

INTERSTATE 35W
 (VARIABLE WIDTH RIGHT-OF-WAY)
 VOL. 3977, PG. 118
 D.R.T.C.T.

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 S26°42'E, 0.7'
 AND FROM WHICH AN "X" CUT FN
 BEARS N41°03'W, 0.4'

N52°01'43"E
 93.26'

5/8" IRF
 "COBB FENDLEY"

N89°21'51"E
 28.91'

5/8" IRF

S39°02'07"E
 6.80'

10' TESCO EASEMENT
 VOL. 4436, PG. 23
 D.R.T.C.T.

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

15' WATER EASEMENT
 INST. NO. D21606272
 O.P.R.D.C.T.

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

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.

PLACE OF BEGINNING

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.

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

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.

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

N89°21'51"E 788.29'
 S89°25'35"W 792.50'

RIGHT-OF-WAY EASEMENT
 0.089 AC.
 (3,869 SQ. FT.)



*** LEGEND ***

- CM CONTROLLING MONUMENT
- IRF IRON ROD FOUND
- EASEMENT

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

MATCH LINE - SEE SHEET 2

BAR IS ONE INCH ON ORIGINAL FULL-SIZE PRINT

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 Texas Firm Registration No. F-2776 www.WierAssociates.com
 Texas Board of Professional Land Surveying Registration No. 10033900

RIGHT-OF-WAY EASEMENT
 CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

DRAWN BY: SCR	SHEET NO. 1 OF 4	APPROVED: ALS	REV. 1
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MATCH LINE - SEE SHEET 1

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

WILLIAM MCCOWEN SURVEY
ABSTRACT NO. 999

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

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

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

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

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.

RIGHT-OF-WAY EASEMENT
0.089 AC.
(3,869 SQ. FT.)



* LEGEND *

- CM CONTROLLING MONUMENT
- IRF IRON ROD FOUND
- EASEMENT

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

N89°21'51"E 788.29'
S89°25'35"W 792.50'

MATCH LINE - SEE SHEET 3

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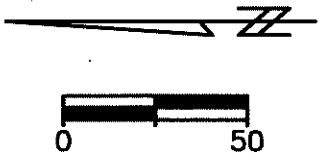
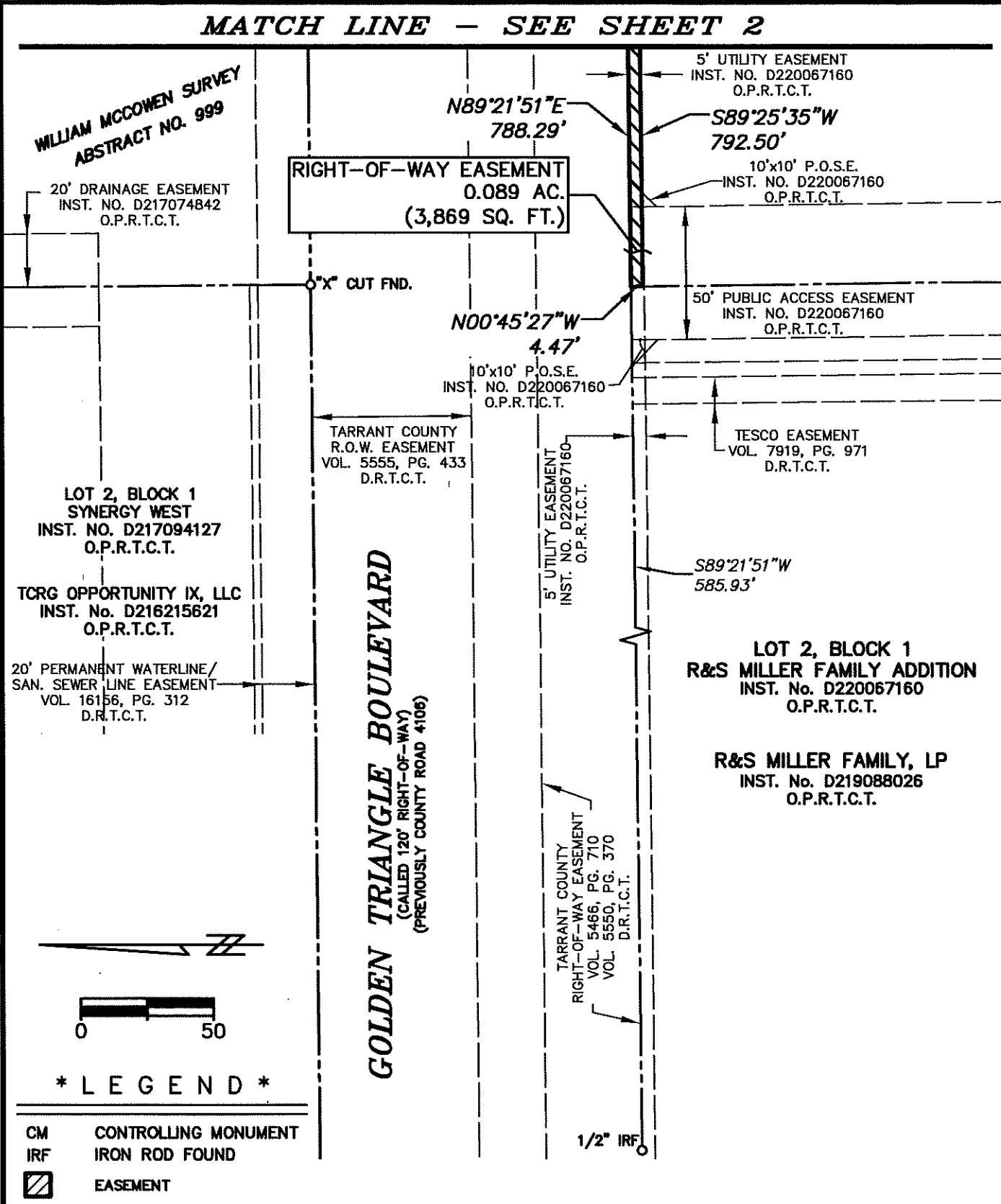
RIGHT-OF-WAY EASEMENT
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

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MATCH LINE - SEE SHEET 2

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* LEGEND *

- CM CONTROLLING MONUMENT
- IRF IRON ROD FOUND
- EASEMENT

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RIGHT-OF-WAY EASEMENT
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

DRAWN BY: SCR	SHEET NO. 3 OF 4	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 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 THE NORTH LINE OF SAID LOT 3 AND THE SOUTH RIGHT-OF-WAY LINE OF GOLDEN TRIANGLE BOULEVARD (A CALLED 120' RIGHT-OF-WAY), BEING THE NORTHWEST 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., FROM WHICH A 5/8" IRON ROD FOUND BEARS N 89°21'51" E, 28.91 FEET, SAID IRON ROD BEING THE MOST NORTHERLY NORTHEAST CORNER OF SAID LOT 3 AND THE MOST NORTHERLY NORTHEAST CORNER OF SAID STATE OF TEXAS TRACT;

THENCE S 39°02'07" E, DEPARTING THE NORTH LINE OF SAID LOT 3 AND THE SOUTH RIGHT-OF-WAY LINE OF SAID GOLDEN TRIANGLE BOULEVARD, AND ALONG THE WEST LINE OF SAID STATE OF TEXAS TRACT, A DISTANCE OF 6.80 FEET TO A POINT;

THENCE S 89°25'35" W, DEPARTING THE WEST LINE OF SAID STATE OF TEXAS TRACT, A DISTANCE OF 792.50 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;

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 4.47 FEET TO A POINT IN THE SOUTH RIGHT-OF-WAY LINE OF SAID GOLDEN TRIANGLE BOULEVARD, BEING THE NORTHWEST CORNER OF SAID LOT 3 AND THE NORTHEAST CORNER OF SAID LOT 2, FROM WHICH A 1/2" IRON ROD FOUND BEARS S 89°21'51" W, 585.93 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 788.29 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.089 ACRES (3,869 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

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SHEET NO. 4 OF 4

REV. 1