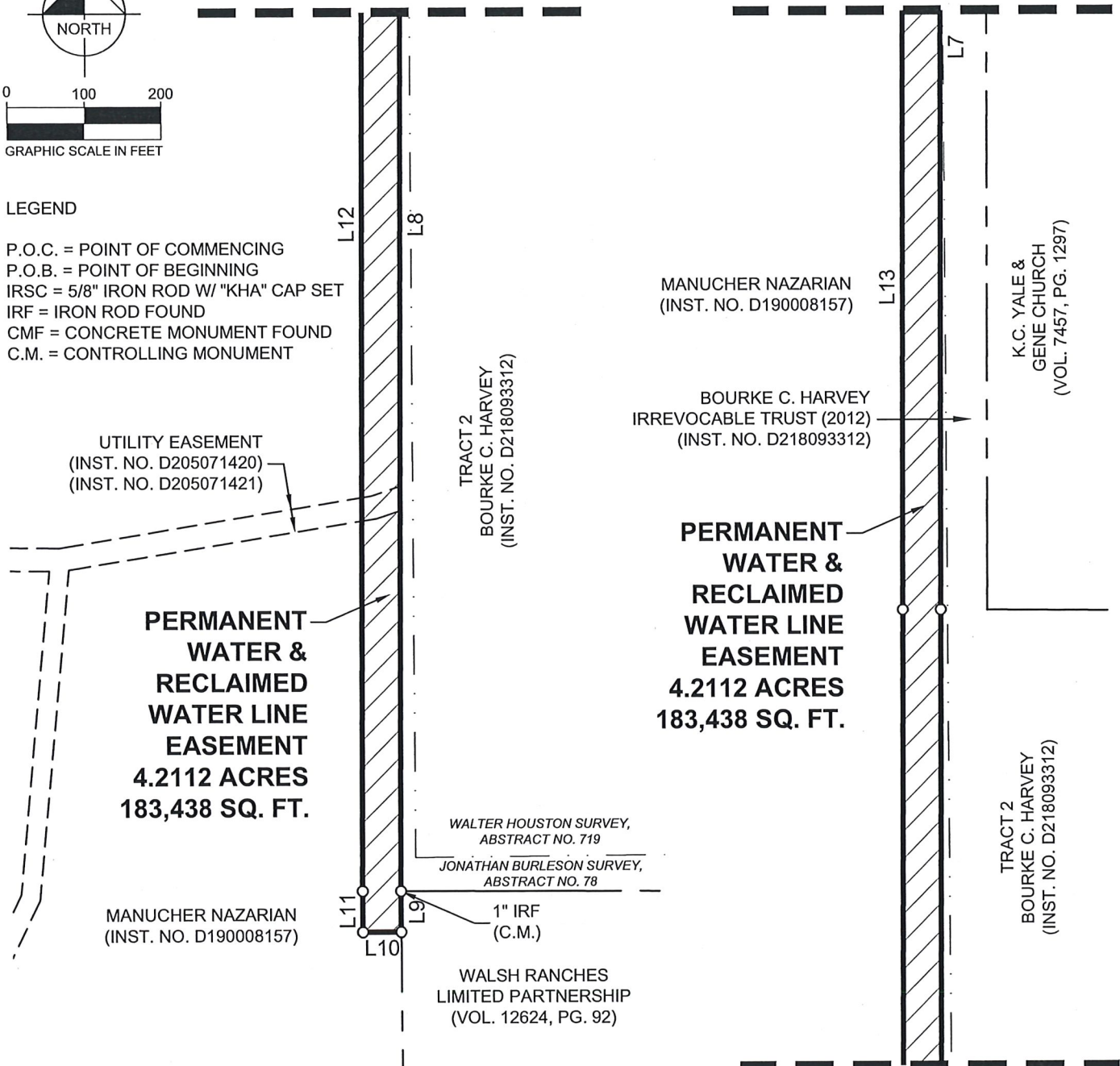


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MATCH LINE "A"

MATCH LINE (SEE SHEET 2)



UTILITY EASEMENT
(INST. NO. D205071420)
(INST. NO. D205071421)

**PERMANENT
WATER &
RECLAIMED
WATER LINE
EASEMENT
4.2112 ACRES
183,438 SQ. FT.**

MANUCHER NAZARIAN
(INST. NO. D190008157)

TRACT 2
BOURKE C. HARVEY
(INST. NO. D218093312)

WALTER HOUSTON SURVEY,
ABSTRACT NO. 719

JONATHAN BURLESON SURVEY,
ABSTRACT NO. 78

1" IRF
(C.M.)

WALSH RANCHES
LIMITED PARTNERSHIP
(VOL. 12624, PG. 92)

MANUCHER NAZARIAN
(INST. NO. D190008157)

BOURKE C. HARVEY
IRREVOCABLE TRUST (2012)
(INST. NO. D218093312)

**PERMANENT
WATER &
RECLAIMED
WATER LINE
EASEMENT
4.2112 ACRES
183,438 SQ. FT.**

K.C. YALE &
GENE CHURCH
(VOL. 7457, PG. 1297)

TRACT 2
BOURKE C. HARVEY
(INST. NO. D218093312)

MATCH LINE "A"

EXHIBIT "A"

**PERMANENT WATER &
RECLAIMED WATER LINE EASEMENT
JONATHAN BURLESON,
ABSTRACT NO. 78
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS**

Kimley»Horn

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Fort Worth, Texas 76102 FIRM # 10194040

Tel. No. (817) 335-6511
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 200'	CDP	MCB	9/27/2021	061018380	3 OF 3

**LEGAL DESCRIPTION
PERMANENT WATER & RECLAIMED WATER LINE EASEMENT**

BEING a 0.0578 acre (2,516 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 1920.95 feet to the **POINT OF BEGINNING**;

THENCE North 89°35'20" East, continuing along the said south line of West Freeway, a distance of 71.88 feet to a point for corner;

THENCE South 00°24'40" East, departing the said south line of West Freeway, a distance of 35.00 feet to a point for corner;

THENCE South 89°35'20" West, a distance of 71.88 feet to a point for corner;

THENCE North 00°24'40" West, a distance of 35.00 feet to the **POINT OF BEGINNING** and containing 2,516 square feet or 0.0578 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.

EXHIBIT "B"
**PERMANENT WATER &
RECLAIMED WATER LINE EASEMENT
JONATHAN BURLESON,
ABSTRACT NO. 78
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS**

 9/29/21

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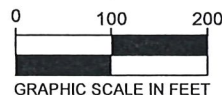
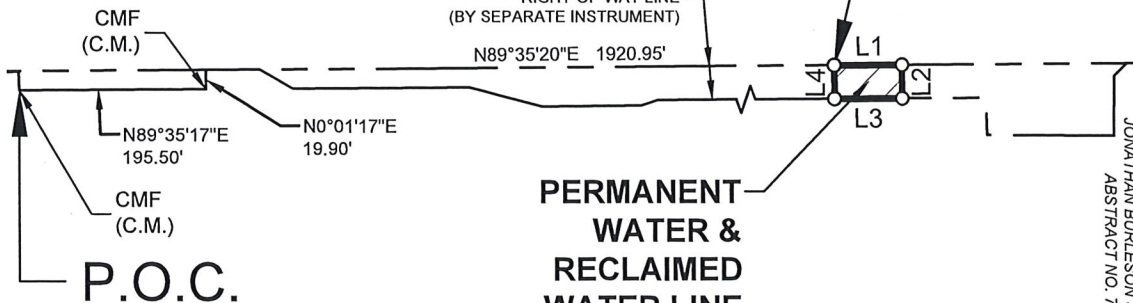
Kimley»Horn		801 Cherry Street, Unit 11, # 1300 Fort Worth, Texas 76102		FIRM # 10194040		Tel. No. (817) 335-6511 www.kimley-horn.com	
		<u>Scale</u> N/A	<u>Drawn by</u> CDP	<u>Checked by</u> MCB	<u>Date</u> 9/29/2021	<u>Project No.</u> 061018380	<u>Sheet No.</u> 1 OF 2

WEST FREEWAY

(A VARIABLE WIDTH RIGHT-OF-WAY)

P.O.B.

PROPOSED FUTURE
RIGHT-OF-WAY LINE
(BY SEPARATE INSTRUMENT)



**PERMANENT
WATER &
RECLAIMED
WATER LINE
EASEMENT
0.0578 ACRES
2,516 SQ. FT.**

LINE TABLE		
NO.	BEARING	LENGTH
L1	S89°35'20\"W	71.88'
L1	S89°35'20\"W	1920.95'
L2	N00°24'40\"W	35.00'
L3	N89°35'20\"E	71.88'
L4	S00°24'40\"E	35.00'

BOURKE C. HARVEY
IRREVOCABLE TRUST (2012)
(INST. NO. D218093312)

MANUCHER NAZARIAN
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M.C.B. - 9/29/21

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