Trinity River Authority of Texas

General Office

VIA CMRRR # 70131710000131653700

December 27, 2013

Mr. Hal Cranor, Director of Public Works
City of Euless
201 North Ector Drive
Euless, Texas 76039-3543

RE: Easement Acquisition Offer
Central Regional Wastewater System
WFXIA2, WF-R3, Sulphur Branch Outfall, WF-R2 and WF-15 Rehabilitation Project
Parcel No. 1 - Property Location: Mosier Valley Road, Fort Worth, Tarrant County, Texas

Dear Mr. Cranor:

The Trinity River Authority of Texas (TRA), a conservation and reclamation district of the State of Texas, is preparing to construct a wastewater pipeline identified as the WFXIA2, WF-R3, Sulphur Branch Outfall, WF-R2 and WF-15 Rehabilitation Project. The project consists of repairing or replacing several lines in the same geographic area. The project begins generally south of the intersection of Trinity Boulevard northwest to SH 10, then northeast to Pipeline Road and from approximately Rickel Park generally north to Pipeline Road.

For this construction project, TRA needs to acquire certain easements on City of Euless property, specifically permanent sanitary sewer easements totaling 0.086 acre and temporary construction easements totaling 1.284 acres. These easements are described on the legal descriptions and depicted on the plat maps attached to the easement documents enclosed.

TRA respectfully requests the dedication of the easements. At the completion of construction, the easement areas will be restored. If the City of Euless agrees to the dedication of the easements, please have this proposal signed below and have the easement documents executed and notarized and returned to me at your earliest convenience.

Please note that this offer is not confidential and you have the right to discuss TRA's offer or agreement with others. Feel free to contact me at (817) 493-5178 or email address harlanm@trinityra.org with any questions. Your cooperation is greatly appreciated.

Sincerely,

Michelle Harlan

Michelle Harlan
Real Estate Specialist

Enclosures

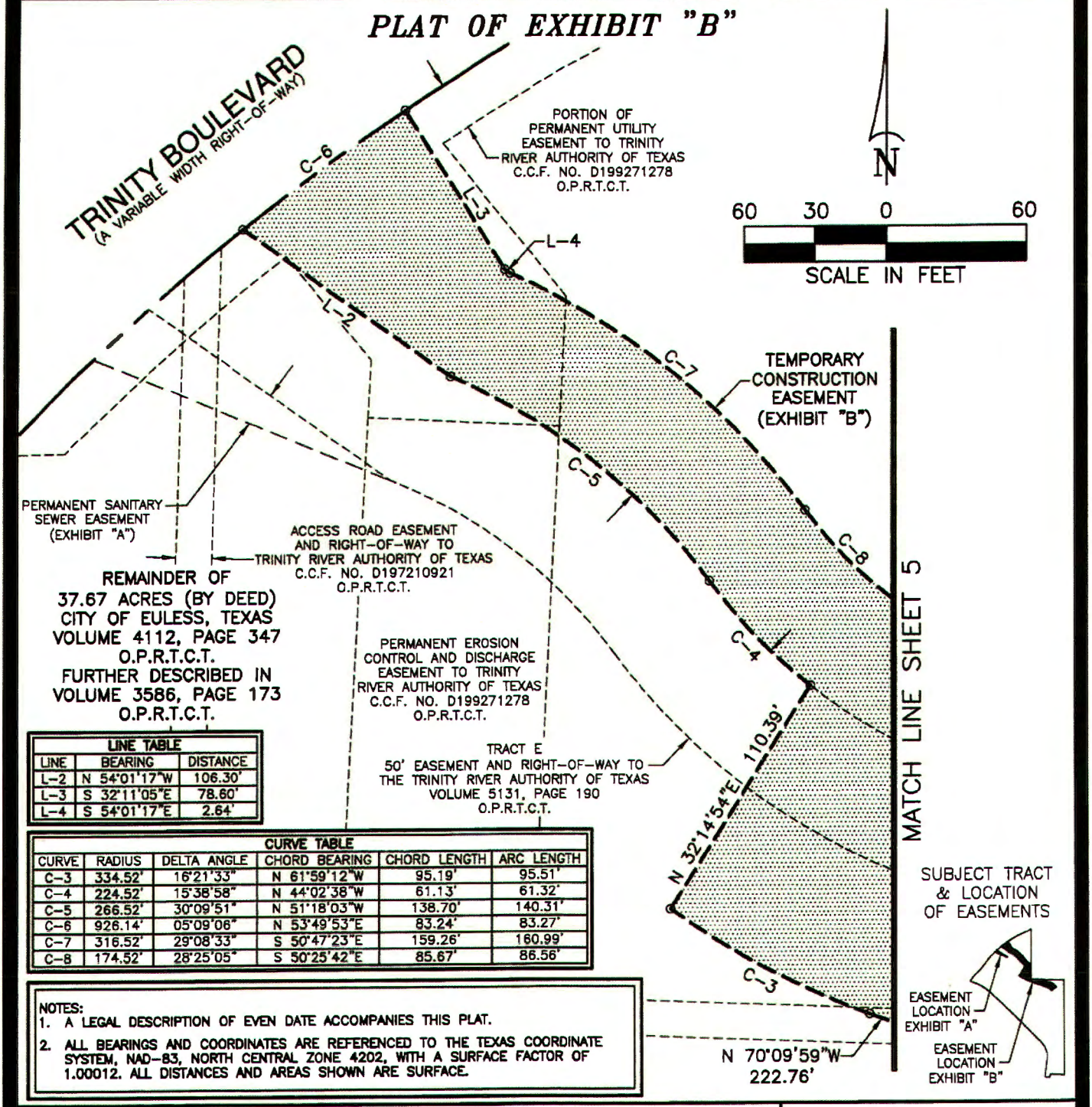
CONSENT TO DEDICATION:

By:_____
Name Printed:_____
Title:_____

P.O. Box 60
Arlington, Texas 76004
Metro: (817) 467-4343
Fax: (817) 465-0970

Recycled Paper

PLAT OF EXHIBIT "B"



LINE TABLE		
LINE	BEARING	DISTANCE
L-2	N 54°01'17"W	106.30'
L-3	S 32°11'05"E	78.60'
L-4	S 54°01'17"E	2.64'

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C-3	334.52'	16°21'33"	N 61°59'12"W	95.19'	95.51'
C-4	224.52'	15°38'58"	N 44°02'38"W	61.13'	61.32'
C-5	266.52'	30°09'51"	N 51°18'03"W	138.70'	140.31'
C-6	926.14'	05°09'06"	N 53°49'53"E	83.24'	83.27'
C-7	316.52'	29°08'33"	S 50°47'23"E	159.26'	160.99'
C-8	174.52'	28°25'05"	S 50°25'42"E	85.67'	86.56'

NOTES:
1. A LEGAL DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.
2. ALL BEARINGS AND COORDINATES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD-83, NORTH CENTRAL ZONE 4202, WITH A SURFACE FACTOR OF 1.00012. ALL DISTANCES AND AREAS SHOWN ARE SURFACE.

TRA TRINITY RIVER AUTHORITY OF TEXAS
5300 SOUTH COLLINS • P. O. BOX 60 • ARLINGTON, TEXAS 76004

CENTRAL REGIONAL WASTEWATER SYSTEM
WEXIA2, WF-R3, SULPHUR BRANCH OUTFALL,
WF-R2 AND WF-15 REHABILITATION PROJECT

PARCEL NO. 1-TCE PART 1	TEMPORARY CONSTRUCTION EASEMENT
OWNER: CITY OF EULESS, TEXAS	
SURVEY: W. R. LOVING SURVEY, ABSTRACT No. 944	
LOCATION: CITY OF FORT WORTH, TARRANT COUNTY, TEXAS	
EASEMENT ACQUISITION ACREAGE: 39,353 SQ.FT. OR 0.903 NET ACRES	
WHOLE PROPERTY ACREAGE: 13.1 ACRES (CALCULATED)	
JOB NO. URS_1119.00 / DRAWN BY: CTA	CAD FILE: PARCEL 1-TCE PART 1.DWG
DATE: MARCH 28, 2013 / EXHIBIT B PAGE 6 OF 6	SCALE: 1" = 60'

STATE OF TEXAS REGISTERED CHRIS T. ABBOTT 6407 PROFESSIONAL LAND SURVEYOR

CHRIS T. ABBOTT
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6407 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"
CENTRAL REGIONAL WASTEWATER SYSTEM
WFXIA2, WF-R3, SULPHUR BRANCH OUTFALL,
WF-R2 AND WF-15 REHABILITATION PROJECT
PARCEL No. 1-TCE PART 2

TEMPORARY CONSTRUCTION EASEMENT
W. R. LOVING SURVEY, ABSTRACT No. 944
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS

Being a temporary construction easement situated in the W. R. Loving Survey, Abstract No. 944, City of Euless, Tarrant County, Texas, said temporary construction easement being a portion of the remainder of a 37.67 acre tract of land (by deed) deeded to City of Euless, Texas as recorded in Volume 4112, Page 347 of the Official Public Records of Tarrant County, Texas, and being further described in Volume 3586, Page 173 of said Official Public Records of Tarrant County, Texas, said temporary construction easement being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8 inch iron rod with aluminum cap stamped "Texas Department of Transportation" found for an angle point in the southerly right-of-way line of Mosier Valley Road (a variable width right-of-way); THENCE South 88 degrees 41 minutes 52 seconds East, with the southerly right-of-way line of said Mosier Valley Road, a distance of 131.32 feet to a point for corner; THENCE South 82 degrees 34 minutes 31 seconds East, with the southerly right-of-way line of said Mosier Valley Road, a distance of 114.04 feet to a 5/8 inch iron rod with aluminum cap stamped "Texas Department of Transportation" found for corner; THENCE South 37 degrees 38 minutes 42 seconds East, with the southerly right-of-way line of said Mosier Valley Road, a distance of 26.47 feet to a 5/8 inch iron rod with aluminum cap stamped "Texas Department of Transportation" found for the intersection of the southerly right-of-way line of said Mosier Valley Road and with the northwesterly right-of-way line of Trinity Boulevard (a variable width right-of-way), said 5/8 inch iron rod with aluminum cap stamped "Texas Department of Transportation" being the beginning of a non-tangent curve to the left having a radius of 1159.07 feet, a central angle of 12 degrees 10 minutes 07 seconds, and whose chord bears South 47 degrees 40 minutes 51 seconds West, a distance of 245.71 feet; THENCE with the northwesterly right-of-way line of said Trinity Boulevard and with said non-tangent curve to the left, an arc length of 246.17 feet to the **POINT OF BEGINNING** of the herein described temporary construction easement, said point having grid coordinates of N=6,979,304.61 and E=2,386,662.74, said point also being the beginning of a curve to the left having a radius of 1159.07 feet, a central angle of 02 degrees 10 minutes 21 seconds, and whose chord bears South 40 degrees 30 minutes 36 seconds West, a distance of 43.95 feet;

THENCE with the westerly right-of-way line of said Trinity Boulevard and with said curve to the left an arc length of 43.95 feet to a point for corner;

GORRONDONA & ASSOCIATES, INC. 7524 JACK NEWELL BLVD. SO. FORT WORTH, TEXAS 76118 817-496-1424 FAX 817-496-1768

THENCE North 68 degrees 27 minutes 57 seconds West, a distance of 323.01 feet to a point for corner in the most easterly west line of said 37.67 acre tract of land, said point being in the east line of a 1.552 acre tract of land (by deed), further described as Tract No. 2 deeded to Lone Star Gas Company as recorded in Volume 3412, Page 660 of said Official Public Records of Tarrant County, Texas;

THENCE North 01 degrees 10 minutes 11 seconds West, with the most easterly west line of said 37.67 acre tract of land and with the east line of said Tract No. 2, a distance of 37.68 feet to a point for the northeast corner of said Tract No. 2, said point being an interior ell corner said 37.67 acre tract of land;

THENCE South 88 degrees 49 minutes 48 seconds West, with the most westerly south line of said 37.67 acre tract of land and with the north line of said Tract No. 2, a distance of 50.00 feet to a point for most northerly southwest corner of said 37.67 acre tract of land, said point being the northwest corner of said Tract No. 2, said point also being in the east line of Arlington-Bedford Road (a variable width right-of-way);

THENCE North 01 degrees 10 minutes 12 seconds West, with the most westerly west line of said 37.67 acre tract of land and with the east line of said Arlington-Bedford Road, a distance of 37.04 feet to a point for corner;

THENCE South 67 degrees 20 minutes 43 seconds East, a distance of 412.34 feet to the **POINT OF BEGINNING**, and containing 16,616 square feet or 0.381 of an acre of land, more or less.

Notes:

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

(2) All bearings and coordinates are referenced to the Texas Coordinate System, NAD-83, North Central Zone 4202, with a surface factor of 1.00012. All distances and areas shown are surface.

GORRONDONA & ASSOCIATES, INC. 7524 JACK NEWELL BLVD. SO. FORT WORTH, TEXAS 76118 817-496-1424 FAX 817-496-1768

* SURVEYOR'S CERTIFICATE *

TO ALL PARTIES INTERESTED IN TITLE TO THE PREMISES SURVEYED, I DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED FROM PUBLIC RECORDS AND FORM AN ACTUAL AND ACCURATE SURVEY UPON THE GROUND AND THAT SAME IS TRUE AND CORRECT.

Gorrondona & Associates, Inc.

By: _____
Surveyor's Name: Chris T. Abbott
Registered Professional Land Surveyor,
Texas No. 6407
Date of survey: March 28, 2013

GORRONDONA & ASSOCIATES, INC. 7524 JACK NEWELL BLVD. SO. FORT WORTH, TEXAS 76118 817-496-1424 FAX 817-496-1768

PLAT OF EXHIBIT "B"

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S 37°38'42"E	26.47'
L-2	N 01°10'11"W	37.68'
L-3	S 88°49'48"W	50.00'
L-4	N 01°10'12"W	37.04'

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C-1	1159.07'	12°10'07"	S 47°40'51"W	245.71'	246.17'
C-2	1159.07'	02°10'21"	S 40°30'36"W	43.95'	43.95'

N

100 50 0 100

SCALE IN FEET

TRACT I
2.545 ACRES (BY DEED)
JEWELSJO LIMITED PARTNERSHIP
C.C.F. NO. D206177221
O.P.R.T.C.T.
FURTHER DESCRIBED IN
VOLUME 16504, PAGE 115
O.P.R.T.C.T.

P.O.C.
FND 5/8"IR WITH ALUMINUM CAP STAMPED "TEXAS DEPARTMENT OF TRANSPORTATION"

W.M. ANDERSON SURVEY, ABSTRACT NO. 22

APPROXIMATE SURVEY LINE

MOSIER VALLEY ROAD
(A VARIABLE WIDTH RIGHT-OF-WAY)

S 88°41'52"E 131.32'

S 82°34'31"E 114.04'

L-1

FND 5/8"IR WITH ALUMINUM CAP STAMPED "TEXAS DEPARTMENT OF TRANSPORTATION"

PERMANENT SANITARY SEWER EASEMENT (EXHIBIT "A")

42.6592 ACRES (BY DEED)
NEWPORT HOLDINGS, INC.,
A TEXAS CORPORATION
C.C.F. NO. D205369470
O.P.R.T.C.T.

TRACT F
50' EASEMENT AND RIGHT-OF-WAY TO THE TRINITY RIVER AUTHORITY OF TEXAS
VOLUME 5131, PAGE 190
O.P.R.T.C.T.

L-4 L-3 L-2

S 67°20'43"E 412.34'

C-1

APPROXIMATE SURVEY LINE

JUAN ARMENDARIS SURVEY, ABSTRACT NO. 57

ARLINGTON-BEDFORD ROAD
(A VARIABLE WIDTH RIGHT-OF-WAY)

P.O.B.
(GRID COORDINATES)
N: 6,979,304.61
E: 2,386,662.74

TEMPORARY CONSTRUCTION EASEMENT (EXHIBIT "B")

N 68°27'57"W 323.01'

C-2

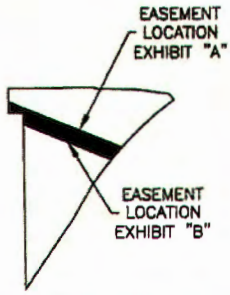
REMAINDER OF
37.67 ACRES (BY DEED)
CITY OF EULESS, TEXAS
VOLUME 4112, PAGE 347
O.P.R.T.C.T.
FURTHER DESCRIBED IN
VOLUME 3586, PAGE 173
O.P.R.T.C.T.

W. R. LOVING SURVEY, ABSTRACT NO. 944

21.461 ACRES (BY DEED)
SOWELL ASSOCIATES-BELL, L.P.,
A TEXAS LIMITED PARTNERSHIP
C.C.F. NO. D205350227
O.P.R.T.C.T.

REMAINDER OF
TRACT NO. 2
1.552 ACRES (BY DEED)
LONE STAR GAS COMPANY
VOLUME 3412, PAGE 660
O.P.R.T.C.T.

TRINITY BOULEVARD
(A VARIABLE WIDTH RIGHT-OF-WAY)



SUBJECT TRACT & LOCATION OF EASEMENTS

NOTES:
1. A LEGAL DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.
2. ALL BEARINGS AND COORDINATES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD-83, NORTH CENTRAL ZONE 4202, WITH A SURFACE FACTOR OF 1.00012. ALL DISTANCES AND AREAS SHOWN ARE SURFACE.

TRA TRINITY RIVER AUTHORITY OF TEXAS
5300 SOUTH COLLINS · P. O. BOX 60 · ARLINGTON, TEXAS 76004

CENTRAL REGIONAL WASTEWATER SYSTEM
WFXIA2, WF-R3, SULPHUR BRANCH OUTFALL,
WF-R2 AND WF-15 REHABILITATION PROJECT

PARCEL NO. 1-TCE PART 2	TEMPORARY CONSTRUCTION EASEMENT
OWNER: CITY OF EULESS, TEXAS	
SURVEY: W. R. LOVING SURVEY, ABSTRACT No. 944	
LOCATION: CITY OF FORT WORTH, TARRANT COUNTY, TEXAS	
EASEMENT ACQUISITION ACREAGE: 16,616 SQ.FT. OR 0.381 ACRES	
WHOLE PROPERTY ACREAGE: 3.8 ACRES (CALCULATED)	

JOB NO. URS_1119.00	DRAWN BY: CTA	CAD FILE: PARCEL 1-TCE PART 2.DWG
DATE: MARCH 28, 2013	EXHIBIT B PAGE 4 OF 4	SCALE: 1" = 100'

STATE OF TEXAS
REGISTERED
CHRIS T. ABBOTT
6407
PROFESSIONAL
LAND SURVEYOR

CHRIS T. ABBOTT
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6407 TEXAS FIRM NO. 10106900

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

Trinity River Authority of Texas

General Office

VIA CMRRR #70131710000131653601

December 27, 2013

Mr. Hal Cranor, Director of Public Works
City of Euless
201 North Ector Drive
Euless, Texas 76039-3543

RE: Easement Acquisition Offer
Central Regional Wastewater System
WFXIA2, WF-R3, Sulphur Branch Outfall, WF-R2 and WF-15 Rehabilitation Project
Parcel No. 14 - Property Location: West Pipeline Road, Euless, Tarrant County, Texas

Dear Mr. Cranor:

The Trinity River Authority of Texas (TRA), a conservation and reclamation district of the State of Texas, is preparing to construct a wastewater pipeline identified as WFXIA2, WF-R3, Sulphur Branch Outfall, WF-R2 and WF-15 Rehabilitation Project. The project consists of repairing or replacing several lines in the same geographic area. The project begins generally south of the intersection of Trinity Boulevard northwest to SH 10, then northeast to Pipeline Road and from approximately Rickel Park generally north to Pipeline Road.

For this construction project, TRA needs to acquire certain easements on City of Euless property, specifically a 0.055 acre permanent meter station easement. This easement is described on the legal description and depicted on the plat map attached to the easement documents enclosed.

TRA respectfully requests the dedication of the permanent meter station easement. This area will be restored to preconstruction condition. If the City of Euless agrees to the easement dedication, please have this proposal signed below and have the easement documents executed and notarized and returned to me at your earliest convenience.

Please note that this offer is not confidential and you have the right to discuss TRA's offer or agreement with others. Feel free to contact me at (817) 493-5178 or email address harlanm@trinityra.org with any questions. Your cooperation is greatly appreciated.

Sincerely,

Michelle Harlan

Michelle Harlan
Real Estate Specialist

Enclosures

CONSENT TO DEDICATION

By: _____

Name Printed: _____

Title: _____

P.O. Box 60
Arlington, Texas 76004
Metro: (817) 467-4343
Fax: (817) 465-0970

Recycled Paper

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Central Regional Wastewater System
WFXIA2, WF-R3, Sulphur Branch Outfall, WF-R2, and WF-15 Rehab Proj
Parcel No. 14-PMSE

TRINITY RIVER AUTHORITY OF TEXAS
PERMANENT METER STATION EASEMENT

THE STATE OF TEXAS §
§ **KNOW ALL MEN BY THESE PRESENTS:**
COUNTY OF TARRANT §

That, **CITY OF EULESS, TEXAS**, a municipal corporation doing business in the County of Tarrant, State of Texas, GRANTOR herein, for and in consideration of TEN DOLLARS and other good and valuable consideration in hand paid by the **TRINITY RIVER AUTHORITY OF TEXAS,** a conservation and reclamation district created by and functioning under Chapter 518, Acts of the 54th Legislature of the State of Texas, Regular Session, 1955, as amended pursuant to Article XVI, Section 59 of the Texas Constitution, with its principal office at 5300 South Collins Street, Arlington, Tarrant County, Texas 76018, GRANTEE herein, the receipt and sufficiency of which is hereby acknowledged and confessed, does hereby assign and convey to GRANTEE a permanent and perpetual above/below ground sanitary sewer metering station easement for the purposes of installing, constructing, repairing, maintaining, altering, replacing, relocating, rebuilding, removing, and operating above/below ground sanitary sewer metering station facilities, and all necessary appurtenances, including electrical power, security fencing and/or communication lines and erosion control thereto, in, into, upon, over, across and under those lands in Tarrant County, Texas, described on Exhibit A attached hereto and made a part hereof, together with the right of ingress and egress as necessary for such purposes.

GRANTOR covenants and agrees that GRANTEE shall have 1) the right to excavate and fill and to control the excavation and fill upon said permanent above/below ground sanitary sewer metering station easement and the right of ingress and egress over GRANTOR'S adjacent lands, to or from public right-of-way for the purpose of constructing, improving, reconstructing, repairing, inspecting, maintaining and removing said above/below ground sanitary sewer metering station facilities and appurtenances; 2) the right to prevent possible interference with the operation of said above/below ground sanitary sewer metering station system and to remove possible hazards thereto; and 3) the right to prevent the construction within the easement of any building, structure or other obstruction, including the planting of trees, which may endanger or interfere with the efficiency, safety and convenient operation of said above/below ground sanitary sewer metering station and its appurtenances.

This permanent easement herein dedicated shall run with the land and forever be a right in and to the land belonging to said GRANTOR, its successors and assigns.

TO HAVE AND TO HOLD the above-described permanent above/below ground sanitary sewer metering station easement, with the right of ingress and egress thereto, together with all and singular the rights and appurtenances thereto, anywise belonging unto the said GRANTEE, its successors and assigns forever; and GRANTOR does hereby bind itself, its successors and assigns, to warrant and to forever defend all and singular the premises unto the GRANTEE, its successors and assigns, against every person whomsoever lawfully claiming or to claim same or any part thereof.

WITNESS MY HAND, this the_____ day of _____, 201_.

CITY OF EULESS, TEXAS
a municipal corporation

By: _____

Name Printed: _____

Title: _____

ACKNOWLEDGMENT

STATE OF TEXAS §

COUNTY OF TARRANT §

BEFORE ME, the undersigned authority on this day personally appeared

_____,
(Name and Title)

of **CITY OF EULESS, TEXAS**, a municipal corporation doing business in the County of Tarrant, State of Texas, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same was executed for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2013.

_____
Notary Public in and for the
State of Texas

EXHIBIT "A"
CENTRAL REGIONAL WASTEWATER SYSTEM
WFXIA2, WF-R3, SULPHUR BRANCH OUTFALL,
WF-R2 AND WF-15 REHABILITATION PROJECT
PARCEL No. 14-PMSE

PERMANENT METER STATION EASEMENT
HAMILTON HUST SURVEY, ABSTRACT No. 657
CITY OF EULESS
TARRANT COUNTY, TEXAS

Being a permanent meter station easement situated in the Hamilton Hust Survey, Abstract No. 657, said permanent meter station easement being a portion of Out Lot "A", Block 13, Morrisdale Addition, an addition to the City of Euless, Tarrant County, Texas as recorded in Volume 388-41, Page 55 of the Plat Records of Tarrant County, Texas, said Out Lot "A" being deeded to the City of Euless, Texas as recorded in volume 11163, Page 121 of the Deed Records of Tarrant County, Texas, said permanent meter station easement being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod in for the most northeast corner of Lot 10, Block 13 of said Morrisdale Addition, said 1/2 inch iron rod being the northwest corner of Lot 11, Block 13 of said Morrisdale Addition, said 1/2 inch iron rod also being in the south right-of-way line of W. Pipeline Road (a variable width right-of-way); THENCE South 83 degrees 38 minutes 40 seconds West, with the north line of said Lot 10 and with the south right-of-way line of said W. Pipeline Road a distance of 4.23 feet to a point for corner; THENCE South 86 degrees 16 minutes 40 seconds West, with the north line of said Lot 10 and with the south right-of-way line of said W. Pipeline Road, a distance of 102.45 feet to a 1/2 inch iron rod found for the most northerly northwest corner of said Lot 10, said 1/2 inch iron rod being the northeast corner of said Out Lot "A"; THENCE North 86 degrees 59 minutes 20 seconds West with a north line of said Out Lot "A" and with the south right-of-way line of said W. Pipeline Road, a distance of 102.85 feet to a point for corner; THENCE North 82 degrees 51 minutes 20 seconds West, with the north line of said Out Lot "A" and with the south right-of-way line of said W. Pipeline Road, a distance of 59.15 feet to the **POINT OF BEGINNING** of the herein described permanent meter station easement, said point having grid coordinates of N=6,984,662.77 and E=2,382,665.94;

THENCE South 07 degrees 08 minutes 22 seconds West, a distance of 37.56 feet to a point for corner;

THENCE South 29 degrees 30 minutes 59 seconds West, a distance of 76.92 feet to a point for corner in the east line of an Easement and Right-of-Way granted to Trinity River Authority of Texas as recorded in Volume 7780, Page 2268 of said Deed Records of Tarrant County, Texas;

GORRONDONA & ASSOCIATES, INC. 7524 JACK NEWELL BLVD. SO. FORT WORTH, TEXAS 76118 817-496-1424 FAX 817-496-1768

THENCE North 04 degrees 49 minutes 17 seconds East, with the east line of said Easement and Right-of-Way recorded in Volume 7780, Page 2268, Texas a distance of 108.79 feet to a point for corner in the north line of said Out Lot "A", said point being in the south right-of-way line of said W. Pipeline Road, said point being the north corner of said Easement and Right-of-way recorded in Volume 7780, Page 2268, said point also being the northeast corner of an Easement and Right-of-Way granted to Trinity River Authority of Texas as recorded in Volume 6681, Page 579 of said Deed Records of Tarrant County, Texas;

THENCE South 82 degrees 51 minutes 20 seconds East, with a north line of said Out Lot "A" and with the south right-of-way line of said W. Pipeline Road, a distance of 33.68 feet to the **POINT OF BEGINNING**, and containing 2,381 square feet or 0.055 acres of land, more or less.

Notes:

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

(2) All bearings and coordinates are referenced to the Texas Coordinate System, NAD-83, North Central Zone 4202, with a surface factor of 1.00012. All distances and areas shown are surface.

* SURVEYOR'S CERTIFICATE *

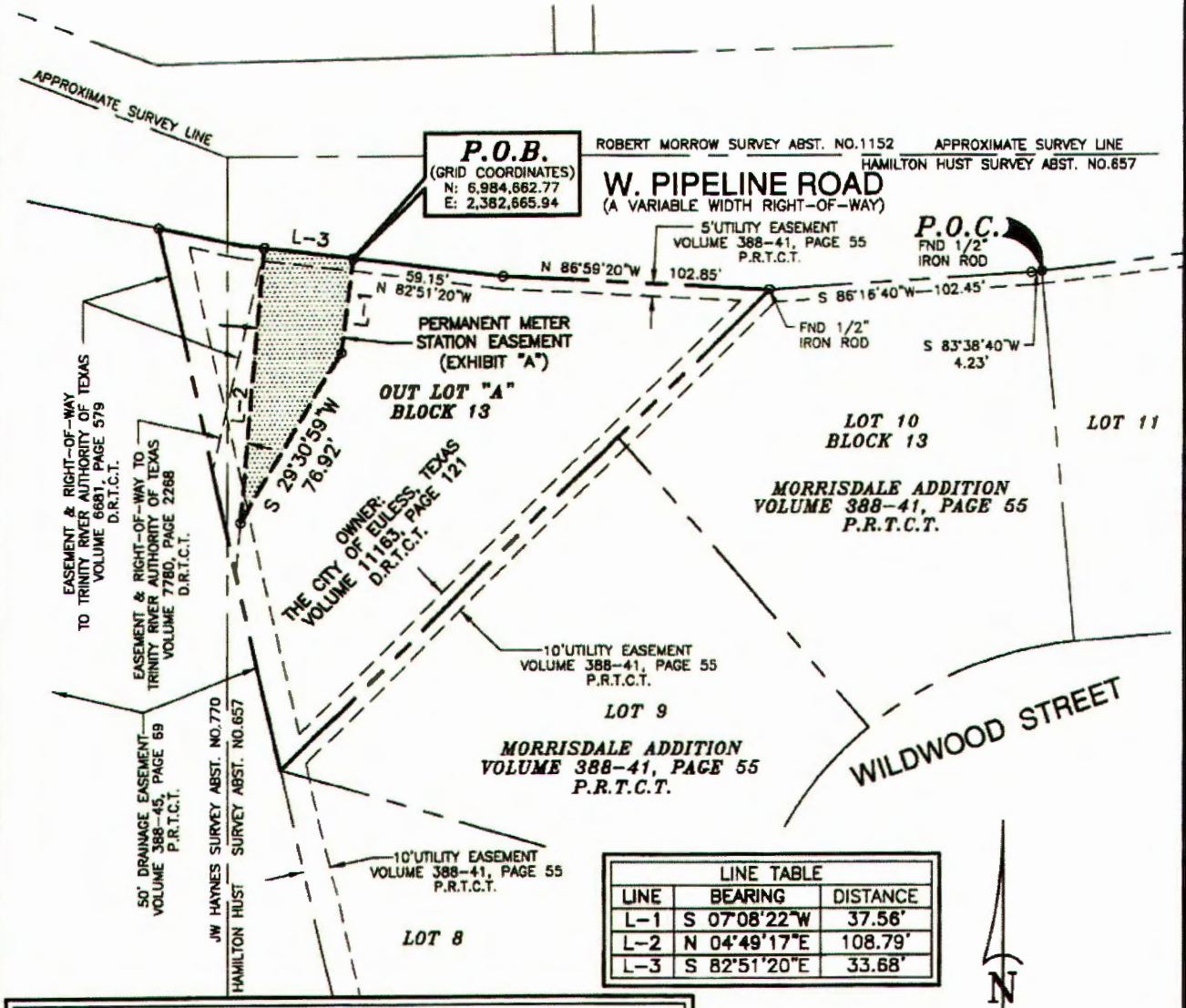
TO ALL PARTIES INTERESTED IN TITLE TO THE PREMISES SURVEYED, I DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED FROM PUBLIC RECORDS AND FORM AN ACTUAL AND ACCURATE SURVEY UPON THE GROUND AND THAT SAME IS TRUE AND CORRECT.

Gorrondona & Associates, Inc.

By: Jon L Cooper
Surveyor's Name: Jon L. Cooper
Registered Professional Land Surveyor,
Texas No. 5254
Date of survey: September 4, 2013

GORRONDONA & ASSOCIATES, INC. 7524 JACK NEWELL BLVD. SO. FORT WORTH, TEXAS 76118 817-496-1424 FAX 817-496-1768

PLAT OF EXHIBIT "A"



LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S 07°08'22"W	37.56'
L-2	N 04°49'17"E	108.79'
L-3	S 82°51'20"E	33.68'

NOTES:
1. A LEGAL DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.
2. ALL BEARINGS AND COORDINATES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD-83, NORTH CENTRAL ZONE 4202, WITH A SURFACE FACTOR OF 1.00012. ALL DISTANCES AND AREAS SHOWN ARE SURFACE.

TRA TRINITY RIVER AUTHORITY OF TEXAS
5300 SOUTH COLLINS • P. O. BOX 60 • ARLINGTON, TEXAS 76004

CENTRAL REGIONAL WASTEWATER SYSTEM WFXIA2, WF-R3, SULPHUR BRANCH OUTFALL, WF-R2 AND WF-16 REHABILITATION PROJECT

PARCEL NO. 14-PMSE	PERMANENT METER STATION EASEMENT
OWNER: THE CITY OF EULESS, TEXAS	
SURVEY: HAMILTON HUST SURVEY ABST. No. 657	
LOCATION: CITY OF BEDFORD, TARRANT COUNTY, TEXAS	
EASEMENT ACQUISITION ACREAGE: 2,381 SQ.FT. OR 0.055 ACRES	
WHOLE PROPERTY ACREAGE: 0.547 ACRES (CALCULATED)	

JOB NO. URS_0911-3885	DRAWN BY: JLC	CAD FILE: PARCEL 14-MSE.DWG
DATE: SEPTEMBER 4, 2013	EXHIBIT A PAGE 3 OF 3	SCALE: 1" = 60'

STATE OF TEXAS REGISTERED JON L. COOPER 5254 PROFESSIONAL LAND SURVEYOR

JON COOPER
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5254 TEXAS FIRM NO. 10106900

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

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Central Regional Wastewater System
WFXIA2, WF-R3, Sulphur Branch Outfall, WF-R2, and WF-15 Rehab. Proj.
Parcel No. 1

TRINITY RIVER AUTHORITY OF TEXAS
PERMANENT SANITARY SEWER EASEMENT AND
TEMPORARY CONSTRUCTION EASEMENT

THE STATE OF TEXAS §
§ **KNOW ALL MEN BY THESE PRESENTS:**
COUNTY OF TARRANT §

That **CITY OF EULESS, TEXAS**, a municipal corporation doing business in the County of Tarrant, State of Texas, GRANTOR herein, for and in consideration of TEN DOLLARS and other good and valuable consideration in hand paid by the **TRINITY RIVER AUTHORITY OF TEXAS,** a conservation and reclamation district created by and functioning under Chapter 518, Acts of the 54th Legislature of the State of Texas, Regular Session, 1955, as amended pursuant to Article XVI, Section 59 of the Texas Constitution, with its principal office at 5300 South Collins Street, Arlington, Tarrant County, Texas 76018, GRANTEE herein, the receipt and sufficiency of which is hereby acknowledged and confessed, does hereby assign and convey to GRANTEE a permanent and perpetual sanitary sewer easement for the purpose of installing, constructing, repairing, maintaining, altering, replacing, relocating, rebuilding, removing, and operating sanitary sewer facilities, and all necessary appurtenances including erosion control thereto, in, into, upon, over, across and under those lands in Tarrant County, Texas, described on Exhibit A, attached hereto and made a part hereof, together with the right of ingress and egress as necessary for such purposes.

And in addition thereto, an exclusive temporary construction easement as described in Exhibit B, attached hereto and made a part hereof, over, under, across and through the lands of GRANTOR, lying and being situated in Tarrant County, Texas, for the purpose of initially constructing such sewer system is hereby granted. GRANTEE may exercise its rights in and to these easements without disturbance and interference by the GRANTOR or other third-parties for reasons of safety and efficiency during construction. The construction easement thus granted shall terminate at such time as the initial construction of such sanitary sewer system is completed and the work is accepted by the GRANTEE.

GRANTOR covenants and agrees that GRANTEE shall have 1) the right to excavate and fill and to control the excavation and fill upon said permanent easement and to remove from said permanent easement any fences, buildings or other obstructions as may now be found upon said permanent easement together with the right of ingress and egress over GRANTOR'S adjacent lands to or from public right-of-way for the purpose of constructing, improving, reconstructing, repairing, inspecting, maintaining and removing said sanitary sewer facilities and appurtenances; 2) the right to prevent possible interference with the operation of said sanitary sewer system and to

remove possible hazards thereto; and 3) the right to prevent the construction within the easement of any building, structure or other obstruction, including the planting of trees, which may endanger or interfere with the efficiency, safety and convenient operation of said sanitary sewer system and its appurtenances.

The permanent easement herein dedicated shall run with the land and forever be a right in and to the land belonging to said GRANTOR, its successors and assigns.

TO HAVE AND TO HOLD the above-described permanent easement, with the right of ingress and egress thereto, together with all and singular the rights and appurtenances thereto, anywise belonging unto the said GRANTEE, its successors and assigns forever; and GRANTOR does hereby bind itself, its successors and assigns, to warrant and to forever defend all and singular the premises unto the GRANTEE, its successors and assigns, against every person whomsoever lawfully claiming or to claim same or any part thereof.

WITNESS MY HAND this the_____ day of _____, 201__.

CITY OF EULESS, TEXAS
a municipal corporation

By: _____

Name Printed: _____

Title: _____

ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority on this day personally appeared

_____,
(Name and Title)

of **CITY OF EULESS, TEXAS**, a municipal corporation doing business in the County of Tarrant, State of Texas, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same was executed for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 201__.

_____
Notary Public in and for the
State of Texas

EXHIBIT "A"
CENTRAL REGIONAL WASTEWATER SYSTEM
WFXIA2, WF-R3, SULPHUR BRANCH OUTFALL,
WF-R2 AND WF-15 REHABILITATION PROJECT
PARCEL No. 1-PSSE PART 1

PERMANENT SANITARY SEWER EASEMENT
W. R. LOVING SURVEY, ABSTRACT No. 944
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS

Being a permanent sanitary sewer easement situated in the W. R. Loving Survey, Abstract No. 944, City of Euless, Tarrant County, Texas, said permanent sanitary sewer easement being a portion of the remainder of a 37.67 acre tract of land (by deed) deeded to City of Euless, Texas as recorded in Volume 4112, Page 347 of the Official Public Records of Tarrant County, Texas, and being further described in Volume 3586, Page 173 of said Official Public Records of Tarrant County, Texas, said permanent sanitary sewer easement being more particularly described by metes and bounds as follows:

COMMENCING at a 3 inch x 3 inch concrete monument found for the most easterly northeast corner of said 37.67 acre tract of land, said 3 inch x 3 inch concrete monument being an interior ell corner in the west line of Lot 1, Block 1, of Harston Woods Part 1, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Cabinet A, Page 6533 of the Plat Records of Tarrant County, Texas, from which a 1/2 inch iron rod with cap stamped "Piburn Partners" found for the southwest corner of said Lot 1 bears South 00 degrees 07 minutes 17 seconds East, a distance of 952.57 feet; THENCE North 87 degrees 47 minutes 17 seconds West, with the most easterly north line of said 37.67 acre tract of land and with the most westerly south line of said Lot 1, a distance of 328.70 feet to a point for the most westerly southwest corner of said Lot 1, said point being an interior ell corner of said 37.67 acre tract of land; THENCE North 00 degrees 21 minutes 15 seconds East, with the most westerly east line of said 37.67 acre tract of land and with the most westerly west line of said Lot 1, passing at a distance of 2.20 feet a 1/2 inch iron rod found, in all, a distance of 38.96 feet to a point for the southeast corner of a 50' Easement and Right-of-Way described as Tract E granted to The Trinity River Authority of Texas as recorded in Volume 5131, Page 190 of said Official Public Records of Tarrant County, Texas, said point being the southwest corner of a 50' Easement and Right-of-Way described as Tract C granted to The Trinity River Authority of Texas as recorded in Volume 5099, Page 793 of said Official Public Records of Tarrant County, Texas; THENCE North 70 degrees 09 minutes 59 seconds West, with the southerly line of said 50' Easement and Right-of-Way described as Tract E granted to The Trinity River Authority of Texas, a distance of 18.84 feet to a point for the beginning of a curve to the right having a radius of 274.52 feet, a central angle of 33 degrees 56 minutes 50 seconds, and whose chord bears North 53 degrees 11 minutes 34 seconds West, a distance of 160.28 feet; THENCE with the southerly line of said 50' Easement and Right-of-Way described as Tract E granted to The Trinity River Authority of Texas and with said curve to the right, an arc length of 162.65 feet to a point for the beginning of a reverse curve to the left

GORRONDONA & ASSOCIATES, INC. 7524 JACK NEWELL BLVD. SO. FORT WORTH, TEXAS 76118 817-496-1424 FAX 817-496-1768

having a radius of 216.52 feet, a central angle of 31 degrees 31 minutes 25 seconds, and whose chord bears North 51 degrees 58 minutes 49 seconds West, a distance of 117.63 feet; THENCE with the southerly line of said 50' Easement and Right-of-Way described as Tract E granted to The Trinity River Authority of Texas and with said reverse curve to the left, an arc length of 119.13 feet to the **POINT OF BEGINNING** of the herein described permanent sanitary sewer easement, said point having grid coordinates of N=6,979,151.22 and E=2,387,011.14;

THENCE North 67 degrees 20 minutes 43 seconds West, a distance of 133.84 feet to a point for corner in the southeasterly right-of-way line of Trinity Boulevard (a variable width right-of-way), said point being the beginning of a non-tangent curve to the right having a radius of 926.14 feet, a central angle of 01 degrees 56 minutes 41 seconds, and whose chord bears North 47 degrees 05 minutes 57 seconds East, a distance of 31.43 feet;

THENCE with the southeasterly right-of-way line of said Trinity Boulevard and with said curve to the right, an arc length of 31.44 feet to a point for the intersection of the southeasterly right-of-way line of said Trinity Boulevard with the southerly line of said 50' Easement and Right-of-Way described as Tract E granted to The Trinity River Authority of Texas;

THENCE South 54 degrees 01 minutes 17 seconds East, with the southerly line of said 50' Easement and Right-of-Way described as Tract E granted to The Trinity River Authority of Texas, a distance of 124.17 feet to the **POINT OF BEGINNING**, and containing 1,918 square feet or 0.044 of an acre of land, more or less.

Notes:

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

(2) All bearings and coordinates are referenced to the Texas Coordinate System, NAD-83, North Central Zone 4202, with a surface factor of 1.00012. All distances and areas shown are surface.

GORRONDONA & ASSOCIATES, INC. 7524 JACK NEWELL BLVD. SO. FORT WORTH, TEXAS 76118 817-496-1424 FAX 817-496-1768

* SURVEYOR'S CERTIFICATE *

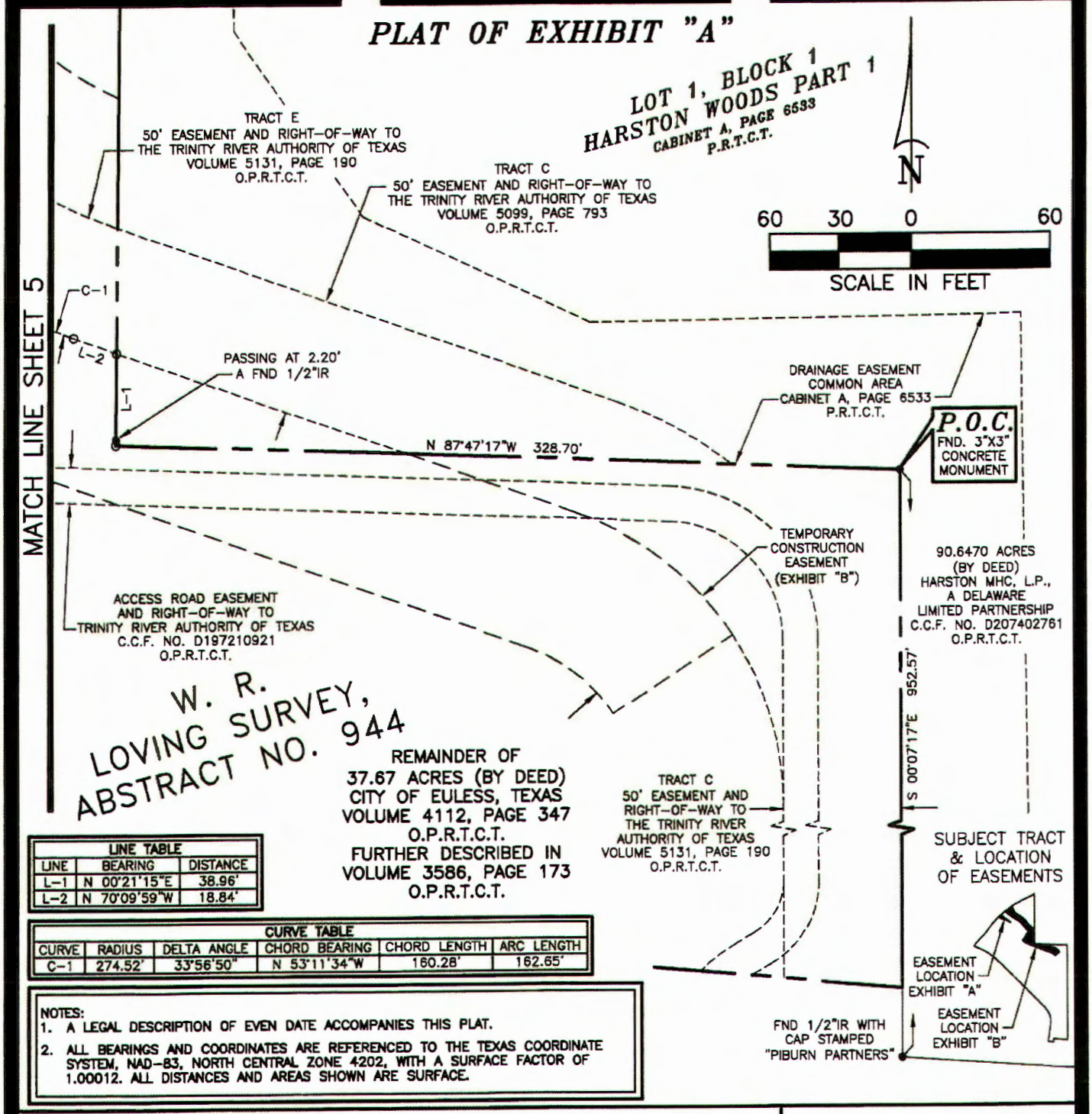
TO ALL PARTIES INTERESTED IN TITLE TO THE PREMISES SURVEYED, I DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED FROM PUBLIC RECORDS AND FORM AN ACTUAL AND ACCURATE SURVEY UPON THE GROUND AND THAT SAME IS TRUE AND CORRECT.

Gorrondona & Associates, Inc.

By: _____
Surveyor's Name: Chris T. Abbott
Registered Professional Land Surveyor,
Texas No. 6407
Date of survey: March 28, 2013

GORRONDONA & ASSOCIATES, INC. 7524 JACK NEWELL BLVD. SO. FORT WORTH, TEXAS 76118 817-496-1424 FAX 817-496-1768

PLAT OF EXHIBIT "A"



LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N 00°21'15"E	38.96'
L-2	N 70°09'59"W	18.84'

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C-1	274.52'	33°56'50"	N 53°11'34"W	160.28'	162.65'

NOTES:
1. A LEGAL DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.
2. ALL BEARINGS AND COORDINATES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD-83, NORTH CENTRAL ZONE 4202, WITH A SURFACE FACTOR OF 1.00012. ALL DISTANCES AND AREAS SHOWN ARE SURFACE.

TRA TRINITY RIVER AUTHORITY OF TEXAS
5300 SOUTH COLLINS • P. O. BOX 60 • ARLINGTON, TEXAS 76004

CENTRAL REGIONAL WASTEWATER SYSTEM
WFXIA2, WF-R3, SULPHUR BRANCH OUTFALL,
WF-R2 AND WF-15 REHABILITATION PROJECT

PARCEL NO. 1-PSSE PART 1	PERMANENT SANITARY SEWER EASEMENT
OWNER: CITY OF EULESS, TEXAS	
SURVEY: W. R. LOVING SURVEY, ABSTRACT No. 944	
LOCATION: CITY OF FORT WORTH, TARRANT COUNTY, TEXAS	
EASEMENT ACQUISITION ACREAGE: 1,918 SQ.FT. OR 0.044 ACRES	
WHOLE PROPERTY ACREAGE: 13.1 ACRES (CALCULATED)	
JOB NO. URS_1119.00 / DRAWN BY: CTA / CAD FILE: PARCEL 1-PSSE PART 1.DWG	
DATE: MARCH 28, 2013 / EXHIBIT A PAGE 4 OF 5 / SCALE: 1" = 60'	

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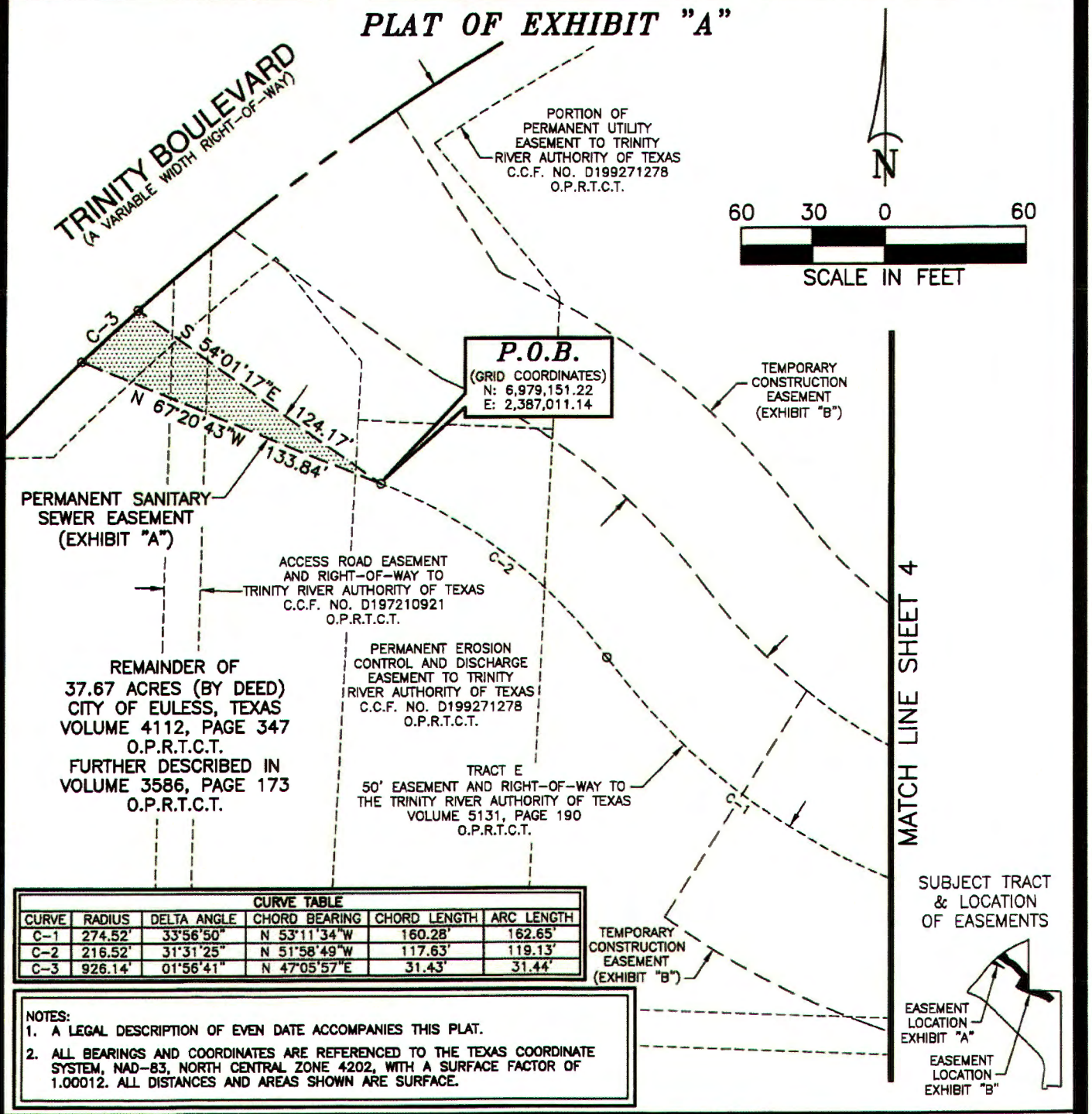
STATE OF TEXAS
REGISTERED
CHRIS T. ABBOTT
6407
PROFESSIONAL
LAND SURVEYOR

CHRIS T. ABBOTT
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6407 TEXAS FIRM NO. 10106900

PLAT OF EXHIBIT "A"



CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C-1	274.52'	33°56'50"	N 53°11'34"W	160.28'	162.65'
C-2	216.52'	31°31'25"	N 51°58'49"W	117.63'	119.13'
C-3	926.14'	01°56'41"	N 47°05'57"E	31.43'	31.44'

NOTES:
1. A LEGAL DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.
2. ALL BEARINGS AND COORDINATES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD-83, NORTH CENTRAL ZONE 4202, WITH A SURFACE FACTOR OF 1.00012. ALL DISTANCES AND AREAS SHOWN ARE SURFACE.

TRA TRINITY RIVER AUTHORITY OF TEXAS

5300 SOUTH COLLINS • P. O. BOX 60 • ARLINGTON, TEXAS 76004

CENTRAL REGIONAL WASTEWATER SYSTEM
WFXIA2, WF-R3, SULPHUR BRANCH OUTFALL,
WF-R2 AND WF-15 REHABILITATION PROJECT

PARCEL NO. 1-PSSE PART 1	PERMANENT SANITARY SEWER EASEMENT
OWNER: CITY OF EULESS, TEXAS	
SURVEY: W. R. LOVING SURVEY, ABSTRACT No. 944	
LOCATION: CITY OF FORT WORTH, TARRANT COUNTY, TEXAS	
EASEMENT ACQUISITION ACREAGE: 1,918 SQ.FT. OR 0.044 ACRES	
WHOLE PROPERTY ACREAGE: 13.1 ACRES (CALCULATED)	
JOB NO. URS_1119.00 / DRAWN BY: CTA / CAD FILE: PARCEL 1-PSSE PART 1.DWG	
DATE: MARCH 28, 2013 / EXHIBIT A PAGE 5 OF 5 / SCALE: 1" = 60'	

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

STATE OF TEXAS REGISTERED CHRIS T. ABBOTT 6407 PROFESSIONAL LAND SURVEYOR

CHRIS T. ABBOTT
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6407 TEXAS FIRM NO. 10106900

EXHIBIT "A"
CENTRAL REGIONAL WASTEWATER SYSTEM
WFXIA2, WF-R3, SULPHUR BRANCH OUTFALL,
WF-R2 AND WF-15 REHABILITATION PROJECT
PARCEL No. 1-PSSE PART 2

PERMANENT SANITARY SEWER EASEMENT
W. R. LOVING SURVEY, ABSTRACT No. 944
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS

Being a permanent sanitary sewer easement situated in the W. R. Loving Survey, Abstract No. 944, City of Euless, Tarrant County, Texas, said permanent sanitary sewer easement being a portion of the remainder of a 37.67 acre tract of land (by deed) deeded to City of Euless, Texas as recorded in Volume 4112, Page 347 of the Official Public Records of Tarrant County, Texas, and being further described in Volume 3586, Page 173 of said Official Public Records of Tarrant County, Texas, said permanent sanitary sewer easement being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8 inch iron rod with aluminum cap stamped "Texas Department of Transportation" found for an angle point in the southerly right-of-way line of Mosier Valley Road (a variable width right-of-way); THENCE South 88 degrees 41 minutes 52 seconds East, with the southerly right-of-way line of said Mosier Valley Road, a distance of 131.32 feet to a point for corner; THENCE South 82 degrees 34 minutes 31 seconds East, with the southerly right-of-way line of said Mosier Valley Road, a distance of 114.04 feet to a 5/8 inch iron rod with aluminum cap stamped "Texas Department of Transportation" found for corner; THENCE South 37 degrees 38 minutes 42 seconds East, with the southerly right-of-way line of said Mosier Valley Road, a distance of 26.47 feet to a 5/8 inch iron rod with aluminum cap stamped "Texas Department of Transportation" found for the intersection of the southerly right-of-way line of said Mosier Valley Road and with the northwesterly right-of-way line of Trinity Boulevard (a variable width right-of-way), said 5/8 inch iron rod with aluminum cap stamped "Texas Department of Transportation" being the beginning of a non-tangent curve to the left having a radius of 1159.07 feet, a central angle of 11 degrees 43 minutes 26 seconds, and whose chord bears South 47 degrees 54 minutes 11 seconds West, a distance of 236.76 feet; THENCE with the northwesterly right-of-way line of said Trinity Boulevard and with said non-tangent curve to the left, an arc length of 237.17 feet to the **POINT OF BEGINNING** of the herein described permanent sanitary sewer easement, said point being the southeast corner of a 50' Easement and Right-of-Way described as Tract F granted to The Trinity River Authority of Texas as recorded in Volume 5131, Page 190 of said Official Public Records of Tarrant County, Texas, said point having grid coordinates of N=6,979,311.31 and E=2,386,668.74, said point also being the beginning of a curve to the left having a radius of 1159.07 feet, a central angle of 00 degrees 26 minutes 41 seconds, and whose chord bears South 41 degrees 49 minutes 08 seconds West, a distance of 9.00 feet;

GORRONDONA & ASSOCIATES, INC. 7524 JACK NEWELL BLVD. SO. FORT WORTH, TEXAS 76118 817-496-1424 FAX 817-496-1768

THENCE with the northwesterly right-of-way line of said Trinity Boulevard and with said curve to the left an arc length of 9.00 feet to a point for corner;

THENCE North 67 degrees 20 minutes 43 seconds West, a distance of 412.34 feet to a point for corner in the most westerly west line of said 37.67 acre tract of land, said point being in the east line of Arlington-Bedford Road (a variable width right-of-way);

THENCE North 01 degrees 10 minutes 12 seconds West, with the most westerly west line of said 37.67 acre tract of land and with the east line of said Arlington-Bedford Road, a distance of 0.41 feet to a point for the southwest corner of said 50' Easement and Right-of-Way described as Tract F granted to The Trinity River Authority of Texas;

THENCE South 68 degrees 27 minutes 57 seconds East, with the southerly line of said 50' Easement and Right-of-Way described as Tract F granted to The Trinity River Authority of Texas, a distance of 415.54 feet to the **POINT OF BEGINNING**, and containing 1,831 square feet or 0.042 of an acre of land, more or less.

Notes:

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

(2) All bearings and coordinates are referenced to the Texas Coordinate System, NAD-83, North Central Zone 4202, with a surface factor of 1.00012. All distances and areas shown are surface.

* SURVEYOR'S CERTIFICATE *

TO ALL PARTIES INTERESTED IN TITLE TO THE PREMISES SURVEYED, I DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED FROM PUBLIC RECORDS AND FORM AN ACTUAL AND ACCURATE SURVEY UPON THE GROUND AND THAT SAME IS TRUE AND CORRECT.

Gorrondona & Associates, Inc.

By: _____
Surveyor's Name: Chris T. Abbott
Registered Professional Land Surveyor,
Texas No. 6407
Date of survey: March 28, 2013

GORRONDONA & ASSOCIATES, INC. 7524 JACK NEWELL BLVD. SO. FORT WORTH, TEXAS 76118 817-496-1424 FAX 817-496-1768

PLAT OF EXHIBIT "A"

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S 37°38'42"E	26.47'
L-2	N 01°10'12"W	0.41'

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C-1	1159.07'	11°43'26"	S 47°54'11"W	236.76'	237.17'
C-2	1159.07'	00°26'41"	S 41°49'08"W	9.00'	9.00'

DETAIL "A"
NOT TO SCALE

N

100 50 0 100
SCALE IN FEET

TRACT I
2.545 ACRES (BY DEED)
JEWELSJO LIMITED PARTNERSHIP
C.C.F. NO. D206177221
O.P.R.T.C.T.
FURTHER DESCRIBED IN
VOLUME 16504, PAGE 115
O.P.R.T.C.T.

P.O.C.
FND 5/8"IR WITH ALUMINUM CAP STAMPED "TEXAS DEPARTMENT OF TRANSPORTATION"

W.M. ANDERSON SURVEY, ABSTRACT NO. 22

MOSIER VALLEY ROAD
(A VARIABLE WIDTH RIGHT-OF-WAY)

APPROXIMATE SURVEY LINE

S 88°41'52"E 131.32'
S 82°34'31"E 114.04'
L-1

FND 5/8"IR WITH ALUMINUM CAP STAMPED "TEXAS DEPARTMENT OF TRANSPORTATION"

TRACT F
50' EASEMENT AND RIGHT-OF-WAY TO THE TRINITY RIVER AUTHORITY OF TEXAS
VOLUME 5131, PAGE 190
O.P.R.T.C.T.

42.6592 ACRES (BY DEED)
NEWPORT HOLDINGS, INC.,
A TEXAS CORPORATION
C.C.F. NO. D205369470
O.P.R.T.C.T.

PERMANENT SANITARY SEWER EASEMENT (EXHIBIT "A")

L-2

SEE DETAIL "A"

S 68°27'57"E 415.54'
N 67°20'43"W 412.34'

C-1

APPROXIMATE SURVEY LINE

JUAN ARMENDARIS SURVEY, ABSTRACT NO. 57

ARLINGTON-BEDFORD ROAD
(A VARIABLE WIDTH RIGHT-OF-WAY)

TEMPORARY CONSTRUCTION EASEMENT (EXHIBIT "B")

P.O.B.
(GRID COORDINATES)
N: 6,979,311.31
E: 2,386,668.74

C-2

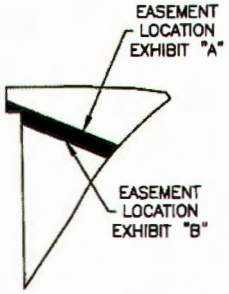
REMAINDER OF
37.67 ACRES (BY DEED)
CITY OF EULESS, TEXAS
VOLUME 4112, PAGE 347
O.P.R.T.C.T.
FURTHER DESCRIBED IN
VOLUME 3586, PAGE 173
O.P.R.T.C.T.

W. R. LOVING SURVEY, ABSTRACT NO. 944

21.461 ACRES (BY DEED)
SOWELL ASSOCIATES-BELL, L.P.,
A TEXAS LIMITED PARTNERSHIP
C.C.F. NO. D205350227
O.P.R.T.C.T.

REMAINDER OF
TRACT NO. 2
1.552 ACRES (BY DEED)
LONE STAR GAS COMPANY
VOLUME 3412, PAGE 660
O.P.R.T.C.T.

TRINITY BOULEVARD
(A VARIABLE WIDTH RIGHT-OF-WAY)



SUBJECT TRACT & LOCATION OF EASEMENTS

NOTES:
1. A LEGAL DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.
2. ALL BEARINGS AND COORDINATES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD-83, NORTH CENTRAL ZONE 4202, WITH A SURFACE FACTOR OF 1.00012. ALL DISTANCES AND AREAS SHOWN ARE SURFACE.

TRA TRINITY RIVER AUTHORITY OF TEXAS
5300 SOUTH COLLINS • P. O. BOX 60 • ARLINGTON, TEXAS 76004

CENTRAL REGIONAL WASTEWATER SYSTEM
WEXIA2, WF-R3, SULPHUR BRANCH OUTFALL,
WF-R2 AND WF-16 REHABILITATION PROJECT

PARCEL NO. 1-PSSE PART 2	PERMANENT SANITARY SEWER EASEMENT
OWNER: CITY OF EULESS, TEXAS	
SURVEY: W. R. LOVING SURVEY, ABSTRACT No. 944	
LOCATION: CITY OF FORT WORTH, TARRANT COUNTY, TEXAS	
EASEMENT ACQUISITION ACREAGE: 1,831 SQ.FT. OR 0.042 ACRES	
WHOLE PROPERTY ACREAGE: 3.8 ACRES (CALCULATED)	

JOB NO. URS_1119.00	DRAWN BY: CTA	CAD FILE: PARCEL 1-PSSE PART 2.DWG
DATE: MARCH 28, 2013	EXHIBIT A PAGE 3 OF 3	SCALE: 1" = 100'

STATE OF TEXAS
REGISTERED
CHRIS T. ABBOTT
6407
PROFESSIONAL
LAND SURVEYOR

CHRIS T. ABBOTT
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6407 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"
CENTRAL REGIONAL WASTEWATER SYSTEM
WFXIA2, WF-R3, SULPHUR BRANCH OUTFALL,
WF-R2 AND WF-15 REHABILITATION PROJECT
PARCEL No. 1-TCE PART 1

TEMPORARY CONSTRUCTION EASEMENT
W. R. LOVING SURVEY, ABSTRACT No. 944
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS

Being a temporary construction easement situated in the W. R. Loving Survey, Abstract No. 944, City of Euless, Tarrant County, Texas, said temporary construction easement being a portion of the remainder of a 37.67 acre tract of land (by deed) deeded to City of Euless, Texas as recorded in Volume 4112, Page 347 of the Official Public Records of Tarrant County, Texas, and being further described in Volume 3586, Page 173 of said Official Public Records of Tarrant County, Texas, said temporary construction easement being more particularly described by metes and bounds as follows:

COMMENCING at a 3 inch x 3 inch concrete monument found for the most easterly northeast corner of said 37.67 acre tract of land, said 3 inch x 3 inch concrete monument being an interior ell corner in the west line of Lot 1, Block 1, of Harston Woods Part 1, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Cabinet A, Page 6533 of the Plat Records of Tarrant County, Texas, from which a 3/8 inch iron rod with cap stamped "Piburn Partners" found for the southwest corner of said Lot 1 bears South 00 degrees 07 minutes 17 seconds East, a distance of 952.57 feet; THENCE North 87 degrees 47 minutes 17 seconds West, with the most easterly north line of said 37.67 acre tract of land and with the most westerly south line of said Lot 1, a distance of 207.36 feet to the **POINT OF BEGINNING** of the herein described temporary construction easement, said point being the most easterly southwest corner of a 50' Easement and Right-of-Way described as Tract C granted to The Trinity River Authority of Texas as recorded in Volume 5099, Page 793 of said Official Public Records of Tarrant County, Texas, said point being the northwest corner of a 50' Easement and Right-of-Way described as Tract C granted to The Trinity River Authority of Texas as recorded in Volume 5131, Page 190 of said Official Public Records of Tarrant County, Texas, said point also having grid coordinates of N=6,978,932.72 and E=2,387,370.83;

THENCE South 70 degrees 09 minutes 59 seconds East, with the southerly line of said 50' Easement and Right-of-Way described as Tract C granted to The Trinity River Authority of Texas as recorded in Volume 5131, Page 190, a distance of 75.28 feet to a point for the beginning of a curve to the right having a radius of 131.00 feet, a central angle of 37 degrees 01 minutes 30 seconds, and whose chord bears South 51 degrees 39 minutes 16 seconds East, a distance of 83.19 feet;

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THENCE with the southerly line of said 50' Easement and Right-of-Way described as Tract C granted to The Trinity River Authority of Texas as recorded in Volume 5131, Page 190 and with said curve to the right, an arc length of 84.65 feet to a point for corner;

THENCE South 56 degrees 51 minutes 28 seconds West, a distance of 60.00 feet to a point for the beginning of a non-tangent curve to the left having a radius of 71.00 feet, a central angle of 37 degrees 01 minutes 31 seconds, and whose chord bears North 51 degrees 39 minutes 17 seconds West, a distance of 45.09 feet;

THENCE with said non-tangent curve to the left, an arc length of 45.88 feet to a point for corner;

THENCE North 70 degrees 09 minutes 59 seconds West, a distance of 222.76 feet to a point for the beginning of a curve to the right having a radius of 334.52 feet, a central angle of 16 degrees 21 minutes 33 seconds, and whose chord bears North 61 degrees 59 minutes 12 seconds West, a distance of 95.19 feet;

THENCE with said curve to the right, an arc length of 95.51 feet to a point for corner;

THENCE North 32 degrees 14 minutes 54 seconds East, a distance of 110.39 feet to a point for corner in the northerly line of a 50' Easement and Right-of-Way described as Tract E granted to The Trinity River Authority of Texas as recorded in Volume 5131, Page 190 of said Official Public Records of Tarrant County, Texas, said point being the beginning of a non-tangent curve to the right having a radius of 224.52 feet, a central angle of 15 degrees 38 minutes 58 seconds, and whose chord bears North 44 degrees 02 minutes 38 seconds West, a distance of 61.13 feet;

THENCE with the northerly line of said 50' Easement and Right-of-Way described as Tract E granted to The Trinity River Authority of Texas and with said non-tangent curve to the right, an arc length of 61.32 feet to a point for the beginning of a reverse curve to the left having a radius of 266.52 feet, a central angle of 30 degrees 09 minutes 51 seconds, and whose chord bears North 51 degrees 18 minutes 03 seconds West, a distance of 138.70 feet;

THENCE with the northerly line of said 50' Easement and Right-of-Way described as Tract E granted to The Trinity River Authority of Texas and with said reverse curve to the left, an arc length of 140.31 feet to a point for corner;

THENCE North 54 degrees 01 minutes 17 seconds West, with the northerly line of said 50' Easement and Right-of-Way described as Tract E granted to The Trinity River Authority of Texas, a distance of 106.30 feet to a point for the intersection of the northerly line of said 50' Easement and Right-of-Way described as Tract E granted to The Trinity River Authority of Texas with the southeasterly right-of-way line of Trinity Boulevard (a variable width right-of-way), said point being the beginning of a non-tangent curve to the right having a radius of 926.14 feet, a central angle of 05

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degrees 09 minutes 06 seconds, and whose chord bears North 53 degrees 49 minutes 53 seconds East, a distance of 83.24 feet;

THENCE with the southeasterly right-of-way line of said Trinity Boulevard, an arc length of 83.27 feet to a point for corner;

THENCE South 32 degrees 11 minutes 05 seconds East, a distance of 78.60 feet to a point for corner;

THENCE South 54 degrees 01 minutes 17 seconds East, a distance of 2.64 feet to a point for the beginning of a non-tangent curve to the right having a radius of 316.52 feet, a central angle of 29 degrees 08 minutes 33 seconds, and whose chord bears South 50 degrees 47 minutes 23 seconds East, a distance of 159.26 feet;

THENCE with said non-tangent curve to the right, an arc length of 160.99 feet to the beginning of a reverse curve to the left having a radius of 174.52 feet, a central angle of 28 degrees 25 minutes 05 seconds, and whose chord bears South 50 degrees 25 minutes 42 seconds East, a distance of 85.67 feet;

THENCE with said reverse curve to the left, an arc length of 86.56 feet to a point for corner in the most westerly east line of said 37.67 acre tract of land, said point being in the most westerly west line of said Lot 1;

THENCE South 00 degrees 21 minutes 15 seconds West, with the most westerly east line of said 37.67 acre tract of land and with the most westerly west line of said Lot 1, passing at a distance of 143.69 feet a 1/2 inch iron rod found, in all, a distance of 145.90 feet to a point for the most westerly southwest corner of said Lot 1, said point being an interior ell corner of said 37.67 acre tract of land;

THENCE South 87 degrees 47 minutes 17 seconds East, with the most easterly north line of said 37.67 acre tract of land and with the most westerly south line of said Lot 1, a distance of 121.34 feet to the **POINT OF BEGINNING**, and containing 43,709 square feet or 1.003 acres of land, more or less, of which 4,356 square feet or 0.100 of an acre lies within said 50' Easement and Right-of-Way described as Tract E granted to The Trinity River Authority of Texas, leaving a net area of 39,353 square feet or 0.903 of an acre of land, more or less.

Notes:

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

(2) All bearings and coordinates are referenced to the Texas Coordinate System, NAD-83, North Central Zone 4202, with a surface factor of 1.00012. All distances and areas shown are surface.

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* SURVEYOR'S CERTIFICATE *

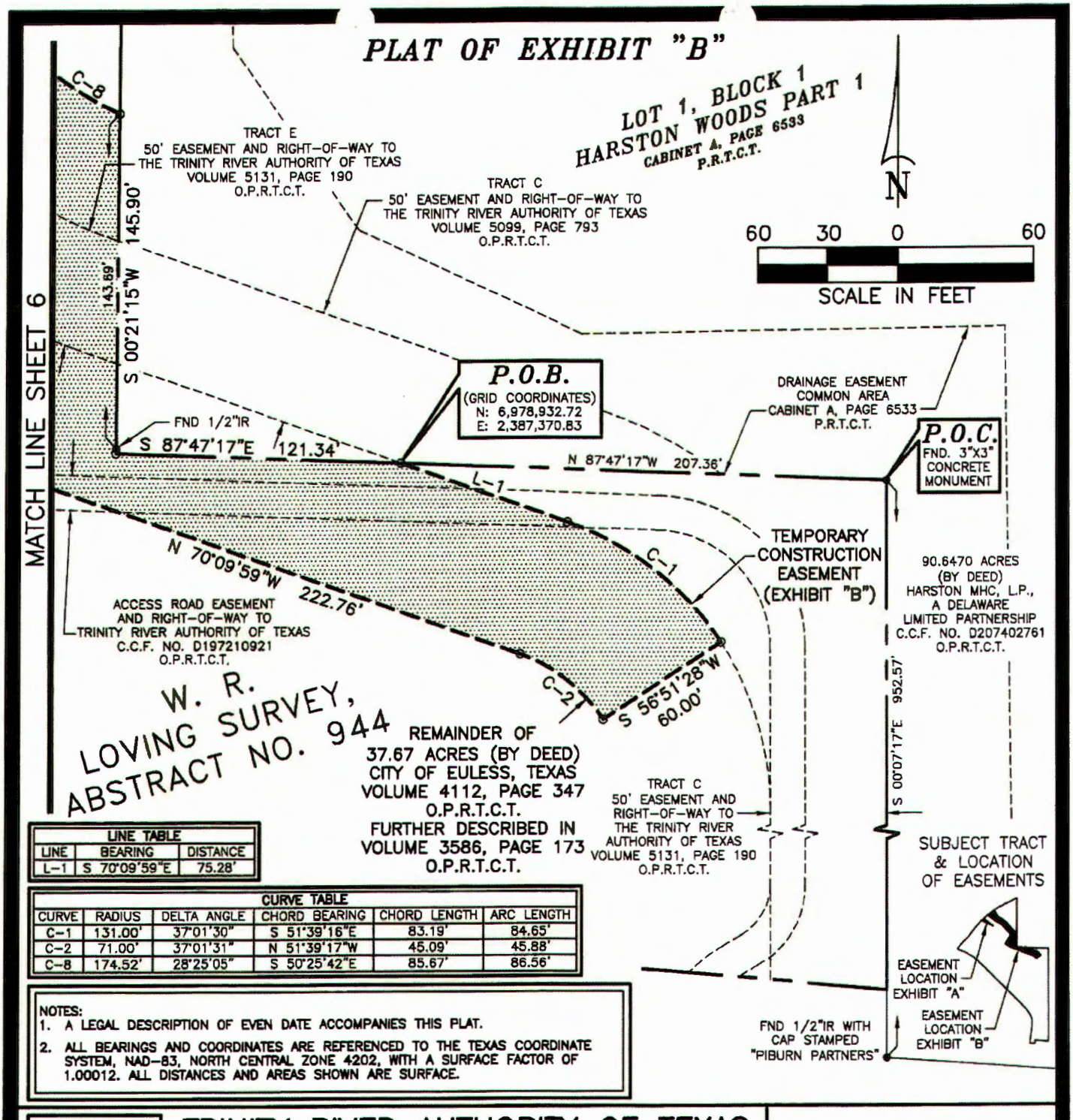
TO ALL PARTIES INTERESTED IN TITLE TO THE PREMISES SURVEYED, I DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED FROM PUBLIC RECORDS AND FORM AN ACTUAL AND ACCURATE SURVEY UPON THE GROUND AND THAT SAME IS TRUE AND CORRECT.

Gorrondona & Associates, Inc.

By: _____
Surveyor's Name: Chris T. Abbott
Registered Professional Land Surveyor,
Texas No. 6407
Date of survey: March 28, 2013

GORRONDONA & ASSOCIATES, INC. 7524 JACK NEWELL BLVD. SO. FORT WORTH, TEXAS 76118 817-496-1424 FAX 817-496-1768

PLAT OF EXHIBIT "B"



LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S 70°09'59"E	75.28'

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C-1	131.00'	37°01'30"	S 51°39'16"E	83.19'	84.65'
C-2	71.00'	37°01'31"	N 51°39'17"W	45.09'	45.88'
C-8	174.52'	28°25'05"	S 50°25'42"E	85.67'	86.56'

NOTES:
1. A LEGAL DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.
2. ALL BEARINGS AND COORDINATES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD-83, NORTH CENTRAL ZONE 4202, WITH A SURFACE FACTOR OF 1.00012. ALL DISTANCES AND AREAS SHOWN ARE SURFACE.

TRA TRINITY RIVER AUTHORITY OF TEXAS

5300 SOUTH COLLINS • P. O. BOX 60 • ARLINGTON, TEXAS 76004

CENTRAL REGIONAL WASTEWATER SYSTEM
WFXIA2, WF-R3, SULPHUR BRANCH OUTFALL,
WF-R2 AND WF-15 REHABILITATION PROJECT

PARCEL NO. 1-TCE PART 1	TEMPORARY CONSTRUCTION EASEMENT
OWNER: CITY OF EULESS, TEXAS	
SURVEY: W. R. LOVING SURVEY, ABSTRACT No. 944	
LOCATION: CITY OF FORT WORTH, TARRANT COUNTY, TEXAS	
EASEMENT ACQUISITION ACREAGE: 39,353 SQ.FT. OR 0.903 NET ACRES	
WHOLE PROPERTY ACREAGE: 13.1 ACRES (CALCULATED)	
JOB NO. URS_1119.00	DRAWN BY: CTA
DATE: MARCH 28, 2013	EXHIBIT B PAGE 5 OF 6
	CAD FILE: PARCEL 1-TCE PART 1.DWG
	SCALE: 1" = 60'

STATE OF TEXAS
REGISTERED
CHRIS T. ABBOTT
6407
PROFESSIONAL
LAND SURVEYOR

CHRIS T. ABBOTT
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6407 TEXAS FIRM NO. 10106900

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

Trinity River Authority of Texas

General Office

May 6, 2014

Mr. Hal Cranor, Director of Public Works
City of Euless
201 North Ector Drive
Euless, Texas 76039-3543

RE: Meter Station Easement Acquisition Offer Revised
Central Regional Wastewater System
WFXIA2, WF-R3, Sulphur Branch Outfall, WF-R2 and WF-15 Rehabilitation Project
Parcel No. 14 - Property Location: West Pipeline Road, Euless, Tarrant County, Texas

Dear Mr. Cranor:

The Trinity River Authority of Texas (TRA), a conservation and reclamation district of the State of Texas, is preparing to construct a wastewater pipeline identified as WFXIA2, WF-R3, Sulphur Branch Outfall, WF-R2 and WF-15 Rehabilitation Project. The project consists of repairing or replacing several lines in the same geographic area. The project begins generally south of the intersection of Trinity Boulevard northwest to SH 10, then northeast to Pipeline Road and from approximately Rickel Park generally north to Pipeline Road.

For this construction project, TRA needs to acquire certain easements on City of Euless property, specifically a 0.055 acre permanent meter station easement. This easement is described on the legal description and depicted on the plat map attached to the easement documents enclosed.

TRA's offer is to compensate the city $10,500 for the two oak trees that must be removed for the construction and operation of the meter station. After construction is complete, the area will be restored to preconstruction condition. If the City of Euless agrees to this offer, please have this proposal signed below and have the easement documents executed and notarized and returned to me at your earliest convenience.

Please note that this offer is not confidential and you have the right to discuss TRA's offer or agreement with others. Feel free to contact me at (817) 493-5178 or email address harlanm@trinityra.org with any questions. Your cooperation is greatly appreciated.

Sincerely,

Michelle Harlan
Real Estate Specialist

Enclosures

Agreement to Offer:

By: _____

Name Printed: _____

Title: _____

P.O. Box 60
Arlington, Texas 76004
Metro: (817) 467-4343
Fax: (817) 465-0970

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