

North Tarrant Express Segment 3B (I-35W from I-820 to US 81/287)  
PARCEL No. 1 PE  
CITY PROJECT No. 02051  
3041 WESTERN CENTER BOULEVARD  
LOT 5, BLOCK 1, WESTERN CENTER NORTH ADDITION  
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

**EXHIBIT "A"**

Being a permanent sanitary sewer easement out of Lot 5, Block 1 of Western Center North Addition, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Cabinet A, Slide 10855 of the Plat Records of Tarrant County, Texas, said Lot 5 being deeded to Red Horse, LLC as recorded in County Clerk's File No. D210123343 of the Real Property Records of Tarrant County, Texas, said permanent sanitary sewer easement being more particularly described as follows:

**BEGINNING** at a point in the proposed west right-of-way line of Interstate Highway 35W (a variable width right-of-way), from which a 5/8 inch iron rod with TxDOT aluminum cap found in the south line of said Lot 5 bears South 42 degrees 23 minutes 52 seconds West, a distance of 51.62 feet, said 5/8 inch iron rod with TxDOT aluminum cap being the intersection of the proposed west right-of-way line of said Interstate Highway 35W with the existing north right-of-way line of Western Center Boulevard (a variable width right-of-way);

**THENCE** North 10 degrees 36 minutes 46 seconds West, a distance of 170.38 feet to a point for corner in the south line of an existing Water, Sanitary Sewer, and Private Drainage and Mutual Access Easement as recorded in said Cabinet A, Slide 10855, said point also being the beginning of a non-tangent curve to the left having a radius of 175.00 feet, a central angle of 10 degrees 28 minutes 57 seconds, and whose chord bears North 84 degrees 42 minutes 38 seconds East, a distance of 31.97 feet;

**THENCE** with said non-tangent curve to the left and with the south line of said existing Water, Sanitary Sewer, and Private Drainage and Mutual Access Easement, an arc length of 32.02 feet to a point for corner;

**THENCE** North 79 degrees 28 minutes 10 seconds East, a distance of 0.67 feet to a point for the intersection of said Water, Sanitary Sewer, and Private Drainage and Mutual Access Easement with the proposed west right-of-way line of said Interstate Highway 35W;

**THENCE** South 10 degrees 36 minutes 46 seconds East, with the proposed west right-of-way line of said Interstate Highway 35W, a distance of 142.93 feet to a 5/8 inch iron rod with TxDOT aluminum cap found for corner in the proposed west right-of-way line of said Interstate Highway 35W;

**THENCE** South 42 degrees 23 minutes 52 seconds West, with the proposed west right-of-way line of said Interstate Highway 35W, a distance of 40.69 feet to the **POINT OF BEGINNING**, and containing 5,075 square feet or 0.116 acres of land, more or less.

**Notes:**

- (1) A plat of even survey date herewith accompanies this legal description.
- (2) Bearings are referenced to the Texas Coordinate System, NAD-83, The North Central Zone (4202), all distances and areas shown are surface. The surface scale factor for this project = 1.00012.

Date: October 10, 2012

  
Richard Kennedy  
Registered Professional Land Surveyor  
No. 5527



# EXHIBIT "B"

## PARCEL No. 1PE

WATER, SANITARY SEWER  
AND PRIVATE DRAINAGE  
& MUTUAL ACCESS EASEMENT  
CABINET A, SLIDE 10855  
P.R.T.C.T.

LINE	BEARING	DISTANCE
L-1	S 42°23'52" W	51.62'
L-2	N 79°28'10" E	0.67'
L-3	S 42°23'52" W	40.69'

LOT 6

EXISTING 1-35W  
RIGHT-OF-WAY

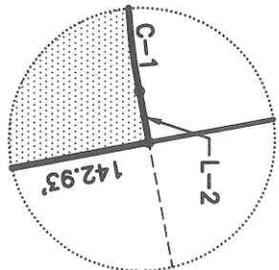
SEE  
DETAIL "A"

PERMANENT SANITARY  
SEWER EASEMENT AREA  
5,075 SQ. FT. OR  
0.116 ACRES

LOT 4

LOT 5

RED HORSE, LLC  
C.C.F. No. D210123343  
P.R.T.C.T.



DETAIL "A"  
NOT TO SCALE

WESTERN CENTER BOULEVARD  
(VARIABLE WIDTH RIGHT-OF-WAY)

INTERSTATE  
HIGHWAY 35W  
(VARIABLE WIDTH  
RIGHT-OF-WAY)

BLOCK 1  
CENTER  
WESTERN ADDITION  
NORTH A, SLIDE  
10855  
P.R.T.C.T.

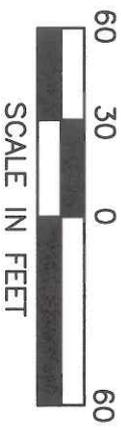
FND 5/8"IR  
WITH TXDOT  
ALUMINUM CAP

FND 5/8"IR WITH  
TXDOT ALUMINUM CAP  
PROPOSED 1-35W  
RIGHT-OF-WAY

P.O.B.

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C-1	175.00'	10°28'57"	N 84°42'38" E	31.97'	32.02'

- NOTES:
1. A LEGAL DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.
  2. ALL BEARINGS AND COORDINATES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, MAD-83, THE NORTH CENTRAL ZONE (4202). ALL DISTANCES AND AREAS SHOWN ARE SURFACE.



# City of Fort Worth

1000 THROCKMORTON STREET • FORT WORTH, TEXAS 76102

EXHIBIT SHOWING  
PERMANENT SANITARY SEWER EASEMENT  
OUT OF  
LOT 5, BLOCK 1  
OF  
WESTERN CENTER NORTH ADDITION  
NORTH A, SLIDE 10855  
AS RECORDED IN  
PLAT RECORDS OF TARRANT COUNTY, TEXAS



PROJECT: NORTH TARRANT EXPRESS SEGMENT 3B (I-35W FROM I-820 TO US 81/287)  
PERMANENT EASEMENT AREA: 5,075 SQUARE FEET OR 0.116 ACRES | CITY PROJ. No. 02051  
JOB NO. KHA\_1220.02 | DRAWN BY: SMP | CAD FILE: KHA\_1220.02\_ESMT  
DATE: OCTOBER 10, 2012 | PAGE 1 OF 1 | SCALE: 1" = 60'

RICHARD KENNEDY  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 5527

GORRONDONA & ASSOCIATES, INC. • 7524 JACK NEWELL BOULEVARD SOUTH FORT WORTH, TX. 76118 • 817-496-1424 FAX 817-496-1768