

H.T. & B. RR. CO. SURVEY
SECTION 7
ABSTRACT NO. 646
PARKER COUNTY, TEXAS

J.E. BEGGS
VOLUME 209, PAGE 297
D.R.P.C.T.

20' WIDE PERMANENT
ACCESS EASEMENT
0.33 A.C.
(14399 S.R.)

FARMER ROAD
(F.M. 3325 - RIGHT-OF-WAY VARIES)

M.C. 794656
D.R.P.C.T.

APPROXIMATE
SURVEY LINE

PROPOSED 40' WATER LINE
& ACCESS TRACT

POINT OF
COMMENCING

1/2" ORANGE CAPPED IRON
ROD FOUND STAMPED
"YARGER 5854"

PROPOSED 10' TEMPORARY
CONSTRUCTION EASEMENT



GRAPHIC SCALE 1"=200'
100 0 100 200

POINT OF BEGINNING
N:6960901.91
E:2244416.20
NAD 83 TX-N CENTRAL ZONE 4202

S89°02'19"W
64.79'

TxDOT MONUMENT
FOUND

LINE TABLE		
LINE No.	LENGTH	BEARING
L1	31.01	S89°02'19"W

CURVE TABLE					
CURVE No.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	134.44	90.00	85°35'10"	S86° 35' 48"W	122.28
C2	3.33	110.00	1°44'07"	S44° 40' 16"W	3.33
C3	29.44	1460.00	1°09'20"	N85° 45' 10"W	29.44
C4	22.31	90.00	14°12'08"	N50° 54' 17"E	22.25
C5	164.31	110.00	85°35'10"	N86° 35' 48"E	149.46
C6	3.82	90.00	2°25'58"	S51° 49' 36"E	3.82

LEGAL DESCRIPTION
A TWENTY (20) FOOT WIDE PERMANENT ACCESS EASEMENT

BEING a Twenty (20) Foot Wide Permanent Access Easement situated in the H.T. & B. RR. CO. SURVEY, SECTION 7, ABSTRACT No. 646, Parker County, Texas and being over, under and across that certain tract of land described in deed to J.E. Beggs, recorded in Volume 209, Page 297, Deed Records, Parker County, Texas, said Water Line Tract being more particularly described as follows:

COMMENCING at a 1/2" orange capped iron rod set stamped "Yarger 5854" in the west line of Farmer Road (Farm To Market Highway No. 3325 - Right-of-Way varies) at right angles to centerline Highway Station 609+67.22, per Texas Department of Transportation Right-of-Way Map for Farm To Market Highway No. 3325, Sheet No. 8, Dated 10/15/97, from which a Texas Department of Transportation (herein after called "TxDOT") monument found in the east line of said Farm To Market Highway No. 3325 bears N 08°15'02" E, a distance of 856.94 feet, for reference, said COMMENCING point having a NAD 83, TX-N Central, Zone 4202 Grid Coordinate value of N:6960902.99 and E:2244480.98, for reference;

THENCE S 89°02'19" W, a distance of 64.79 feet to the POINT OF BEGINNING, having a NAD 83, TX-N Central, Zone 4202 Grid Coordinate value of N:6960901.91 and E:2244416.20, for reference;

THENCE S 89°02'19" W, a distance of 31.01 feet to a point;

THENCE N 50°36'37" W, a distance of 294.81 feet to a point;

THENCE along a curve to the LEFT, having a radius of 90.00 feet, a delta angle of 85°35'10", and whose long chord bears S 86°35'48" W, a chord distance of 122.28 feet;

THENCE S 43°48'13" W, a distance of 251.51 feet to a point;

THENCE along a curve to the RIGHT, having a radius of 110.00 feet, a delta angle of 1° 44'07", and whose long chord bears S 44°40'16" W, a chord distance of 3.33 feet;

THENCE along a curve to the RIGHT, having a radius of 1460.00 feet, a delta angle of 1°09'20", and whose long chord bears N 85°45'10" W, a chord distance of 29.44 feet;

THENCE along a curve to the LEFT, having a radius of 90.00 feet, a delta angle of 14°12'08", and whose long chord bears N 50°54'17" E, a chord distance of 22.25 feet;

THENCE N 43°48'13" E a distance of 251.51 feet to a point;


THENCE along a curve to the RIGHT, having a radius of 110.00 feet, a delta angle of 85°35'10", and whose long chord bears N 86°35'48" E, a chord distance of 149.46 feet;

THENCE S 50°36'37" E, a distance of 314.62 feet to a point;

THENCE along a curve to the LEFT, having a radius of 90.00 feet, a delta angle of 2° 25'58", and whose long chord bears S 51°49'36" E, a distance of 3.82 feet to the POINT OF BEGINNING and containing 0.33 acre (14,399 square feet) of land, more or less.

NOTES:

1.) BEARINGS & COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, N.A.D. 83 DATUM (TEXAS NORTH CENTRAL ZONE 4202) DERIVED FROM RESOLVED OPUS SOLUTIONS.


JAMES CURTIS YARGER
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS #5854
SURVEYED ON THE GROUND 06-29-17

