

MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF  
TARRANT COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NUMBER ONE  
HELD ON THE 17TH DAY OF SEPTEMBER, 1991 AT 9:30 A.M.

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The call of the roll disclosed the presence of the Directors  
as follows:

Present  
George W. Shannon  
Victor W. Henderson  
Charles B. Campbell, Jr.  
Hal S. Sparks, III  
Charles L. Geren

Also present were James M. Oliver, General Manager; Alan Thomas, Assistant General Manager; Wayne Owen, Management Services Manager; Madeline Robson, Administrative Manager; Mike Williams, Customer and Community Relations Manager; Brian Gordon, Finance Manager and Steve Christian, Real Property Manager.

Also in attendance was George Christie, legal counsel for the District.

With the assurance from management that all requirements of the "open meetings" law had been met, Director Shannon convened the meeting.

1.

On a motion made by Director Henderson and seconded by Director Campbell, the Directors unanimously voted to approve the minutes of the meeting held August 27, 1991. It was accordingly ordered that such minutes be placed in the permanent files of the District.

15.

With the recommendation of management, Director Henderson moved to authorize staff to proceed with negotiations to sell to Navarro County the necessary real property that will be required to construct and maintain proposed public restroom facilities to be located at public access points adjacent to F.M. 2859 and F.M. 309. Director Campbell seconded the motion and the vote in favor was unanimous.

16.

There being no further business before the Board of Directors, the meeting adjourned.

George W. Shannon  
President

Charles D. Campbell, Jr.  
Secretary

Exhibit A  
(Monnig)  
Parcel 1

Lot 16, Block 10, EDGECLIFF ADDITION, an addition to the Town of EDGECLIFF VILLAGE, Tarrant County, Texas, according to the plat recorded in Volume 388-Z, Page 132, Plat Records, Tarrant County, Texas.

BEING a 0.0216 acre easement over and across that certain Juanita M. Monnig tract situated in the John A. Fitch Survey, Abstract 539, Tarrant County, Texas, said Monnig tract being Lot 17, Block 10, in Edgecliff, an addition to Edgecliff Village in Tarrant County, Texas, as described in a deed from Trans-American Life Insurance Company to Juanita M. Monnig dated April 20, 1962, and recorded in Volume 3677, Page 170 of the Deed Records of Tarrant County, Texas, said 0.0216 acre easement being more particularly described by metes and bounds as follows:

BEGINNING at the Northwest corner of the said Monnig tract;

THENCE North 75 degrees 59' 56" East, a distance of 23.30 feet with the Northwest line of said Monnig tract to an angle corner;

THENCE North 49 degrees 06' 44" East, a distance of 64.93 feet with the Northwest line of the said Monnig tract to a point for corner at the Northeast corner of the said Monnig tract;

THENCE South 43 degrees 04' 20" East, a distance of 9.85 feet with with the East line of said Monnig tract to a point for corner in the proposed South right-of-way line of said easement;

THENCE South 50 degrees 35' 21" West, a distance of 94.89 feet with the proposed South right-of-way line of said easement to a point for corner in the West line of the said Monnig tract;

THENCE North 14 degrees 49' 46" West, a distance of 19.96 feet with the West line of the said Monnig tract back to the place of beginning and containing 0.0216 acres or 938.98 square feet of land.

BEING a 0.0401 acre easement over and across that certain Juanita M. Monnig tract situated in the John A. Fitch Survey, Abstract 539, said Monnig tract being Lot 18, Block 10, in Edgecliff, an addition to Edgecliff Village in Tarrant County, Texas, as described in a deed from Trans-American Life Insurance Company to Juanita M. Monnig dated April 20, 1962, and recorded in Volume 3677, Page 170 of the Deed Records of Tarrant County, Texas, said 0.0401 acre easement being more particularly described by metes and bounds as follows:

BEGINNING at the Northwest corner of the above referenced Monnig tract;

THENCE North 46 degrees 10' 51" East, a distance of 120.50 feet with the Northwest boundary line of said Monnig tract to a point for the Northeast corner of the said Monnig tract;

THENCE South 42 degrees 59' 33" East, a distance of 19.14 feet with the Northeast boundary line of the said Monnig tract to a point for corner in the South right-of-way line of said easement;

THENCE South 50 degrees 35' 21" West, a distance of 120.73 feet with the proposed South right-of-way line of said easement to a point for corner in the Southwest boundary line of the said Monnig tract;

THENCE North 43 degrees 04' 20" West, a distance of 9.85 feet with the Southwest boundary line of the said Monnig tract back to the place of beginning and containing 0.0401 acres or 1745.84 square feet of land.

BEING a 0.1034 acre easement over and across that certain Juanita M. Monnig tract situated in the John A. Fitch Survey, Abstract 539, Tarrant County, Texas, said Monnig tract being Lot 19, Block 10, in Edgecliff, an addition to Edgecliff Village in Tarrant County, Texas, as described in a deed from Trans-American Life Insurance Company to Juanita M. Monnig dated April 20, 1962, and recorded in Volume 3677, Page 170 of the Deed Records of Tarrant County, Texas, said 0.1034 acre easement being more particularly described by metes and bounds as follows:

BEGINNING at the Northwest corner of the above referenced Monnig tract;

THENCE North 46 degrees 39' 48" East, a distance of 184.34 feet with the Northwest boundary line of the said Monnig tract to a point for the Northeast corner of the said Monnig tract;

THENCE South 22 degrees 05' 40" East, a distance of 33.23 feet with the Northeast boundary line of the said Monnig tract to a point for corner in the proposed South right-of-way line of said easement;

THENCE South 60 degrees 35' 21" West, a distance of 172.83 feet with the proposed South right-of-way line of said easement to a point in the Southwest line of the said Monnig tract;

THENCE North 42 degrees 59' 33" West, a distance of 19.14 feet with the Southwest boundary line of the said Monnig tract back to the place of beginning and containing 0.1034 acres or 4,504.82 square feet of land.

BEING a 0.5572 acre easement over and across that certain Oscar E. Monnig et ux tract situated in the John A. Fitch Survey, Abstract 539, Tarrant County, Texas, and being a part of that certain land as described in the deed from Hershel York et al to Oscar E. Monnig et ux dated August 4, 1960, and recorded in Volume 3470, Page 88 of the Deed Records of Tarrant County, Texas, said 0.5572 acres of land to be more particularly described by metes and bounds as follows:

BEGINNING at a point in the South line of the above referenced Monnig tract said point being South 69 degrees 18' 42" East a distance of 12.20 feet from the Southwest corner of the said Monnig tract.

THENCE North 50 degrees 35' 21" East, a distance of 439.66 feet with the proposed North right-of-way line of said easement to a point in the East line of the said Monnig tract;

THENCE South 29 degrees 05' 10" East, a distance of 53.20 feet with a East line of the said Monnig tract to a point for the Southeast corner of the said Monnig tract;

THENCE South 46 degrees 39' 48" West, a distance of 125.02 feet with a Southeast line of the said Monnig tract to an angle corner;

THENCE South 46 degrees 10' 51" West, a distance of 120.52 feet with a Southeast line of the said Monnig tract to an angle corner;

THENCE South 49 degrees 06' 44" West, a distance of 64.93 feet with a Southeast line of the said Monnig tract to an angle corner;

THENCE South 75 degrees 59' 56" West, a distance of 23.30 feet with a Southeast line of the said Monnig tract to an angle corner;

THENCE South 82 degrees 30' 33" West, a distance of 116.97 feet with a Southwest line of the said Monnig tract back to the place of beginning and containing 0.5572 acre or 24,269.95 square feet of land.

EXHIBIT "A"

Being a 0.2084 acre easement over and across that certain Paul Andrew King et ux tract situated in the John A. Fitch Survey, Abstract 539, Tarrant County, Texas, and being a part of that certain land as described in a deed from David D. Thomas et ux to Paul Andrew King et ux, dated November 16, 1989, and recorded in Volume 9764, Page 966 of the Deed Records of Tarrant County, Texas, said 0.2084 acres of land to be more particularly described by metes and bounds as follows:

BEGINNING at the Northwest corner of the above referenced Paul Andrew King et ux tract;

THENCE North  $46^{\circ} 39' 48''$  East, a distance of 197.48 feet with the Northwest boundary line of the said King tract to a point for an angle corner;

THENCE North  $33^{\circ} 36' 52''$  East, a distance of 56.70 feet with the Northwest boundary line of said King tract to a point for the Northeast corner of the said King tract;

THENCE South  $00^{\circ} 06' 08''$  East, a distance of 79.87 feet with East boundary line of the said King tract to a point for corner in the proposed Southeast right-of-way line of said easement to a point for the corner in the Southwest boundary line of the said King tract;

THENCE South  $50^{\circ} 35' 21''$  West a distance of 210.54 feet with the proposed Southeast right-of-way line of said easement to a point for corner in the Southwest boundary line of the said Thomas tract;

THENCE North  $22^{\circ} 05' 40''$  West a distance of 33.23 feet with the Southwest boundary line of said Thomas tract back to the place of beginning and containing 0.2084 acres or 9,077.58 square feet of land.



EXHIBIT "A"

BEING a 0.2300 acre easement over and across that certain J.L. Horner et ux tract situated in the John A. Fitch Survey, Abstract 539, Tarrant County, Texas, and being a part of that certain land as described in a deed from A.W. Wilson et ux to J.L. Horner et ux, dated February 16, 1956, and recorded in Volume 2961, Page 57 of the Deed Records of Tarrant County, Texas said 0.2300 acres of land to be more particularly described by metes and bounds as follows:

BEGINNING at the South corner of above referenced J.L. Horner tract;

THENCE North 50° 38' 48" West, a distance of 55.28 feet with the Southwest boundary line of said Horner tract to a point for corner in the proposed Northwest boundary line of said easement;

THENCE North 33° 36' 53" East, a distance of 179.77 feet with the proposed Northwest boundary line of said Horner tract;

THENCE South 55° 39' 39" East, a distance of 55.00 feet with the Northeast boundary line of said Horner tract to a point for corner at the East corner of said Horner tract;

THENCE South 33° 36' 53" West, a distance of 184.60 feet with the Southeast boundary line of said Horner tract back to the place of beginning and containing 0.2300 acres or 10,020.13 square feet of land.

EXHIBIT "A"

Being a 0.0714 acre easement over and across that certain N.K. Fulkerson et ux tract situated in the John A. Fitch Survey, Abstract 539, Tarrant County, Texas, and being a part of that certain land as described in a deed from Wayne Evans et ux to N.K. Fulkerson et ux, dated July 27, 1973, and recorded in Volume 5552, Page 15 of the Deed Records of Tarrant County, Texas, said 0.0714 acres of land to be more particularly described by metes and bounds as follows:

BEGINNING at the South corner of said N.K. Fulkerson tract;

THENCE North  $55^{\circ} 39' 39''$  West, a distance of 55.00 feet with Southwest boundary line of said Fulkerson tract to a point for corner in the proposed Northwest right-of-way line of said easement;

THENCE North  $33^{\circ} 36' 53''$  East, a distance of 37.88 feet with the proposed Northwest boundary line of said easement to a point for corner;

THENCE North  $89^{\circ} 55' 37''$  East, a distance of 66.10 feet with the proposed North right-of-way line of said easement to a point for corner in the Southeast boundary line of said Fulkerson tract;

THENCE South  $33^{\circ} 36' 53''$  West, a distance of 75.24 feet with the Southeast boundary line of said Fulkerson tract back to the place of beginning and containing 0.0714 acres or 3,111.03 square feet of land.

**WALKER & ASSOCIATES SURVEYING, INC.**  
329 SOUTH FANNIN  
TYLER, TEXAS 75702  
214-692-8516

EXHIBIT A  
(Edgecliff)  
Parcel 1

Dennis H. Walker  
Registered Public Surveyor  
State of Texas No. 2117

CLIFFSIDE DRIVE, EDGECLIFF ADDITION  
JOHN A. FITCH SURVEY, ABSTRACT 539  
EDGECLIFF VILLAGE, TARRANT COUNTY, TEXAS  
2810-54I

NOVEMBER 19, 1990

FIELD NOTES FOR 2.3314 ACRE EASEMENT

BEING a 2.3314 acre easement over and across that certain Edgecliff Village Tract known as Cliffside Drive, situated in the John A. Fitch Survey, Abstract 539, Tarrant County, Texas and being Cliffside Drive as shown on a plat of Edgecliff Addition, as recorded in Volume 388-Z, Page 132 and Volume 388-X, Page 77, both being recorded in the Plat Records of Tarrant County, Texas;

BEGINNING at a point in the East right-of-way of Crowley Road, F.M. HWY 731 and the North right-of-way of said Cliffside Drive, said point also being at the Southeast corner of Lot 1, Block 10 of the said Edgecliff Addition;

THENCE North  $89^{\circ} 20' 26''$  East, a distance of 66.00 feet to the beginning of a curve to the right whose functions are as follows: an Angle of  $28^{\circ} 14' 08''$ , a Radius of 1,217.10, a Tangent of 306.12 feet, a Length of 599.79 feet and whose chord bears South  $76^{\circ} 27' 53''$  East, a distance of 593.74 feet;

THENCE in a Southeasterly direction, a distance of 599.79 feet along said curve to the right and along the North right-of-way of said Cliffside Drive to a point at the end of said curve;

THENCE South  $62^{\circ} 21' 13''$  East, a distance of 1,151.92 feet continuing along said North right-of-way of Cliffside Drive to a point for corner at the beginning of a curve to the left whose functions are as follows: an Angle of  $56^{\circ} 38' 19''$ , a Radius of 209.73, a Tangent of 113.02 feet, a Length of 207.32 feet and whose chord bears North  $88^{\circ} 50' 16''$  East, a distance of 198.99 feet;

THENCE in a Southeasterly direction, a distance of 207.32 feet along said curve to the left and also along the North right-of-way of said Cliffside Drive to a point for corner at the end of said curve, said point being at the Southeast corner of Lot 16, Block 10 of said Edgecliff Addition;

THENCE South  $14^{\circ} 49' 46''$  East, a distance of 51.34 feet to a point for corner at the beginning of a curve to the right whose functions are as follows: an Angle of  $53^{\circ} 46' 20''$ , a Radius of 259.73 feet, a Tangent of 131.69 feet, a Length of 243.76 feet and whose chord bears North  $89^{\circ} 43' 45''$  West, a distance of 234.91 feet;

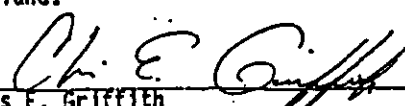
THENCE in a Northwesterly direction, a distance of 243.76 feet along said curve to the right to a point for corner at the end of said curve;

THENCE North  $62^{\circ} 21' 13''$  West, a distance of 1,151.92 feet along the South right-of-way of said Cliffside Drive to a point for corner at the beginning of a curve to the left whose functions are as follows: an Angle of  $28^{\circ} 14' 08''$ , a Radius of 1,167.10 feet, a Tangent of 293.54 feet, a Length of 575.15 feet and whose chord bears North  $76^{\circ} 27' 53''$  West, a distance of 569.35 feet;

THENCE in a Northwesterly direction, a distance of 575.15 feet along said curve to the left and continuing along the South right-of-way line of said Cliffside Drive to a point for corner at the end of said curve;

THENCE South  $89^{\circ} 20' 26''$  West, a distance of 66.00 feet continuing along the South right-of-way line of said Cliffside Drive to a point for corner at the intersection of the East right-of-way of Crowley Road F.M. HWY 731 and the said South right-of-way line of said Cliffside Drive and being the Northwest corner of Lot 22, Block 6 of said Edgecliff Addition;

THENCE North  $00^{\circ} 39' 34''$  West, a distance of 50.00 feet along the East right-of-way of said Crowley Road back to the place of beginning and containing 101,557.52 square feet or 2.3314 acres of land.

  
Chris E. Griffith  
Registered Professional Land Surveyor  
State of Texas No. 4846

**WALKER & ASSOCIATES SURVEYING, INC.**

329 SOUTH FANNIN  
TYLER, TEXAS 75702  
214-592-8515

Dennis H. Walker R.P.L.S. 2117  
Chris E. Griffith R.P.L.S. 4848  
Dale R. Fisher R.P.L.S. 4841

FEBRUARY 6, 1991

CITY OF FORT WORTH  
JOHN A. FITCH SURVEY, ABSTRACT 539  
TARRANT COUNTY, TEXAS  
2810-0051

EXHIBIT A  
(Edgecliff)

FIELD NOTES FOR A 1.3300 ACRE EASEMENT Parcel 2

BEING a 1.3300 acre easement over and across that certain City of Fort Worth Tract, said tract being a drainage and utility easement as shown on Volume 388-26, Page 61 of the Plat Records of Tarrant County, Texas, said 1.3300 acres of land to be more particularly described by metes and bounds as follows:

BEGINNING at a  $\frac{1}{2}$ " inch iron rod set for the Southwest corner of said easement and being North 02° 11' 08" East, a distance of 39.39 feet from a fence corner found for the Southwest corner of said City of Fort Worth Drainage and Utility Easement and being in the East right-of-way line of the Atchison, Topeka, and Santa Fe Railway;

THENCE North 02° 11' 08" East, a distance of 81.26 feet with the West boundary line of said City of Fort Worth Tract and the East right-of-way line of said railway to a  $\frac{1}{2}$ " inch iron rod set for corner;

THENCE North 82° 05' 49" East, a distance of 130.69 feet to a  $\frac{1}{2}$ " inch iron rod set for corner;

THENCE South 07° 54' 11" East, a distance of 5.00 feet to a  $\frac{1}{2}$ " inch iron rod set for corner;

THENCE North 82° 05' 49" East, a distance of 421.89 feet to a  $\frac{1}{2}$ " inch iron rod set for corner;

THENCE North 60° 46' 10" East, a distance of 221.37 feet to a  $\frac{1}{2}$ " inch iron rod set for corner in the East boundary line of said City of Fort Worth Tract and the West boundary line of the Sondra Ball Tract as recorded in Volume 7285, Page 677 of the Deed Records of Tarrant County, Texas;


THENCE South 07° 45' 33" East, a distance of 85.97 feet with the East boundary line of said City of Fort Worth Tract and the West boundary line of said Sondra Ball Tract;

THENCE South 60° 46' 10" West, a distance of 177.47 feet to a  $\frac{1}{2}$ " inch iron rod set for corner;

THENCE South 82° 05' 49" West, a distance of 462.56 feet to a  $\frac{1}{2}$ " inch iron rod set for corner;

THENCE South 07° 54' 11" East, a distance of 5.00 feet to a  $\frac{1}{2}$ " inch iron rod set for corner;

THENCE South 82° 05' 49" West, a distance of 144.92 feet back to the place of beginning and containing 1.3300 acres of land or 57,933.77 square feet.

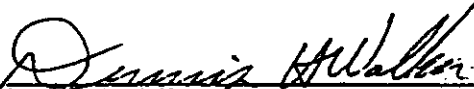
  
Dennis H. Walker  
Registered Professional Land Surveyor  
State of Texas No. 2117

CEG/al

THENCE in a Northeasterly direction with said curve to the left a distance of 106.30 feet to a  $\frac{1}{4}$ " inch iron rod set at the end of said curve and being at the beginning of a curve to the right whose fuctions are as follows; an angle of  $22^{\circ} 20' 35''$ , a radius of 358.13 feet, and a tangent of 70.73 feet, and whose chord bears North  $78^{\circ} 45' 20''$  East, a distance of 138.77 feet;

THENCE in a Northeasterly direction with said curve to the right and the North right-of-way line of said Winn Place a distance of 139.66 feet to a  $\frac{1}{4}$ " inch iron rod set at the end of said curve;

THENCE North  $89^{\circ} 55' 37''$  East, a distance of 459.73 feet with the North right-of-way line of said Winn Place back to the place of beginning and containing 1.4195 acres of land or 61,834.55 square feet.

  
Dennis H. Walker  
Registered Professional Land Surveyor  
State of Texas No. 2117

CEG/al

WALKER & ASSOCIATES SURVEYING, INC.

329 SOUTH FANNIN  
TYLER, TEXAS 75702  
214-692-8616

EXHIBIT A  
(Edgecliff)  
Parcel 3

Dennis H. Walker  
Registered Public Surveyor  
State of Texas No. 2117

FEBRUARY 6, 1991

WINN PLACE  
JOHN A. FITCH SURVEY, ABSTRACT 539  
CITY OF EDGECLIFF VILLAGE  
TARRANT COUNTY, TEXAS  
2810-0056

FIELD NOTES FOR A 1.4195 ACRE EASEMENT

BEING a 1.4195 acre easement over and across that certain City of Edgecliff Village tract, said tract being Winn Place situated in the John A. Fitch Survey, Abstract 539, Tarrant County, Texas, and being in Edgecliff Addition, an addition in the Village of Edgecliff, Tarrant County, Texas, as recorded in Volume 388-38, Page 26 of the Plat Records of Tarrant County, Texas, said 1.4195 acre easement to be more particularly described by metes and bounds as follows:

BEGINNING at a  $\frac{1}{4}$ " inch iron rod set for the Northeast corner of said easement and being at the intersection of the North right-of-way line of Winn Place and the Southeast corner of Lot 8, Block 15 of said Edgecliff Addition and also being in the East boundary line of said John A. Fitch Survey and the West boundary line of the John Varnriper Survey, Abstract 1589, and also the West boundary line of the Village of Edgecliff, Texas tract;

THENCE South  $00^{\circ} 10' 38''$  East, a distance of 50.00 feet with the East boundary line of said Edgecliff Addition and the West boundary line of said Village of Edgecliff, Texas tract and said survey line to a  $\frac{1}{4}$ " inch iron rod set for the Northeast corner of Lot 1, Block 16 of said Edgecliff Addition;

THENCE South  $89^{\circ} 55' 37''$  West, a distance of 459.82 feet with the South right-of-way line of said Winn Place to a  $\frac{1}{4}$ " inch iron rod set at the beginning of a curve to the left whose functions are as follows; an angle of  $22^{\circ} 20' 35''$ , a radius of 308.13 feet, a tangent of 60.85 feet, and whose chord bears South  $78^{\circ} 45' 20''$  West, a distance of 119.40 feet;

THENCE in Southwesterly direction with said curve to the left and said South right-of-way line of Winn Place a distance of 120.16 feet to a  $\frac{1}{4}$ " inch iron rod set at the end of said curve and at the beginning of a curve to the right whose functions are as follows; an angle of  $22^{\circ} 20' 35''$ , a radius of 322.59 feet, a tangent of 63.71 feet, and whose chord bears South  $78^{\circ} 45' 10''$  West, a distance of 125.00 feet;

THENCE in a Southwesterly direction with said curve to the right and said South right-of-way line of Winn Place a distance of 125.80 feet to a point at the end of said curve;

THENCE South  $89^{\circ} 55' 37''$  West, a distance of 550.10 feet with the South right-of-way line of said Winn Place to a  $\frac{1}{4}$ " inch iron rod set in a curve to the right whose functions are as follows; an angle of  $70^{\circ} 31' 44''$ , a radius of 75.00 feet, a tangent of 53.03 feet, and whose chord bears North  $54^{\circ} 39' 45''$  East, a distance of 86.60 feet;

THENCE in a Northeasterly direction with said curve to the right a distance of 92.32 feet to a  $\frac{1}{4}$ " inch iron rod set at the end of said curve and being in the North right-of-way line of said Winn Place and the South boundary line of Lot 1, Block 12 of said Edgecliff Addition;

THENCE North  $89^{\circ} 55' 37''$  East, a distance of 479.39 feet with the North right-of-way line of said Winn Place to a  $\frac{1}{4}$ " inch iron rod set at the beginning of a curve to the left whose functions are as follows; an angle of  $22^{\circ} 20' 35''$ , a radius of 272.59 feet, a tangent of 53.83 feet, and whose chord bears North  $78^{\circ} 45' 10''$  East, a distance of 105.63 feet;

**WALKER & ASSOCIATES SURVEYING, INC.** (Edgecliff)  
329 SOUTH FANNIN  
TYLER, TEXAS 75702  
214-592-8515  
Parcel 4

Dennis H. Walker  
Registered Public Surveyor  
State of Texas No. 2117

December 9, 1986

CITY OF EDGECLIFF VILLAGE  
JOHN VARNRIPER SURVEY, ABSTRACT 1589  
TARRANT COUNTY, TEXAS  
2810-0057

FIELD NOTES FOR 0.4591 ACRE EASEMENT

BEING a 0.4591 acre easement over and across that certain Village of Edgecliff, Texas tract situated in the John Varnriper Survey, Abstract 1589, Tarrant County, Texas, and being part of that certain land described in a deed from Sullivan Development Company, Inc., et al., to Village of Edgecliff, Texas, dated September 13, 1984, and recorded in Volume 7980, Page 2043 of the Deed Records of Tarrant County, Texas, said 0.4591 acres of land to be more particularly described by metes and bounds as follows:

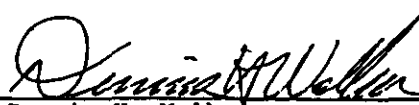
BEGINNING at a 1/2" iron rod set for corner in the proposed North right-of-way line of said easement and in the West boundary line of said Village of Edgecliff, Texas tract, from which a concrete monument marked #6327 for the Northwest corner of said Village of Edgecliff, Texas tract, (same being the Southwest corner of the G. Hernandez Survey, Abstract 753, and the Northwest corner of the John Varnriper Survey, Abstract 1589), bears North 00° 10' 38" West, a distance of 311.24 feet;

THENCE North 89° 42' 44" East, a distance of 250.00 feet with the proposed North right-of-way line of said easement to a 1/2" iron rod set in the East boundary line of said Village of Edgecliff, Texas tract;

THENCE South 00° 10' 38" East, a distance of 80.00 feet with the East boundary line of said Village of Edgecliff, Texas tract to a 1/2" iron rod set in the proposed South right-of-way line of said easement;

THENCE South 89° 42' 44" West, a distance of 250.00 feet with the proposed South right-of-way line of said easement to a 1/2" iron rod set in the West boundary line of said Village of Edgecliff, Texas tract from which a 1/2" iron rod found for the Southwest corner of said tract bears South 00° 10' 38" East, a distance of 132.05 feet;

THENCE North 00° 10' 38" West, a distance of 80.00 feet with the West boundary line of said Village of Edgecliff, Texas tract back to the place of beginning and containing 0.4591 acres of land or 19,999.93 square feet.



Dennis H. Walker  
Registered Public Surveyor  
State of Texas 2117

CG/sw  
51/0.4591