PARKER HENDERSON ROAD
CITY PROJECT NO. 01419
DOE NO. 6845
PARCEL NO. 2-TCE
TEMPORARY CONSTRUCTION EASEMENT
5817 PARKER HENDERSON ROAD
E. P. PARRIS SURVEY, ABSTRACT NO. 1223

EXHIBIT "A"

Being a temporary construction easement situated in the E. P. Parris Survey, Abstract No. 1223, City of Fort Worth, Tarrant County, Texas, and being a portion of a 13.008 acre tract of land (by deed) deeded to Bobby E. Sides as recorded in Volume 9409, Page 775 of the Deed Records of Tarrant County, Texas, said temporary construction easement being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod with cap stamped "RLG INC." found for the most northerly southwest corner of a 1.737 acre tract of land deeded to Southwestern Bell Telephone Company as recorded in Volume 3444, Page 139 of said Deed Records of Tarrant County, Texas, said 1/2 inch iron rod being in the existing east right-of-way line of Parker Henderson Road (a variable width right-of-way), from which a TXDOT monument found for the northwest corner of a 0.122 acre tract of land (by deed) described as Parcel 23 deeded to the State of Texas as recorded in Volume 12479, Page 416 of said Deed Records of Tarrant County, Texas bears a chord bearing of South 14 degrees 45 minutes 40 seconds East, a chord distance of 63.44 feet, said TXDOT monument being the intersection of the existing northeast right-of-way line of Mansfield Highway (Spur 496), a variable width right-of-way, with said existing east right-of-way line of Parker Henderson Road; THENCE North 03 degrees 12 minutes 20 seconds West, with the west line of said 1.737 acre tract of land and with the existing east right-of-way line of said Parker Henderson Road, a distance of 100.10 feet to a point for corner; THENCE North 00 degrees 28 minutes 20 seconds West, with the west line of said 1.737 acre tract of land and with the existing east right-of-way line of said Parker Henderson Road, a distance of 26.60 feet to a point for the southwest corner of said 13.008 acre tract of land and for the northwest corner of said 1.737 acre tract of land, from which a 3/4 inch iron pipe found for reference bears North 00 degrees 18 minutes 46 seconds West, a distance of 1.03 feet; THENCE South 89 degrees 43 minutes 20 seconds East, with the south line of said 13.008 acre tract of land and the north line of said 1.737 acre tract of land, a distance of 6.58 feet to the a 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES, INC. FORT WORTH, TEXAS" set for the **POINT OF BEGINNING**, said 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES, INC. FORT WORTH, TEXAS" being in the proposed east right-of-way line of Parker Henderson Road;

THENCE North 00 degrees 39 minutes 29 seconds West, with said proposed east right-of-way line of Parker Henderson Road, a distance of 2.14 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES, INC. FORT WORTH, TEXAS" set for corner;

THENCE North 02 degrees 56 minutes 55 seconds West, with said proposed east right-of-way line of Parker Henderson Road, a distance of 77.47 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES, INC. FORT WORTH, TEXAS" set for corner;

THENCE South 89 degrees 41 minutes 14 seconds West, with said proposed east right-of-way line of Parker Henderson Road, a distance of 3.00 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES, INC. FORT WORTH, TEXAS" set for

corner in the west line of said 13.008 acre tract of land and in said existing east right-of-way line of Parker Henderson Road;

THENCE North 00 degrees 18 minutes 46 seconds West, with the west line of said 13.008 acre tract of land and with said existing east right-of-way line of Parker Henderson Road, a distance of 21.00 feet to a point for corner;

THENCE North 89 degrees 41 minutes 14 seconds East, a distance of 14.05 feet to a point for corner;

THENCE South 02 degrees 56 minutes 55 seconds East, a distance of 98.18 feet to a point for corner;

THENCE South 00 degrees 39 minutes 29 seconds East, a distance of 2.58 feet to a point for corner in the south line of said 13.008 acre tract of land and the north line of said 1.737 acre tract of land;

THENCE North 89 degrees 43 minutes 20 seconds West, with the south line of said 13.008 acre tract of land and with the north line of said 1.737 acre tract of land, a distance of 12.00 feet to the **POINT OF BEGINNING**, and containing 1,261 square feet or 0.029 acres of land, more or less.

Notes:

(1) A plat of same date herewith accompanies this legal description.

(2) Bearing are referenced to the Texas State Plane Coordinate System, NAD-83 (2011 adjustment, epoch 2010), North Central Zone (4202). All distances and areas shown hereon are surface.

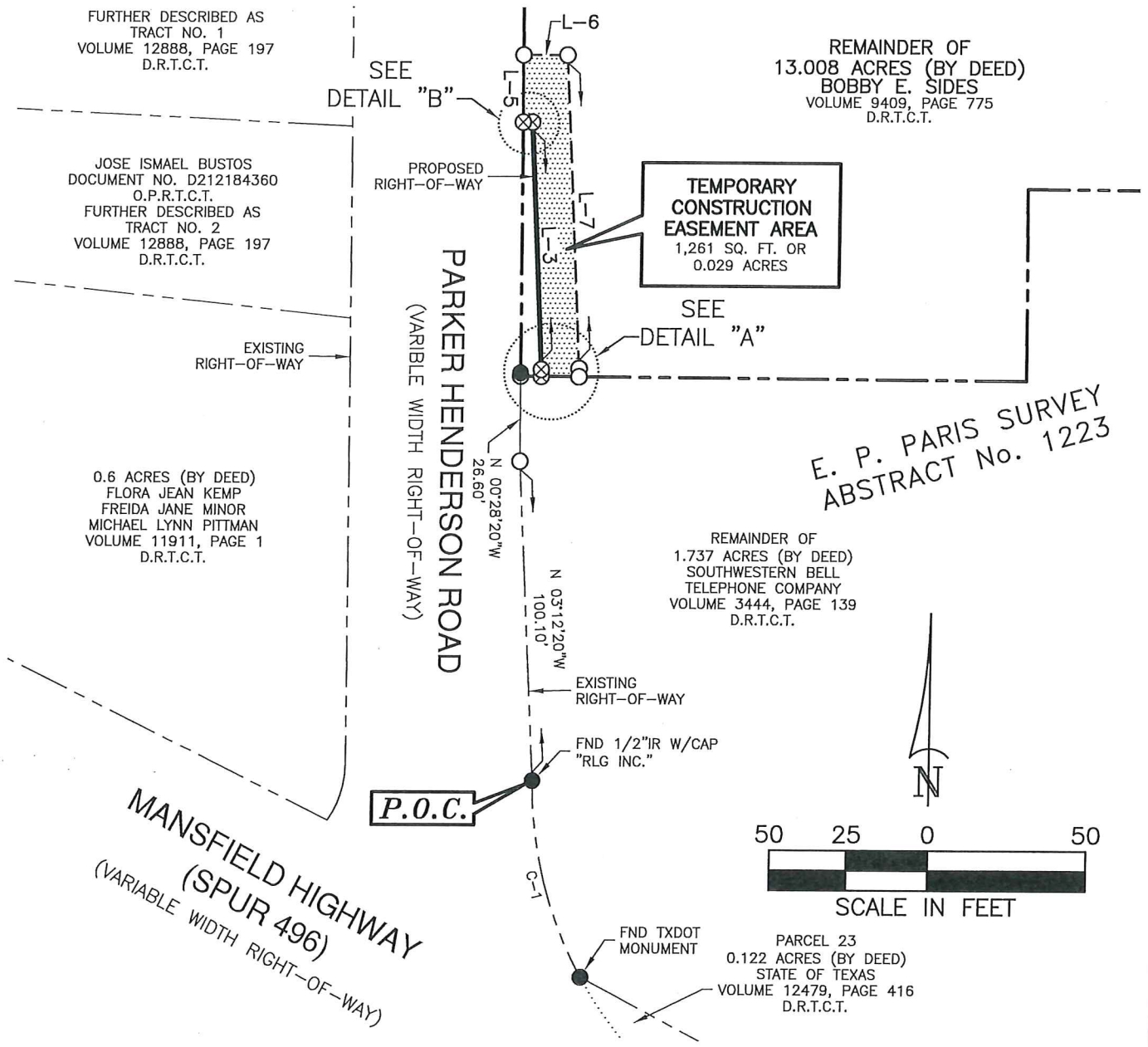
Date: August 12, 2014

STATE OF TEXAS
REGISTERED
RICHARD KENNEDY
5527
PROFESSIONAL
LAND SURVEYOR

Richard Kennedy
Registered Professional Land Surveyor
Texas No. 5527
Texas Firm No. 10106900

EXHIBIT "B"

PARCEL NO. 2–TCE



FORT WORTH

City of Fort Worth

1000 THROCKMORTON STREET • FORT WORTH, TEXAS 76102

PARKER HENDERSON ROAD

MANSFIELD HIGHWAY TO MARTIN STREET

PARCEL NO. 2–TCE	CITY PROJ. NO. 01419
TEMPORARY CONSTRUCTION EASEMENT	DOE NO. 6845
OWNER: BOBBY E. SIDES	
SURVEY: E. P. PARRIS SURVEY, ABSTRACT NO. 1223	
ACQUISITION AREA: 1,261 SQUARE FEET OR 0.029 ACRES	

JOB NO. BRDG1301.00	DRAWN BY: RK	CAD FILE: BRDG1301.00_PARKER HENDERSON_02E_TCE_R00.DWG
DATE: AUGUST 12, 2014	EXHIBIT B PAGE 1 OF 2	SCALE: 1" = 50'

STATE OF TEXAS
REGISTERED
RICHARD KENNEDY
5527
PROFESSIONAL
LAND SURVEYOR

RICHARD KENNEDY
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5527 TEXAS FIRM No. 10106900

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

EXHIBIT "B"

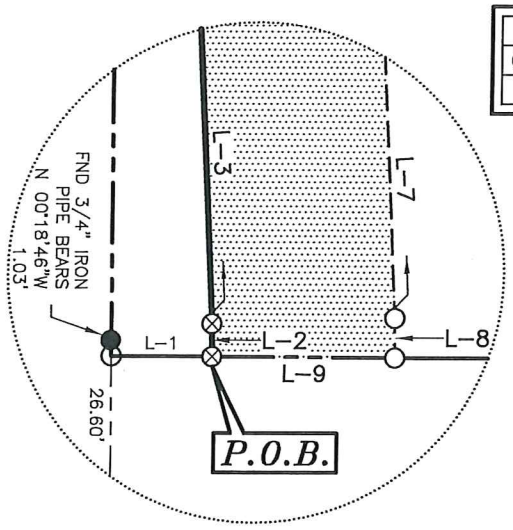
PARCEL NO. 2–TCE

LEGEND

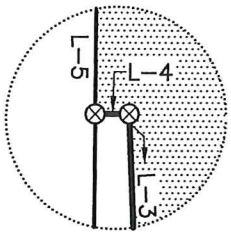
●	FOUND MONUMENT (SIZE & TYPE NOTED)
⊗	SET 5/8"IR WITH CAP STAMPED "GORRONDONA & ASSOCIATES, INC. FORT WORTH, TEXAS" UNLESS NOTED OTHERWISE
○	CALCULATED POINT
— — — — — —	PROPERTY LINE
- - - - - - - - - - - - - -	EASEMENT LINE
▬▬▬▬▬▬▬▬	PROPOSED RIGHT–OF–WAY LINE

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	ARC
C–1	127.60'	28°47'24"	S 14°45'40"E	63.44'	64.12'

LINE TABLE		
LINE	BEARING	DISTANCE
L–1	S 89°43'20"E	6.58'
L–2	N 00°39'29"W	2.14'
L–3	N 02°56'55"W	77.47'
L–4	S 89°41'14"W	3.00'
L–5	N 00°18'46"W	21.00'
L–6	N 89°41'14"E	14.05'
L–7	S 02°56'55"E	98.18'
L–8	S 00°39'29"E	2.58'
L–9	N 89°43'20"W	12.00'



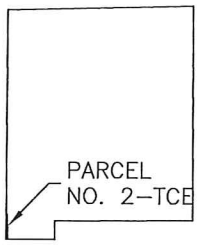
DETAIL "A"
NOT TO SCALE



DETAIL "B"
NOT TO SCALE

NOTES:

1. A LEGAL DESCRIPTION OF SAME DATE HEREWITH ACCOMPANIES THIS PLAT.
2. BEARINGS ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD–83 (2011 ADJUSTMENT, EPOCH 2010), NORTH CENTRAL ZONE (4202). ALL DISTANCES AND AREAS SHOWN HEREON ARE SURFACE.



WHOLE PROPERTY MAP AND LOCATION OF EASEMENT

FORT WORTH

City of Fort Worth

1000 THROCKMORTON STREET • FORT WORTH, TEXAS 76102

PARKER HENDERSON ROAD

MANSFIELD HIGHWAY TO MARTIN STREET

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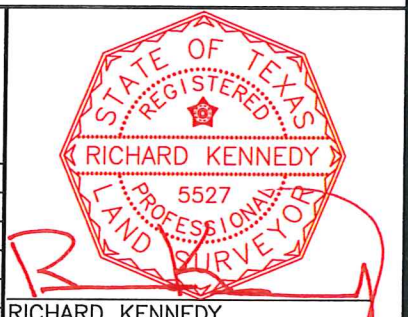
DATE: AUGUST 12, 2014	EXHIBIT B PAGE 2 OF 2	SCALE: 1" = 50'	



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