



CMRR #7013 0600 0001 8753 8010

July 31, 2014

Mr. Jeff Pearson, PE  
City of Euless  
201 N. Ector Drive  
Engineering Department  
Euless, Texas 76039-3595

RE: Easement Acquisition Letter  
Proposed Meter Station Easement, Amended Easement and Right-of-Way and  
Temporary Construction Easement  
Central Regional Waste Water System  
CRWS Meter Station Rehabilitation – Phase 1 Project  
Parcel MS 13.0W

Dear Mr. Pearson:

The Trinity River Authority of Texas (TRA), a conservation and reclamation district of the State of Texas, is preparing to construct a pipeline identified as the CRWS Meter Station Rehabilitation – Phase 1 Project. The project will provide structural modification, flume modification, relocation and/or access improvements to meter stations located throughout the West Fork Interceptor System within the CRWS service area.

The City of Euless, Texas, is shown as the owner of record from whom TRA must acquire a 0.014 acre meter station easement, a 0.5843 amended easement and right-of way and a 0.1058 acre temporary construction easement in order to complete this project. The amended easement and right-of-way serves to slightly relocate the easement to correctly cover TRA facilities. It results in a zero net gain of new easement, and is therefore not included in calculating the compensation for this parcel. TRA's offer of compensation for these rights is \$1,060.00. If this offer is acceptable, please sign a copy of this letter, and execute the enclosed easement documents before a notary public and return them to me at your earliest convenience.

If you have any other questions regarding this matter, please feel free to call me at (817) 493-5181 or e-mail address at [thigpenm@trinityra.org](mailto:thigpenm@trinityra.org). Thank you for your help.

Sincerely,

Mark D. Thigpen, SRWA, RW-NAC  
Manager, Land Rights

**ACCEPTANCE OF OFFER:**

Enclosures

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

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Date**



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  
CRWS Meter Station Rehabilitation – Phase I  
Parcel # MS 13.0W**

**TRINITY RIVER AUTHORITY OF TEXAS  
PERMANENT METER STATION EASEMENT**

**THE STATE OF TEXAS**

§

**KNOW ALL MEN BY THESE PRESENTS:**

**COUNTY OF TARRANT**

§

§

That, the **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 \_\_\_\_\_, 2014.

**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 the **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 \_\_\_\_\_, 2014.

\_\_\_\_\_  
Notary Public in and for the

**EXHIBIT "A"**

**TRINITY RIVER AUTHORITY OF TEXAS  
CENTRAL REGIONAL WASTEWATER SYSTEM  
CRWS METER STATION REHABILITATION - PHASE 1  
MS 13.0W**

**METER STATION EASEMENT  
G.W. COUCH SURVEY, ABSTRACT No. 278  
CITY OF EULESS, TARRANT COUNTY, TEXAS**

**BEING** a 0.014 acre tract of land located in the G.W. Couch Survey, Abstract No. 278, City of Euless, Tarrant County, Texas, said 0.014 acre tract of land also being a portion of a called 154.769 acre tract of land described as "Tract 3", conveyed to the **CITY OF EULESS**, by deed as recorded in Volume 11966, Page 1137, Deed Records, Tarrant County, Texas (D.R.T.C.T.), said 0.014 acre tract of being a 20 feet by 30 feet Meter Site Easement, and being more particularly described by metes and bounds as follows:

**BEGINNING** at the southwest corner of the herein described tract of land, said beginning point being North 65°09'59" East, a distance of 258.69 feet of a 5/8 inch iron rod found (Controlling Monument) at a southeast property corner of the said 154.769 acre tract, said iron rod found also being on the north right-of-way line of Mosier Valley Road (being a variable width right-of-way at this point), said beginning point also having a grid coordinate of N: 6,979,747.02 and E: 2,395,279.56;

**THENCE** over and across the said 154.769 acre tract of land the following courses and distances:

North 03°45'18" East, a distance of 20.00 feet;

South 86°14'42" East, a distance of 30.00 feet;

South 03°45'18" West, a distance of 20.00 feet to a point for corner, from which a 5/8 inch iron rod found at a southeast property corner of the said 154.769 acre tract, same being on the said north right-of-way line of Mosier Valley Road bears South 15°10'04" West, a distance of 74.97 feet;

North 86°14'42" West, a distance of 30.00 feet to the **POINT OF BEGINNING**.

The hereinabove described tract of land contains **0.014 acres (600 square feet)** of land, more or less.

**NOTE:** The bearings recited hereinabove are based on a local coordinate system based on NAD83 Texas State Plane Coordinates, Texas North Central Zone 4202, scaled from Grid to Surface at N: 6,979,778.39 and E: 2,395,289.64 using a combined scale factor of 1.000118389.

\*SURVEYORS 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 FROM AN ACTUAL AND ACCURATE SURVEY UPON THE GROUND AND THAT SAME IS TRUE AND CORRECT.



Eric S. Spooner, R.P.L.S.  
Spooner & Associates, Inc.  
Texas Registration No. 5922  
TBPLS Firm No. 10054900

7-31-14

Date



SURVEY:	G.W. COUCH SURVEY, ABSTRACT NO. 278
LOCATION:	CITY OF EULESS, TARRANT COUNTY, TEXAS
EASEMENT ACQUISITION:	EXHIBIT "A" - 0.014 ACRES (600 S.F.)
WHOLE PROPERTY AC.:	154.769 ACRES (DEED)

**TRINITY RIVER AUTHORITY OF TEXAS**  
**CENTRAL REGIONAL WASTEWATER SYSTEM**  
**CRWS METER STATION**  
**REHABILITATION ~ PHASE 1**

**PLAT OF EXHIBIT "A"**

**METER STATION 13.0W**

LINE TABLE		
NO.	DIRECTION	DIST.
L1	N03°45'18"E	20.00'
L2	S86°14'42"E	30.00'
L3	S03°45'18"W	20.00'
L4	N86°14'42"W	30.00'

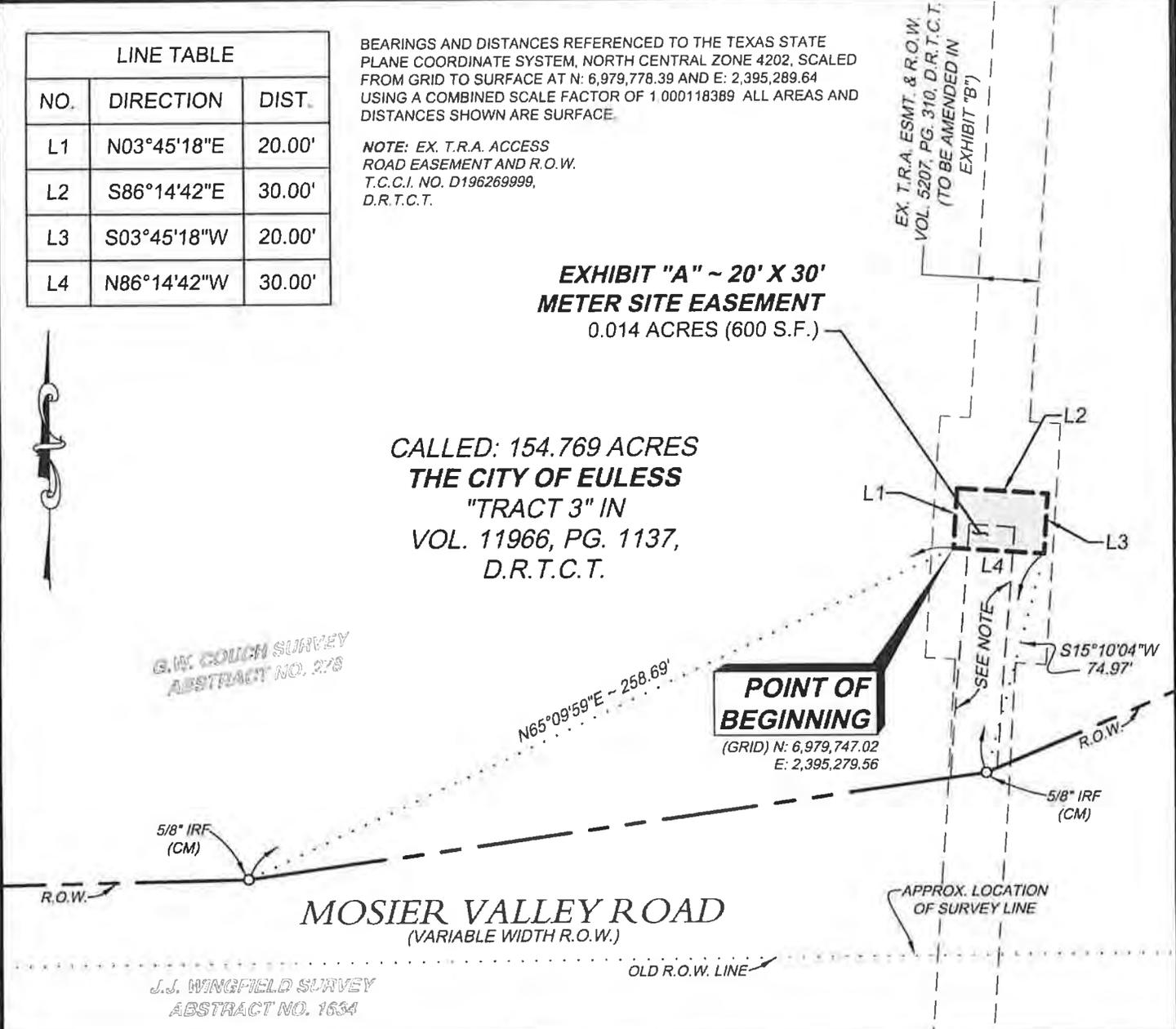
BEARINGS AND DISTANCES REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, SCALED FROM GRID TO SURFACE AT N: 6,979,778.39 AND E: 2,395,289.64 USING A COMBINED SCALE FACTOR OF 1.000118389. ALL AREAS AND DISTANCES SHOWN ARE SURFACE.

NOTE: EX. T.R.A. ACCESS ROAD EASEMENT AND R.O.W. T.C.C.I. NO. D196269999, D.R.T.C.T.

**EXHIBIT "A" ~ 20' X 30'**  
**METER SITE EASEMENT**  
 0.014 ACRES (600 S.F.)

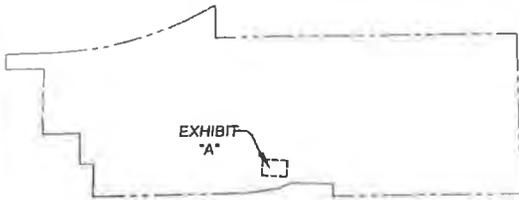
CALLED: 154.769 ACRES  
**THE CITY OF EULESS**  
 "TRACT 3" IN  
 VOL. 11966, PG. 1137,  
 D.R.T.C.T.

EX. T.R.A. ESMT. & R.O.W. VOL. 5207, PG. 310, D.R.T.C.T. (TO BE AMENDED IN EXHIBIT "B")



G.W. COUCH SURVEY ABSTRACT NO. 278

J.J. WINGFIELD SURVEY ABSTRACT NO. 1634

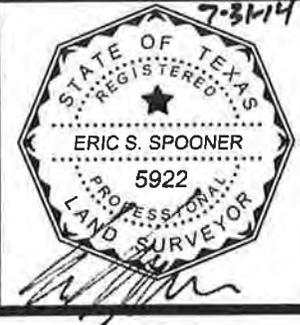
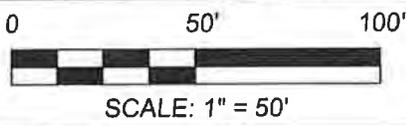


LOCATION MAP OF EASEMENT & WHOLE PROPERTY BOUNDARY ~ N.T.S.

TRINITY RIVER AUTHORITY OF TEXAS  
 P.O. BOX 60  
 ARLINGTON, TEXAS 76004  
 PHONE: 817.467.4343

Trinity River Authority of Texas

**SPOONER & ASSOCIATES**  
 REGISTERED PROFESSIONAL LAND SURVEYORS  
 TBPLS FIRM NO. 10054900



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  
CRWS Meter Station Rehabilitation – Phase I  
Parcel # MS 13.0W**

**TRINITY RIVER AUTHORITY OF TEXAS  
AMENDED EASEMENT AND RIGHT-OF-WAY**

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

That the **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, has previously granted and conveyed a Variable Width Permanent Sanitary Sewer Easement and a 20 Foot Permanent Sanitary Sewer Easement Volume 5207, Page 310, of the Deed Records of Tarrant County, Texas (“Existing Easement”), and does hereby assign and convey to GRANTEE an amended easement and right-of-way easement for the purpose of substituting the legal description of the Existing Easement with that described on Exhibit B, attached hereto and made a part hereof. All other provisions of the Existing Easement are incorporated herein by reference.

The permanent easements 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 easements, 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 heirs, 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.

(Signatures Appear On the Following Page)

**WITNESS MY HAND** this the \_\_\_\_\_ day of \_\_\_\_\_, 2014.

**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 the **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 \_\_\_\_\_, 2014.

\_\_\_\_\_  
Notary Public in and for the

**EXHIBIT "B"**

**TRINITY RIVER AUTHORITY OF TEXAS  
CENTRAL REGIONAL WASTEWATER SYSTEM  
CRWS METER STATION REHABILITATION - PHASE 1  
MS 13.0W**

**AMENDED EASEMENT AND RIGHT-OF-WAY  
G.W. COUCH SURVEY, ABSTRACT No. 278  
CITY OF EULESS, TARRANT COUNTY, TEXAS**

**BEING** a 0.5843 acre tract of land located in the G.W. Couch Survey, Abstract No. 278, City of Euless, Tarrant County, Texas, said 0.5843 acre tract of land also being a portion of a called 154.769 acre tract of land described as "Tract 3", conveyed to the **CITY OF EULESS**, by deed as recorded in Volume 11966, Page 1137, Deed Records, Tarrant County, Texas (D.R.T.C.T.), said 0.5843 acre tract of being an amendment and correction to an existing easement and right-of-way conveyed to the Trinity River Authority, by deed as recorded in Volume 5207, Page 210, D.R.T.C.T., and being more particularly described by metes and bounds as follows:

**BEGINNING** on the south property line of the said 154.769 acre tract, same being the north right-of-way line of Mosier Valley Road (being a variable width right-of-way at this point), from said beginning point, a 5/8 inch iron rod found (Controlling Monument) at a southeast property corner of the said 154.769 acre tract bears South 82°01'44" West, a distance of 225.33 feet, said beginning point also having a grid coordinate of N: 6,979,699.63 and E: 2,395,267.95;

**THENCE** over and across the said 154.769 acre tract the following courses and distances:

North 03°44'56" East, a distance of 151.10 feet;

South 86°15'04" East, a distance of 10.00 feet;

North 03°44'56" East, a distance of 264.99 feet to the beginning of a curve to the left having a radius of 150.00 feet;

Along said curve to the left, an arc length of 39.40 feet, and along a chord which bears North 03°46'34" West, a distance of 39.29 feet;

North 11°18'04" West, a distance of 622.68 feet to beginning of curve the left having a radius of 150.00 feet;

Along said curve to the left, an arc length of 53.67 feet, and across a chord which bears North 21°34'16" West, a chord length of 53.49 feet to a north property line of the said 154.769 acre tract, same being the south property line of a called 5.029 acre tract of land described in "Exhibit A" in the deed conveyed to the City of Euless, by deed as recorded in Tarrant County Clerk's Instrument No. D195180537, O.P.R.T.C.T.;

**THENCE** North 89°34'35" East, along the said property lines, a distance of 22.94 feet to a point for corner from which a 1/2 inch iron rod with a cap stamped "MOAK" found (Controlling Monument) at the southeast property corner of the said 5.029 acre tract bears North 89°34'35" East, a distance of 420.67 feet, said point also being at the beginning of a curve to the right having a radius of 170.00 feet;

**THENCE** over and across the said 154.769 acre tract the following courses and distances:

Along said curve to the right, an arc length of 48.98 feet, and across a chord which bears South 19°33'15" East, a distance of 48.81 feet;

South 11°18'04" East, a distance of 622.68 feet to the beginning of a curve to the right having a radius of 170.00 feet;

Along said curve to the right, an arc length of 44.65 feet, and across a chord which bears South 03°46'34" East, a distance of 44.53 feet;

South 03°44'56" West, a distance of 264.99 feet;

South 86°15'04" East, a distance of 10.00 feet;

South 03°44'56" West, a distance of 137.42 feet to the said south property line of the 154.769 acre tract, same being the said north right-of-way line of Mosier Valley Road;

**THENCE** along the said property line of the 154.769 acre tract and along the said right-of-way line the following courses and distances:

South 67°07'44" West, a distance of 20.49 feet to a 5/8 inch iron rod found (Controlling Monument) at a southeast property corner of the said 154.769 acre tract;

South 82°01'44" West, a distance of 22.15 feet to the **POINT OF BEGINNING**.

The hereinabove described tract of land contains **0.5843 acres (25,450 square feet)** of land, of which 0.5881 acres (25,616 square feet) is contained in existing Trinity River Authority Easement, leaving a zero net gain of acreage to be acquired.

**NOTE:** The bearings recited hereinabove are based on a local coordinate system based on NAD83 Texas State Plane Coordinates, Texas North Central Zone 4202, scaled from Grid to Surface at N: 6,979,778.39 and E: 2,395,289.64 using a combined scale factor of 1.000118389.

**\*SURVEYORS 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 FROM AN ACTUAL AND ACCURATE SURVEY UPON THE GROUND AND THAT SAME IS TRUE AND CORRECT.

  
Eric S. Spooner, R.P.L.S.  
Spooners & Associates, Inc.  
Texas Registration No. 5922.  
TBPLS Firm No. 10054900

7-31-14  
Date



SURVEY: G.W. COUCH SURVEY, ABSTRACT NO. 278  
 LOCATION: CITY OF EULESS, TARRANT COUNTY, TEXAS  
 EASEMENT ACQUISITION: EXHIBIT "B" - 0.5843 ACRES (25,450 S.F.)  
 WHOLE PROPERTY AC.: 154.769 ACRES (DEED)

**TRINITY RIVER AUTHORITY OF TEXAS**  
 CENTRAL REGIONAL WASTEWATER SYSTEM  
 CRWS METER STATION  
 REHABILITATION - PHASE 1

**PLAT OF EXHIBIT "B"**

METER STATION 13.0W

SEE PAGE 7 OF 11

MATCH LINE

G.W. COUCH SURVEY  
 ABSTRACT NO. 278

CALLED: 154.769 ACRES  
 THE CITY OF EULESS  
 "TRACT 3" IN  
 VOL. 11966, PG. 1137,  
 D.R.T.C.T.

LINE TABLE		
NO.	DIRECTION	DIST.
L1	N03°44'56"E	151.10'
L2	S86°15'04"E	10.00'
L3	S86°15'04"E	10.00'
L4	S03°44'56"W	137.42'
L5	S67°07'44"W	20.49'
L6	S82°01'44"W	22.15'

= VOL. 5207, PG. 310  
 D.R.T.C.T.

= EXHIBIT "B"

**POINT OF BEGINNING**

(GRID) N: 6,979,699.63  
 E: 2,395,267.95



SEE NOTE

R=150.00'  
 L=39.40'  
 CH=N03°46'34"W  
 CL=39.29'

R=170.00'  
 L=44.65'  
 CH=S03°46'34"E  
 CL=44.53'

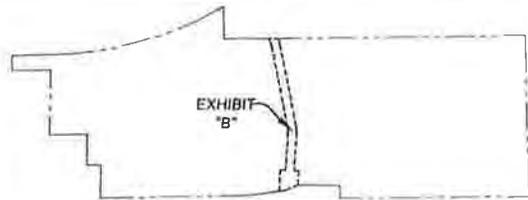
BEARINGS AND DISTANCES REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, SCALED FROM GRID TO SURFACE AT N: 6,979,778.39 AND E: 2,395,289.64 USING A COMBINED SCALE FACTOR OF 1.000118389. ALL AREAS AND DISTANCES SHOWN ARE SURFACE.

**EXHIBIT "B" ~ AMENDED EASEMENT & RIGHT-OF-WAY**  
 0.5843 ACRES (25,450 S.F.)  
**SAVE & EXCEPT**  
 0.5881 ACRES (25,616 S.F.) CONTAINED IN THE ORIGINAL T.R.A. EASEMENT LEAVING A ZERO NET GAIN OF ACREAGE TO BE ACQUIRED

NOTE: THE CROSS HATCHED AREA SHOWN HEREON IS AN EXISTING T.R.A. EASEMENT AND R.O.W., BY DEED AS RECORDED IN VOLUME 5207, PAGE 310, D.R.D.C.T., AND CONTAINS A COMPUTED AREA OF 25,616 SQUARE FEET. IT IS THE SURVEYOR'S BELIEF THAT THE ORIGINAL DOCUMENT CONTAINS ERRORS. THEREFORE, THE PURPOSE OF THIS DOCUMENT IS TO AMEND AND CORRECT THE ORIGINAL DOCUMENT.

EX. T.R.A. ACCESS ROAD EASEMENT & R.O.W. T.C.C.I. NO. D196269999 D.R.T.C.T.

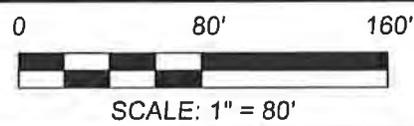
MOSIER VALLEY ROAD  
 (VARIABLE WIDTH R.O.W.)



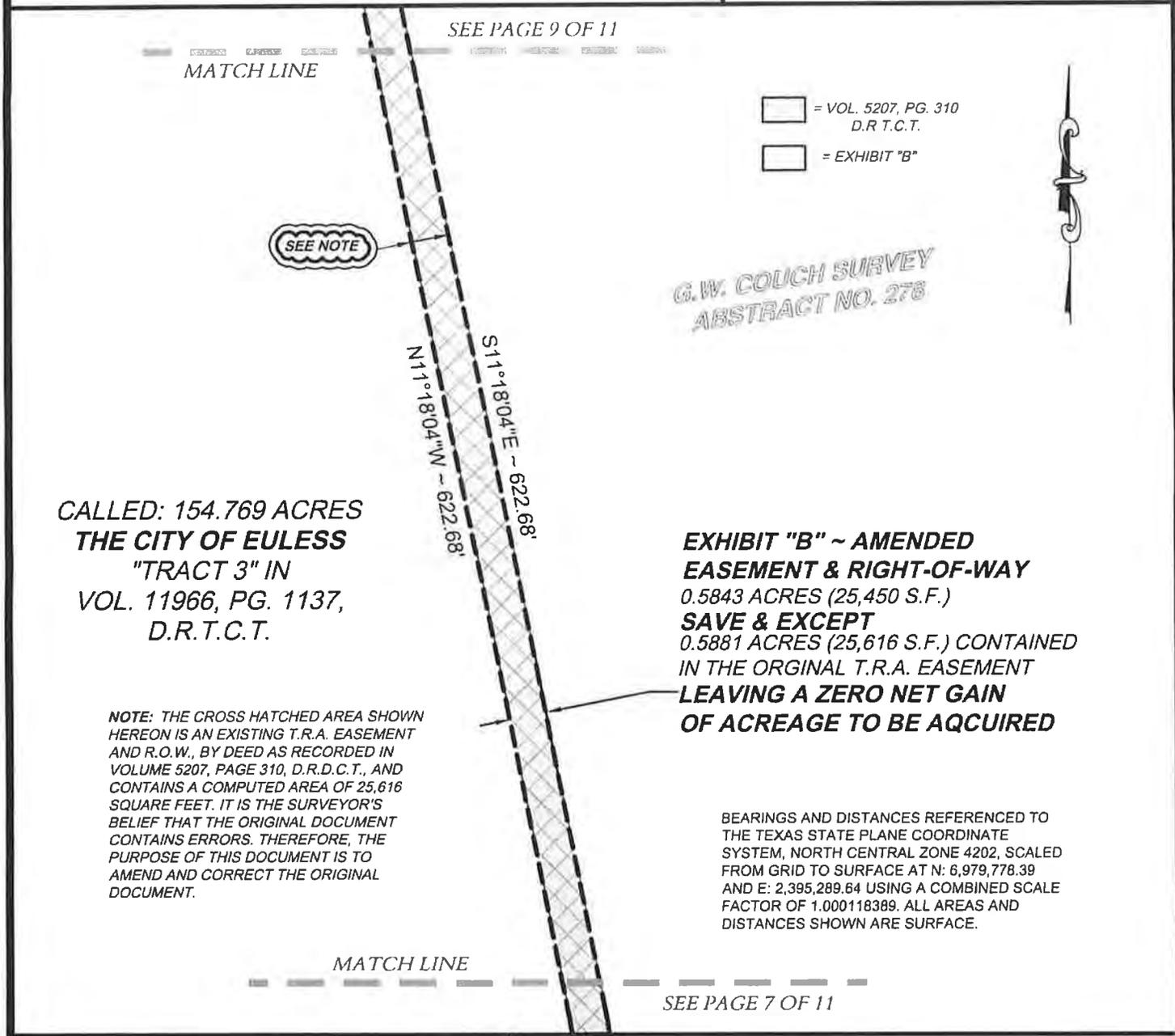
LOCATION MAP OF EASEMENT & WHOLE PROPERTY BOUNDARY ~ N.T.S.



TRINITY RIVER AUTHORITY OF TEXAS  
 P.O. BOX 60  
 ARLINGTON, TEXAS 76004  
 PHONE: 817.467.4343



SURVEY:	G.W. COUCH SURVEY, ABSTRACT NO. 278	<b>TRINITY RIVER AUTHORITY OF TEXAS</b> CENTRAL REGIONAL WASTEWATER SYSTEM CRWS METER STATION REHABILITATION ~ PHASE 1
LOCATION:	CITY OF EULESS, TARRANT COUNTY, TEXAS	
EASEMENT ACQUISITION:	EXHIBIT "B" - 0.5843 ACRES (25,450 S.F.)	
WHOLE PROPERTY AC.:	154.769 ACRES (DEED)	
<b>PLAT OF EXHIBIT "B"</b>		<b>METER STATION 13.0W</b>

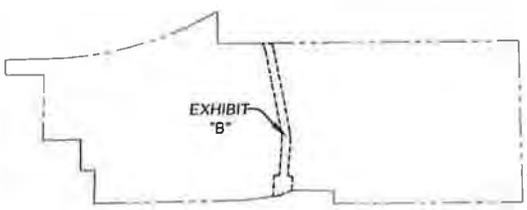


**CALLLED: 154.769 ACRES  
THE CITY OF EULESS  
"TRACT 3" IN  
VOL. 11966, PG. 1137,  
D.R.T.C.T.**

**EXHIBIT "B" ~ AMENDED  
EASEMENT & RIGHT-OF-WAY  
0.5843 ACRES (25,450 S.F.)  
SAVE & EXCEPT  
0.5881 ACRES (25,616 S.F.) CONTAINED  
IN THE ORIGINAL T.R.A. EASEMENT  
LEAVING A ZERO NET GAIN  
OF ACREAGE TO BE ACQUIRED**

*NOTE: THE CROSS HATCHED AREA SHOWN  
HEREON IS AN EXISTING T.R.A. EASEMENT  
AND R.O.W., BY DEED AS RECORDED IN  
VOLUME 5207, PAGE 310, D.R.D.C.T., AND  
CONTAINS A COMPUTED AREA OF 25,616  
SQUARE FEET. IT IS THE SURVEYOR'S  
BELIEF THAT THE ORIGINAL DOCUMENT  
CONTAINS ERRORS. THEREFORE, THE  
PURPOSE OF THIS DOCUMENT IS TO  
AMEND AND CORRECT THE ORIGINAL  
DOCUMENT.*

BEARINGS AND DISTANCES REFERENCED TO  
THE TEXAS STATE PLANE COORDINATE  
SYSTEM, NORTH CENTRAL ZONE 4202, SCALED  
FROM GRID TO SURFACE AT N: 6,979,778.39  
AND E: 2,395,289.64 USING A COMBINED SCALE  
FACTOR OF 1.000118389. ALL AREAS AND  
DISTANCES SHOWN ARE SURFACE.

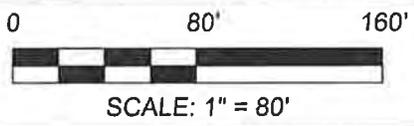


LOCATION MAP OF EASEMENT &  
WHOLE PROPERTY BOUNDARY ~ N.T.S.

TRINITY RIVER AUTHORITY OF TEXAS  
P.O. BOX 60  
ARLINGTON, TEXAS 76004  
PHONE: 817.467.4343




**SPOONER & ASSOCIATES**  
REGISTERED PROFESSIONAL LAND SURVEYORS  
TBPLS FIRM NO. 10054900



7-31-14

ERIC S. SPOONER  
5922  
PROFESSIONAL  
LAND SURVEYOR

SURVEY:	G.W. COUCH SURVEY, ABSTRACT NO. 278	<b>TRINITY RIVER AUTHORITY OF TEXAS</b> CENTRAL REGIONAL WASTEWATER SYSTEM CRWS METER STATION REHABILITATION ~ PHASE 1
LOCATION:	CITY OF EULESS, TARRANT COUNTY, TEXAS	
EASEMENT ACQUISITION:	EXHIBIT "B" - 0.5843 ACRES (25,450 S.F.)	
WHOLE PROPERTY AC.:	154.769 ACRES (DEED)	

<b>PLAT OF EXHIBIT "B"</b>	<b>METER STATION 13.0W</b>
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CURVE TABLE				
NO.	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	150.00'	53.77'	N21°34'16"W	53.49'
C2	170.00'	48.98'	S19°33'15"E	48.81'

NOTE: THE CROSS HATCHED AREA SHOWN HEREON IS AN EXISTING T.R.A. EASEMENT AND R.O.W., BY DEED AS RECORDED IN VOLUME 5207, PAGE 310, D.R.D.C.T., AND CONTAINS A COMPUTED AREA OF 25,616 SQUARE FEET. IT IS THE SURVEYOR'S BELIEF THAT THE ORIGINAL DOCUMENT CONTAINS ERRORS. THEREFORE, THE PURPOSE OF THIS DOCUMENT IS TO AMEND AND CORRECT THE ORIGINAL DOCUMENT.

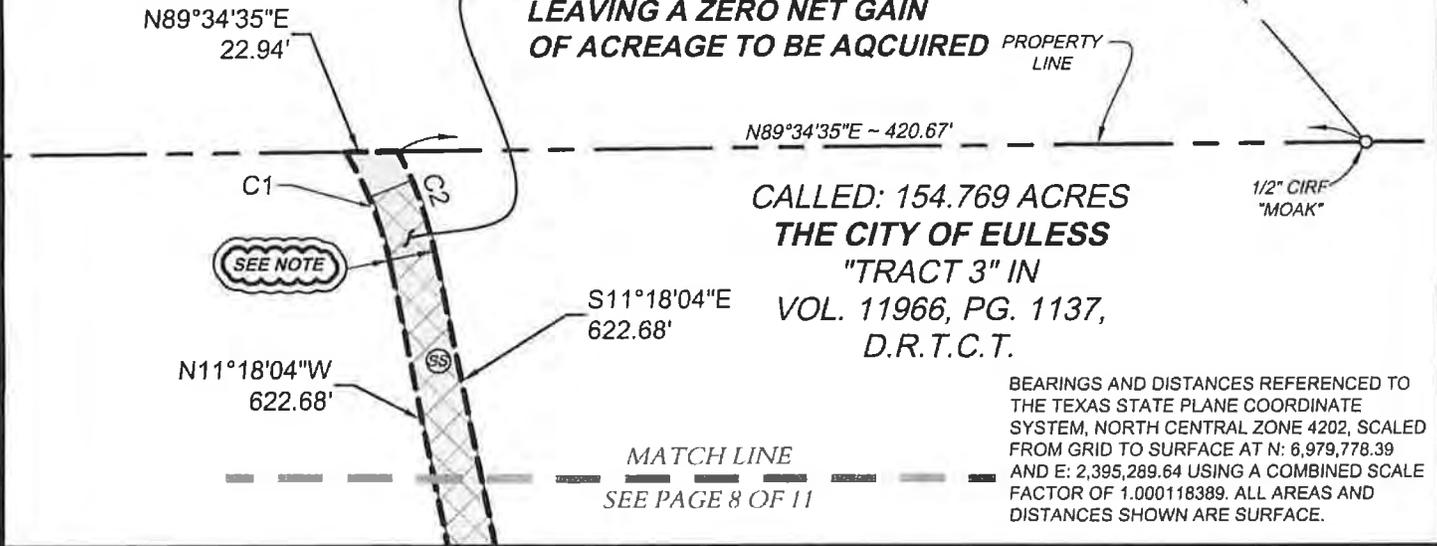
 = VOL. 5207, PG. 310  
D.R.D.C.T.  
 = EXHIBIT "B"

CALLED: 5.029 ACRES  
THE CITY OF EULESS  
EXHIBIT "A" IN  
T.C.C.I. NO. D195180537,  
O.P.R.T.C.T.

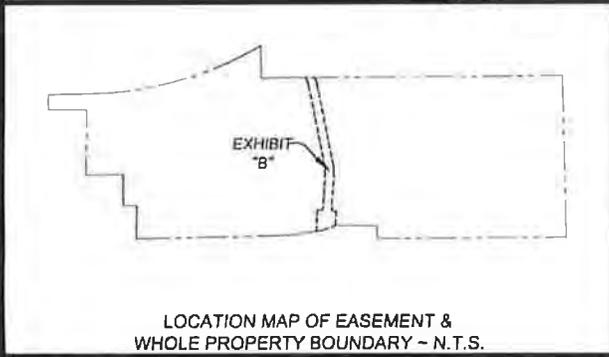
G.W. COUCH SURVEY  
ABSTRACT NO. 278

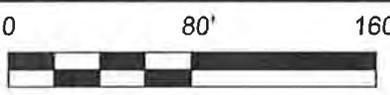
CALLED: 117.70 ACRES  
SJ THORNHILL PARTNERSHIP  
T.C.C.I. NO. D207320019,  
O.P.R.T.C.T.

**EXHIBIT "B" ~ AMENDED  
EASEMENT & RIGHT-OF-WAY**  
0.5843 ACRES (25,450 S.F.)  
**SAVE & EXCEPT**  
0.5881 ACRES (25,616 S.F.) CONTAINED  
IN THE ORIGINAL T.R.A. EASEMENT  
**LEAVING A ZERO NET GAIN  
OF ACREAGE TO BE ACQUIRED**



BEARINGS AND DISTANCES REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, SCALED FROM GRID TO SURFACE AT N: 6,979,778.39 AND E: 2,395,289.64 USING A COMBINED SCALE FACTOR OF 1.000118389. ALL AREAS AND DISTANCES SHOWN ARE SURFACE.



 Trinity River Authority of Texas	TRINITY RIVER AUTHORITY OF TEXAS P.O. BOX 60 ARLINGTON, TEXAS 76004 PHONE: 817.467.4343	 <b>SPOONER &amp; ASSOCIATES</b> <small>REGISTERED PROFESSIONAL LAND SURVEYORS</small> TBPLS FIRM NO. 10054900	
	 SCALE: 1" = 80'		

**SCANNED DOCUMENTS**

**Easement**

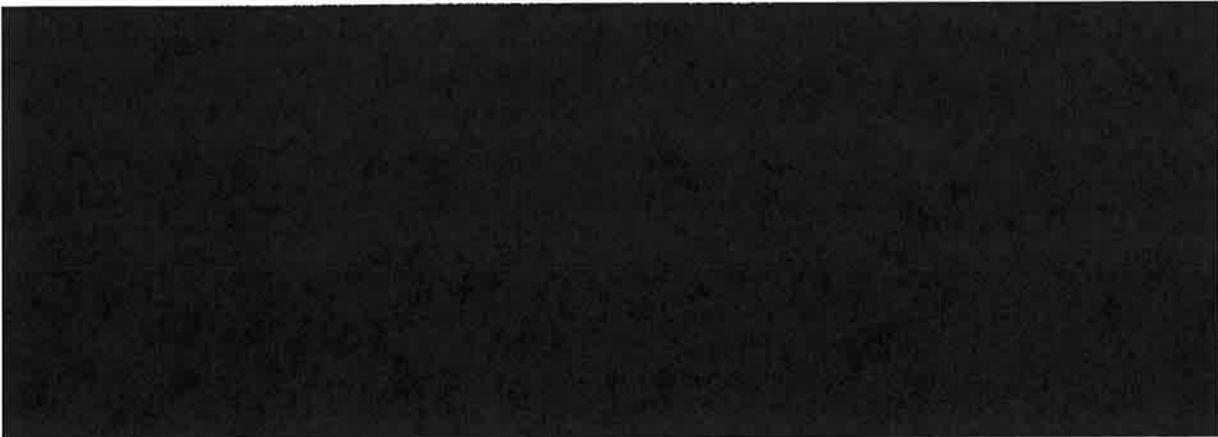
V. 5207 P. 310  
Station 45 + 72.11 to 57 + 73.15  
And  
64 + 58 to 81 + 75.5

**Name of Project: CRWS – West Fork  
Interceptor Extension Project, Section 1-A-3,  
Hurricane Creek**

**Subsystem #WF008**

**Parcel No. 2**

**Unique Identifier Number: WF008-02**



650  
WPA

G.F. # 305056

VOL 5207 PAGE 310 MAR-15-72 2 6 2 9 0 LS-10 6.50

EASEMENT AND RIGHT OF WAY

STATE OF TEXAS }  
COUNTY OF TARRANT }

KNOW ALL MEN BY THESE PRESENTS:

THAT AUGUST, 1965, LIMITED

County, Texas, (hereinafter called Grantor, whether one or more) for in consideration of \$  
to Grantor in land sold by The Tarrant River Authority of Texas, (hereinafter called Grantee,) receipt  
of which by Grantor is hereby acknowledged, has granted, sold and conveyed, and does by these presents  
grant, sell and convey, unto Grantee, its successors and assigns, an easement and right of way to lay,  
construct, maintain, operate, repair, replace, change and remove one or more sanitary sewer line or lines,  
with all incidental equipment and appurtenances, including metering stations and electric service lines,  
in, on, over, through, under and across that certain land situated in TARRANT County,  
Texas, more particularly described as follows:

TRACT A

SITUATED in Tarrant County, Texas, and being a strip of land in the  
C. N. Couch Survey, Abstract No. 27E, and being across a portion of that  
certain tract of land described as "Tracts 2 & 7", in a deed to August,  
1965, Limited, as recorded in Volume 4129, Page 467, Deed Records of Tarrant  
County, Texas, and said strip of land being a permanent easement of varying  
widths as described below, on either side of a surveyed Base Line and a  
temporary easement 150.0 feet wide, 75.0 feet either side of said Base Line,  
and said Base Line being more particularly described as follows:

BEGINS at a point in the South line of said C. N. Couch Survey,  
and the North line of the J. J. Mingfield Survey, Abstract No. 1634, said  
point being 406.29 feet West of the Southeast corner of said "Tract 2",  
of the August, 1965, Limited tract, and said point also being the  
beginning of a 20 foot wide permanent easement, said permanent easement  
being 10.0 feet either side of said Base Line;

THENCE North 5 degrees, 11 minutes East with said Base Line, at  
78.9 feet crossing Mosier Valley Road (County Road No. 3110), and in all,  
127.69 feet to the end of said 20 foot wide easement, and the beginning  
of a 40 foot wide permanent easement, said permanent easement being  
20.0 feet either side of said Base Line;

THENCE continuing North 5 degrees, 11 minutes East with said Base  
Line, 60.0 feet to the end of said 40 foot wide easement, and the beginning  
of a 20.0 foot wide permanent easement, said permanent easement being  
10.0 feet either side of said Base Line;

THENCE continuing North 5 degrees, 11 minutes East with said Base  
Line, 298.86 feet to the beginning of a curve whose center bears North  
84 degrees, 49 minutes West 160.0 feet;

THENCE Northerly with said curve and with said Base Line, through a  
central angle of 15 degrees, 03 minutes, a distance of 12.03 feet to the end  
of said curve;

THENCE North 9 degrees, 52 minutes West with said Base Line 622.44 feet  
to the beginning of a curve whose center bears South 80 degrees, 00 minutes  
West 160.0 feet;

THENCE Northwesterly with said curve and with said Base Line, through  
a central angle of 10 degrees, 35 minutes, 39 seconds, a distance of 29.58  
feet to a point in the North line of said "Tract 7", in said August, 1965,  
Limited, tracts, said point being 347.26 feet East of the northwest corner  
of said "Tract 7".

TRACT 0

SITUATED in Tarrant County, Texas, and being a strip of land in the J. V. Brooks Survey, Abstract No. 95, and being across a portion of those certain tracts described as "Tracts 5 and 0", as conveyed to August, 1965, Limited, by deed recorded in Volume 4129, Page 487, of the Deed Records of Tarrant County, Texas, and said strip of land being 20.0 foot wide permanent easement, 10.0 feet either side of a Surveyed Base Line, and a 150.0 foot wide temporary easement, 75.0 feet either side of said Base line, and said Base Line being more particularly described as follows:

BEGINNING at a point in the East line of said Brooks Survey, and the East line of said "Tract 5", said point being 538.6 feet North of the Southwest corner of that certain tract of land described as "Tract 5", in that certain deed recorded in Volume 3630, Page 353, of said Deed Records of Tarrant County, Texas;

THENCE North 30 degrees, 22 minutes West with said Base Line, 1,169.29 feet to the beginning of a curve whose center bears North 59 degrees, 38 minutes East 160.0 Feet;

THENCE Northwesterly with said curve and with said Base Line, through a central angle of 9 degrees, 05 minutes, a distance of 25.37 feet to the end of said curve;

THENCE North 23 degrees, 17 minutes West with said Base Line, 253.79 feet to the beginning of a curve whose center bears North 60 degrees, 43 minutes West 160.0 Feet;

THENCE Northwesterly with said curve and with said Base Line, through a central angle of 22 degrees, 42 minutes, a distance of 63.39 feet to the end of said curve;

THENCE North 43 degrees, 59 minutes West with said Base Line, 204.76 feet to a point in the Southeastern R.O.W. line of Pipeline Road (County Road No. 3005).

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Vol 5207 PAGE 312

The attached Addendum is hereby made a part of this Easement and  
Right-of-Way for all purposes whatsoever.

together with the right of reasonable ingress and egress across Grantor's remaining land to and from the above-described tract, for the purpose of constructing, inspecting, repairing, maintaining, replacing, and removing said lines; together with a temporary easement to use, during (temporary permits each extending no longer than 180 days, the portion of Grantor's property lying 75 feet on each side of the above-described easement (and outside the permanent easement above described) in connection with the construction, maintenance, repair, replacement or removal of said lines.

Grantor may fully use and enjoy said premises encumbered by said easement, except that such use and enjoyment shall not hinder, conflict or interfere with the exercise of Grantee's rights hereunder and no building, improvement, structure or reservoir shall be constructed upon, under or across the right of way and easement herein granted, without Grantee's written consent; provided further, Grantor may construct, definite and maintain, across said easement and right of way, such roads, alleys and utility lines as will not interfere with the use by Grantee of said easement and right of way for the purposes aforesaid.

Grantee may, without compensation, to Grantor, trim and cut down trees and shrubbery in connection with the construction, repair, replacement, maintenance and removal of said lines, and remove, or prevent the construction of, any and all buildings, structures, improvements and reservoirs on, under or over said easement and right of way.

The above rights shall constitute covenants running with the land and shall be binding upon and inure to the benefit of Grantor and Grantee, respectively, and their respective heirs, executors, administrators, successors and assigns. Grantee's rights hereunder may be assigned in whole or in part to one or more assignees.

To have and to hold the above-described easement and right of way, and rights appurtenant thereto, unto Grantor, its successors and assigns, until all of said lines are permanently abandoned, in which event, said easement and right of way, and rights appurtenant thereto, shall remain and terminate and revert to Grantor and Grantor's heirs, executors, administrators, successors and assigns.

Grantor hereby binds Grantor and Grantor's heirs, executors, administrators, successors, and assigns, to warrant and forever defend said easement and right of way and rights appurtenant thereto unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

EXECUTED this 21st day of December, 1971.

August 1765 Limited  
By: Roger E. H. [Signature]  
General Partner GRANTOR

3 1 4

ADDENDUM

1. Grantee's right of reasonable ingress or egress across Grantor's remaining land shall be limited to areas of said land on which no mining operations are being conducted, from time to time, and Grantee agrees that such ingress and egress by Grantee's agents, employees and contractors and the construction, operation, maintenance, repairing, changing and renewing of sanitary sewers on the easement herein granted shall not interfere with any mining, drilling, transporting or other operations of Grantor on Grantor's remaining land, nor shall such activities interfere with development, construction or improvements or other activities of Grantor and its successors and assigns on said remaining land.

2. Grantee hereby agrees, as further consideration for the grant of this easement, that Grantee shall indemnify and reimburse Grantor, its successors and assigns, for, and shall hold harmless and defend Grantor, its successors and assigns, from and against any and all losses, claims, costs and expenses for damages to any personal or real property, including but not limited to Grantor's remaining land and the land covered by the temporary easement, and for injuries to and death of all persons, occasioned by or arising from the activities of Grantee, its agents, employees and contractors in the construction, removal, repair, maintenance or replacement of sanitary sewers and other facilities, or arising from the leaking or spilling of any sewage, waste or other matter from said sanitary sewers, or from the use of land covered by the temporary easement.

3. The temporary easement herein granted shall terminate on October 15, 1972, and Grantee shall have no right to enter onto or use the land covered by the temporary easement after said date. During the period such temporary easement is in effect, Grantee's use of the land covered thereby shall not interfere with nor restrict, in any manner, the use of said land by Grantor.

4. Grantor hereby reserves unto itself, its successors and assigns, the right to construct and maintain roads for transportation of sand and gravel and to construct, repair, replace and maintain paved roadways, parking areas and other improvements over, upon and across the land covered by the permanent easement herein granted. Grantor hereby further reserves the right to temporarily stack and pile strippings and waste materials on said permanent easement in connection with mining activities on Grantor's remaining land and to cross said permanent easement with heavy equipment for the purpose of removing the strippings and waste materials. Grantee hereby agrees that Grantee's consent to the construction of any and all buildings and structures on said permanent easement shall not be unreasonably withheld but shall be granted in each case upon provision by Grantor, its

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NR 5207 PAGE 514

successors and assigns, for reasonable access to the portion of the sewer line underlying such structures. Grantor may landscape the land within said permanent easement and place shrubbery and other plants thereon, subject to Grantee's right to cut and trim the shrubbery which actually interferes with Grantee's activities thereon. Correction of any damage caused to any sewer line installed in the permanent easement by Grantor's use and construction in the permanent easement, as permitted by this paragraph, shall be paid for by Grantor.

5. Grantor hereby reserves the right, unto itself, its successors and assigns, to the free, unrestricted use of the land covered by the temporary easement, at any and all times hereafter, including, but not limited to, the right to construct improvements, buildings and structures of every nature on, under and across the land covered by the temporary easement at any time after the initial construction of said sanitary sewer line is completed.

6. Grantor hereby reserves unto itself, its successors and assigns, the right to construct, repair, replace and maintain a canal or channel over and intersecting the area granted by this easement; provided, however, that all construction and relocation of interceptor lines shall be done according to plans and specifications previously approved by the Authority, which approval shall be granted if operation of the sewer line will not be significantly impaired thereby; and that all construction and relocation, and all planning of such construction and relocation necessitated thereby, shall be done at the expense of Grantor herein, or its successors or assigns.

7. Grantor hereby reserves unto itself, its successors and assigns, the right, at any and all times in the future, to tap or connect onto said sewer lines, upon payment of the usual and customary charges therefor, providing, in each case, that such lines will have sufficient capacity to handle discharges from said connections. Grantor agrees that all taps must be made in the manner and in the locations reasonably agreed to by Grantee, or Grantee's assigns or successors.

Grantor and Grantee hereby agree that this Addendum is made a part of the Deed of Easement and Right-of-Way to which it is attached, and that the provisions contained in the Addendum shall control in the event of any conflict between the provisions herein and the terms of the Deed of Easement and Right-of-Way.

INITIALED FOR IDENTIFICATION:

GRANTOR: August 1965 Limited

GRANTEE: *Richard Perry* *William R. Hall*  
Trusty *Richard H. Hall*

0 3 1 6

SINGLE ACKNOWLEDGMENT

THE STATE OF TEXAS }  
COUNTY OF Smith }

Before Me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Royce E. Wischelder, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 21st day of December A.D. 19 71

(L. S.)

John W. Robertson  
Notary Public in and for Smith County, Texas

JOINT ACKNOWLEDGMENT

THE STATE OF TEXAS }  
COUNTY OF \_\_\_\_\_ }

Before Me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared \_\_\_\_\_ and \_\_\_\_\_, his wife, both known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they each executed the same for the purposes and consideration therein expressed, and the said \_\_\_\_\_, wife of the said \_\_\_\_\_, having been examined by me privily and apart from her husband, and having the same fully explained to her, the said \_\_\_\_\_ acknowledged such instrument to be her act and deed, and she declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_\_ day of \_\_\_\_\_ A.D. 19 \_\_\_\_\_

(L. S.)

\_\_\_\_\_  
Notary Public in and for \_\_\_\_\_ County, Texas

CORPORATION ACKNOWLEDGMENT

THE STATE OF TEXAS }  
COUNTY OF \_\_\_\_\_ }

Before Me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared \_\_\_\_\_, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said \_\_\_\_\_ a corporation, and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_\_ day of \_\_\_\_\_ A.D. 19 \_\_\_\_\_

(L. S.)

\_\_\_\_\_  
Notary Public in and for \_\_\_\_\_ County, Texas

Vol 5207 p. 314A

FILED  
TARRANT COUNTY TEXAS

12 05 15 PM '53

BY: COUNTY CLERK  
DEP

STATE OF TEXAS  
COUNTY OF TARRANT  
I, County Clerk, do hereby certify that the instrument was FILED on this  
day and at the time and place herein by me and was duly  
RECORDED in the volume and page of the deed records  
of Tarrant County, Texas, at instance made by me.

MAR 15 1972



*EM J. [Signature]*  
COUNTY CLERK  
TARRANT COUNTY, TEXAS

RETURN TO:  
DALLAS TITLE COMPANY  
1541 DAVIS ST.  
DALLAS TEXAS  
5652-1 Allen

Rebecca J. Adams, Jr.  
2429 Republic Bank Tower  
Dallas, Texas 75201

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  
CRWS Meter Station Rehabilitation – Phase I  
Parcel # MS 13.0W**

**TRINITY RIVER AUTHORITY OF TEXAS  
TEMPORARY CONSTRUCTION EASEMENT**

**THE STATE OF TEXAS**

§

**KNOW ALL MEN BY THESE PRESENTS:**

**COUNTY OF TARRANT**

§

§

That the, **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 temporary construction easement as described in Exhibit C, 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 a wastewater line and appurtenances associated therewith is hereby granted. GRANTEE may exercise its rights in and to this easement 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.

TO HAVE AND TO HOLD the above-described temporary construction 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.

(Signature Appears on the following page)

WITNESS MY HAND this the \_\_\_\_\_ day of \_\_\_\_\_, 2014.

**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 the, **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 \_\_\_\_\_, 2014.

\_\_\_\_\_  
Notary Public in and for the  
State of Texas

**EXHIBIT "C"**

**TRINITY RIVER AUTHORITY OF TEXAS  
CENTRAL REGIONAL WASTEWATER SYSTEM  
CRWS METER STATION REHABILITATION - PHASE 1  
MS 13.0W**

**TEMPORARY CONSTRUCTION EASEMENT  
G.W. COUCH SURVEY, ABSTRACT No. 278  
CITY OF EULESS, TARRANT COUNTY, TEXAS**

**BEGINNING** on the south property line of the said 154.769 acre tract, same being the north right-of-way line of Mosier Valley Road (being a variable width right-of-way at this point), from said beginning point, a 5/8 inch iron rod found (Controlling Monument) at a southeast property corner of the said 154.769 acre tract bears South 82°01'44" West, a distance of 209.32 feet, said beginning point also having a grid coordinate of N: 6,979,667.41 and E: 2,395,252.09;

**THENCE** over and across the said 154.769 acre tract the following courses and distances:

North 03°45'18" East, a distance of 39.06 feet;

North 86°14'42" West, a distance of 10.00 feet;

North 03°45'18" East, a distance of 87.18 feet;

South 86°14'42" East, a distance of 90.00 feet;

South 03°45'18" West, a distance 87.18 feet;

North 86°14'42" West, a distance of 10.00 feet;

South 03°45'18" West, a distance of 14.94 feet to the said south property line of the 154.769 acre tract, same being the said north right-of-way line of Mosier Valley Road;

**THENCE** South 67°07'44" West, along the said property line and along the said right-of-way line a distance of 36.51 feet to a 5/8 inch iron found (Controlling Monument) at a southeast property corner of the said 154.769 acre tract;

**THENCE** South 82°01'44" West, continuing along the said property line and along the said right-of-way line, a distance of 38.16 feet to the **POINT OF BEGINNING**.

The hereinabove described tract of land contains 0.2276 acres (9,915 square feet), of which 0.1218 acres (5,304 square feet) is described in Exhibits "A" and "B", leaving a net area of **0.1058 acres (4,611 square feet)** of land, more or less.

**NOTE:** The bearings recited hereinabove are based on a local coordinate system based on NAD83 Texas State Plane Coordinates, Texas North Central Zone 4202, scaled from Grid to Surface at N: 6,979,778.39 and E: 2,395,289.64 using a combined scale factor of 1.000118389.

**\*SURVEYORS 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 FROM AN ACTUAL AND ACCURATE SURVEY UPON THE GROUND AND THAT SAME IS TRUE AND CORRECT.



Eric S. Spooner, R.P.L.S.  
Spooners & Associates, Inc.  
Texas Registration No. 5922  
TBPLS Firm No. 10054900

7-31-14

Date



SURVEY:	G.W. COUCH SURVEY, ABSTRACT NO. 278	<b>TRINITY RIVER AUTHORITY OF TEXAS</b> CENTRAL REGIONAL WASTEWATER SYSTEM CRWS METER STATION REHABILITATION ~ PHASE 1
LOCATION:	CITY OF EULESS, TARRANT COUNTY, TEXAS	
EASEMENT ACQUISITION:	EXHIBIT "C" - 0.1058 ACRES (4,611 S.F.) NET	
WHOLE PROPERTY AC.:	154.769 ACRES (DEED)	
<b>PLAT OF EXHIBIT "C"</b>		<b>METER STATION 13.0W</b>

LINE TABLE		
NO.	DIRECTION	DIST.
L1	N03°45'18"E	39.06'
L2	N86°14'42"W	10.00'
L3	N03°45'18"E	87.18'
L4	S03°45'18"W	87.18'
L5	N86°14'42"W	10.00'
L6	S03°45'18"W	14.94'
L7	S67°07'44"W	36.51'
L8	S82°01'44"W	38.16'

G.W. COUCH SURVEY  
 ABSTRACT NO. 278

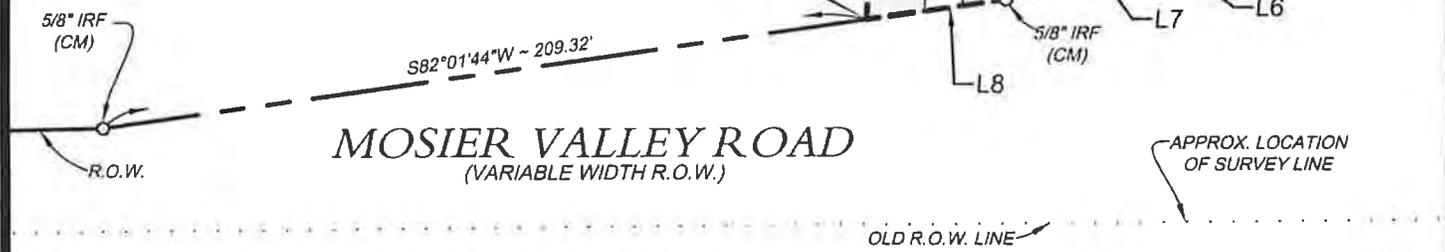
CALLED: 154.769 ACRES  
**THE CITY OF EULESS**  
 "TRACT 3" IN  
 VOL. 11966, PG. 1137,  
 D.R.T.C.T.

**EXHIBIT "C" ~ VARIABLE  
 WIDTH TEMPORARY  
 CONSTRUCTION EASEMENT**  
 0.2276 ACRES (9,915 S.F.)  
**SAVE & EXCEPT**  
 0.1218 ACRES (5,304) CONTAINED  
 IN EXHIBITS "A" & "B"  
**LEAVING A NET AREA OF**  
**0.1058 ACRES (4,611 S.F.)**  
 (AS SHOWN SHADED)

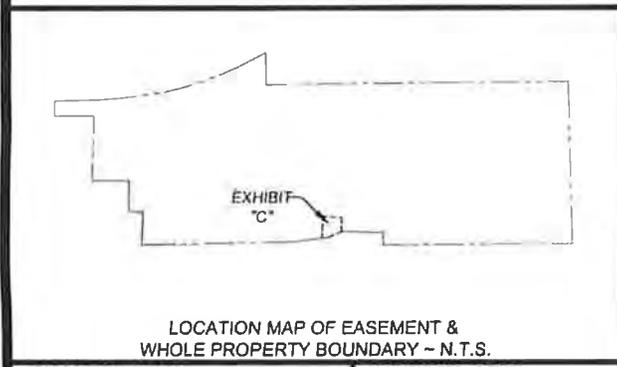
NOTE: EX. T.R.A. ACCESS  
 ROAD EASEMENT AND R.O.W.  
 T.C.C.I. NO. D196269999,  
 D.R.T.C.T.

BEARINGS AND DISTANCES REFERENCED TO  
 THE TEXAS STATE PLANE COORDINATE  
 SYSTEM, NORTH CENTRAL ZONE 4202, SCALED  
 FROM GRID TO SURFACE AT N: 6,979,778.39  
 AND E: 2,395,289.64 USING A COMBINED SCALE  
 FACTOR OF 1.000118389. ALL AREAS AND  
 DISTANCES SHOWN ARE SURFACE.

**POINT OF  
 BEGINNING**  
 (GRID) N: 6,979,667.41  
 E: 2,395,252.09



J.J. WINGFIELD SURVEY  
 ABSTRACT NO. 1634



TRINITY RIVER AUTHORITY OF TEXAS  
 P.O. BOX 60  
 ARLINGTON, TEXAS 76004  
 PHONE: 817.467.4343



**SPOONER &  
 ASSOCIATES**  
 REGISTERED PROFESSIONAL LAND SURVEYORS  
 TBPLS FIRM NO. 10054900

