

FED. ROAD DIST. NO.	STATE	FEDERAL AID PROJECT NO.	SHEET NO.
6	TEXAS	135W-5(4)431	1
STATE DIST. NO.	COUNTY	STATE CONTROL NO.	ROUTE NO.
2	TARRANT	14-16-68	135W

# STATE OF TEXAS STATE HIGHWAY DEPARTMENT

## PLAN OF PROPOSED RIGHT OF WAY PROJECT

INTERSTATE HIGHWAY 35 W  
TARRANT COUNTY  
ACCOUNT NO. 9002-6-13  
PROJECT NO. 135W-5(4)431

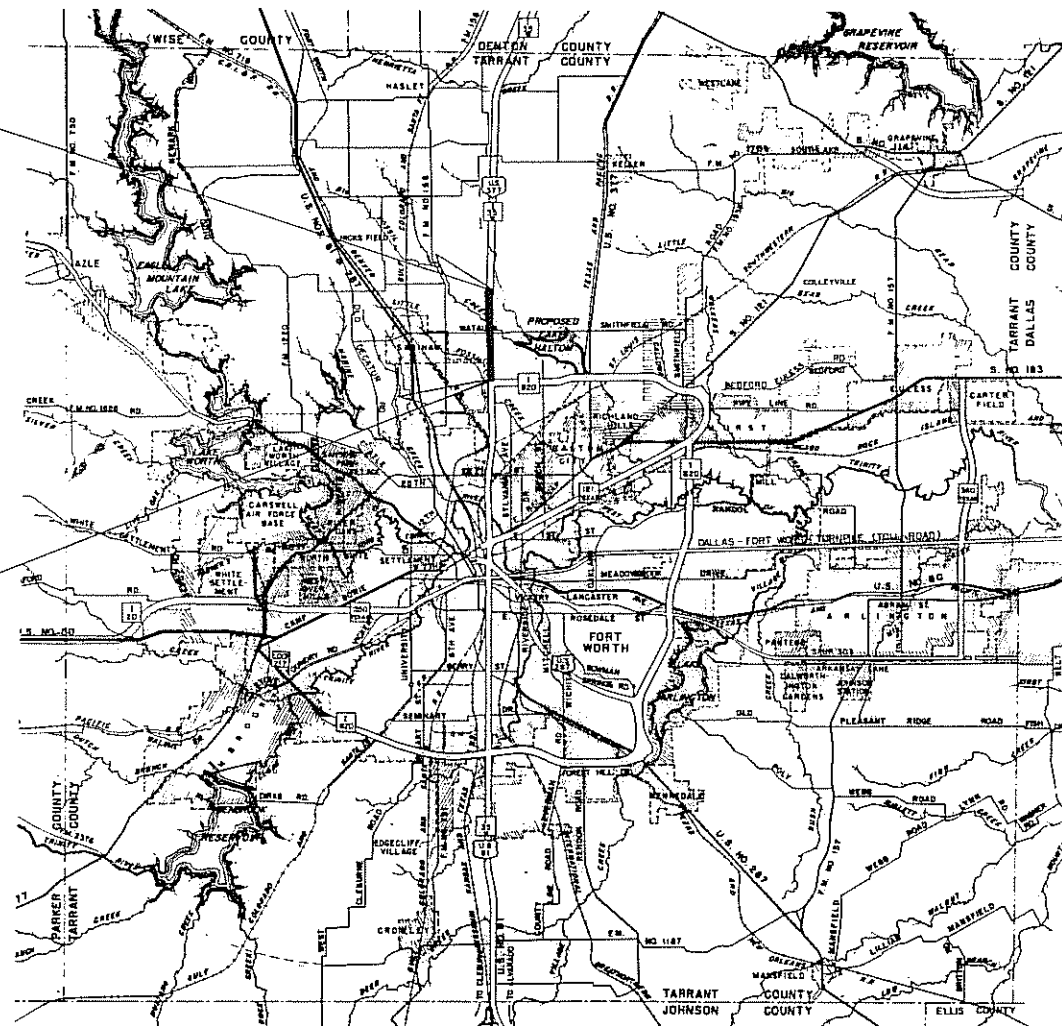
FINAL MAP  
PROJECT DESIGNATOR 7110

FROM: PROPOSED U.S. 81  
TO: INTERSTATE LOOP 820

PLAN SCALE: AS SHOWN  
NET LENGTH OF PROJECT = 14,503.48 FT. = 2.746 MI.

END PROJECT 135W-5(2)435  
END ACCOUNT 9002-6-12  
STA. 444+14.62  
STA. 444+14.62  
BEGIN PROJECT 135W-5(4)431  
BEGIN ACCOUNT 9002-6-13

END PROJECT 135W-5(4)431  
END ACCOUNT 9002-6-13  
STA. 589+18.10



CONVENTIONAL SIGNS

RIGHT OF WAY LINE	
PROPERTY LINE	
COUNTY LINE	
CONTROL OF ACCESS LINE	
SURVEY LINE	
FENCE	
POWER LINE	
TELEPHONE OR TELEGRAPH	
RAILROAD	
BRIDGE OR CULVERT	
CITY LIMITS	

LAYOUT SCALE: 1 IN. = 3 MILES  
0 300 600 900

CORRECT: July 2, 1969

B.R. Stewart  
DISTRICT ROW ENGINEER

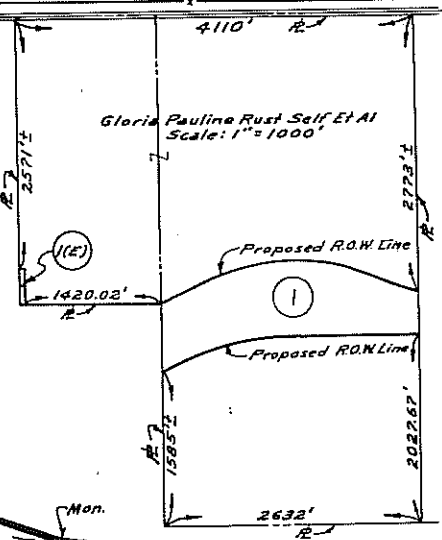
APPROVED: 7-3, 1969

R.W. L. ...  
DISTRICT ENGINEER

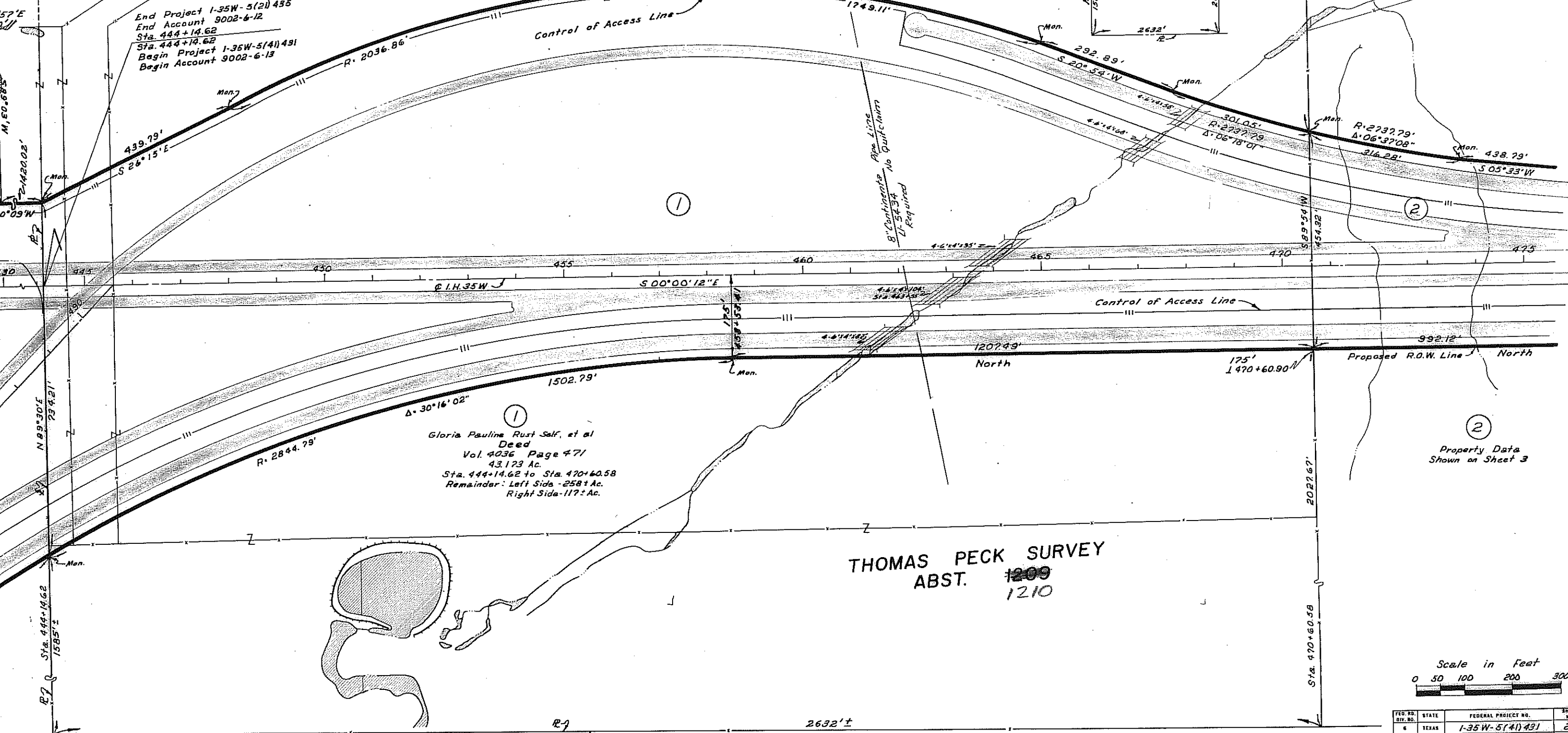
DEPARTMENT OF COMMERCE, BUREAU OF PUBLIC ROADS	
APPROVED: _____	DATE: _____
DIVISION ENGINEER	

County Road No. 4048  
4110'±

(1E)  
Gloria Pauline Rust Self et al  
Channel Easement  
Vol. 4036 Page 471  
Left of Sta. 429+43.10  
0.420 Acre



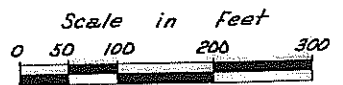
End Project 1-35W-5(2)435  
End Account 9002-6-12  
Sta. 444+14.62  
Sta. 444+14.62  
Begin Project 1-35W-5(4)431  
Begin Account 9002-6-13



(1)  
Gloria Pauline Rust Self, et al  
Deed  
Vol. 4036 Page 471  
43.173 Ac.  
Sta. 444+14.62 to Sta. 470+60.58  
Remainder: Left Side - 258± Ac.  
Right Side - 117± Ac.

(2)  
Property Data  
Shown on Sheet 3

THOMAS PECK SURVEY  
ABST. 1209  
1210



FED. RD. DIST. NO.	STATE	FEDERAL PROJECT NO.	SHEET NO.
2	TEXAS	1-35W-5(4)431	2
STATE DIST. NO.	COUNTY	CONT. SECT. 100	HIGHWAY NO.
2	Tarrant	14 16 6B	1H.35W

R7

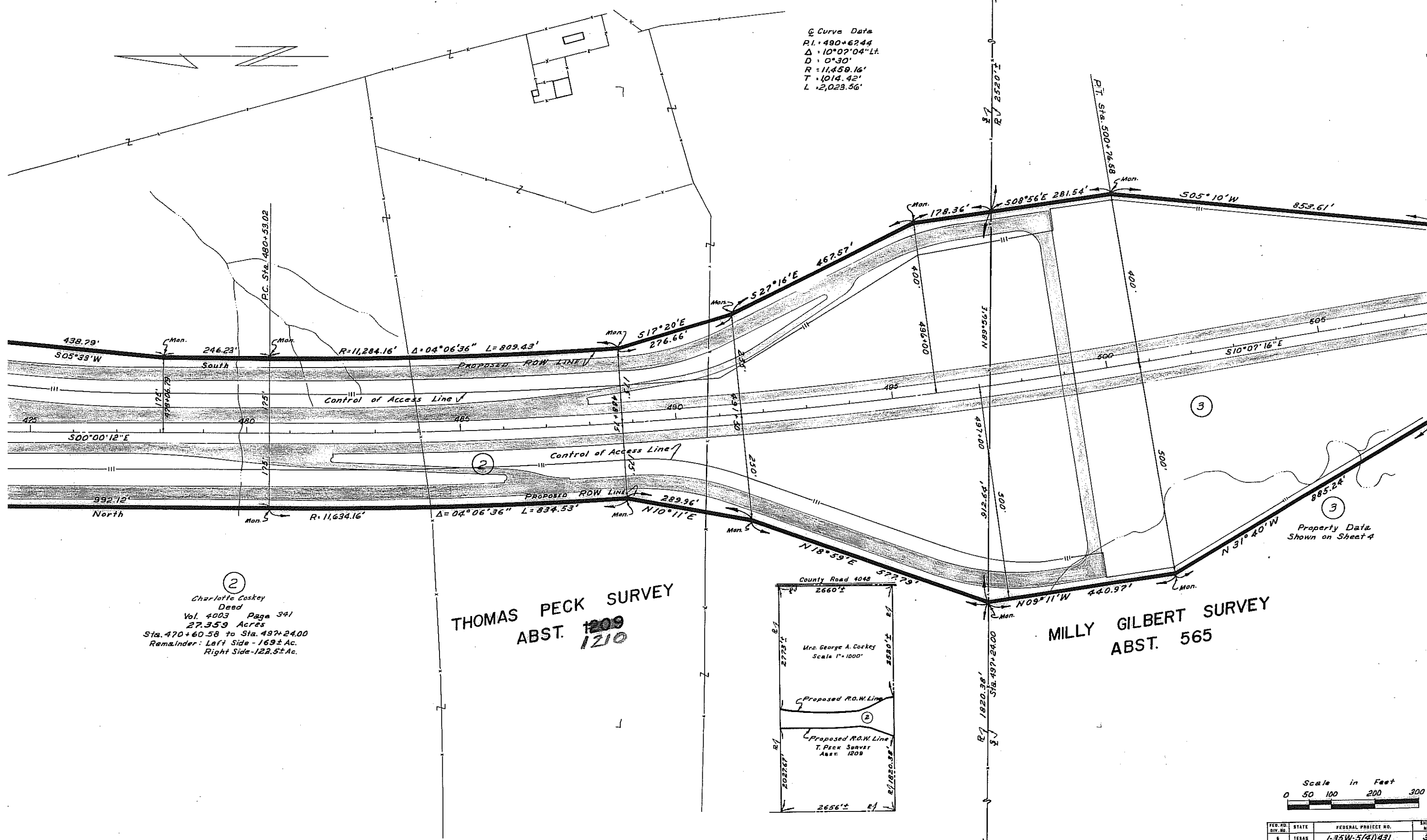
E County Road 4048 V  
2660'±

EJ

R7

4345'±

Curve Data  
 P.I. 490+62.44  
 $\Delta = 10^{\circ}07'04''$  Lt.  
 D = 0°30'  
 R = 11,458.16'  
 T = 1,014.42'  
 L = 2,023.56'

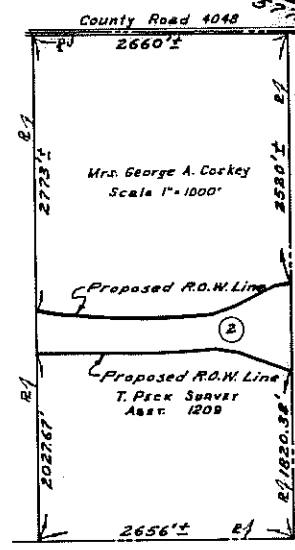


2

Charlotte Coskey  
 Deed  
 Vol. 4003 Page 341  
 27.359 Acres  
 Sta. 470+60.58 to Sta. 497+24.00  
 Rem. Under: Left Side - 169± Ac.  
 Right Side - 122.5± Ac.

THOMAS PECK SURVEY  
 ABST. 1209  
 1210

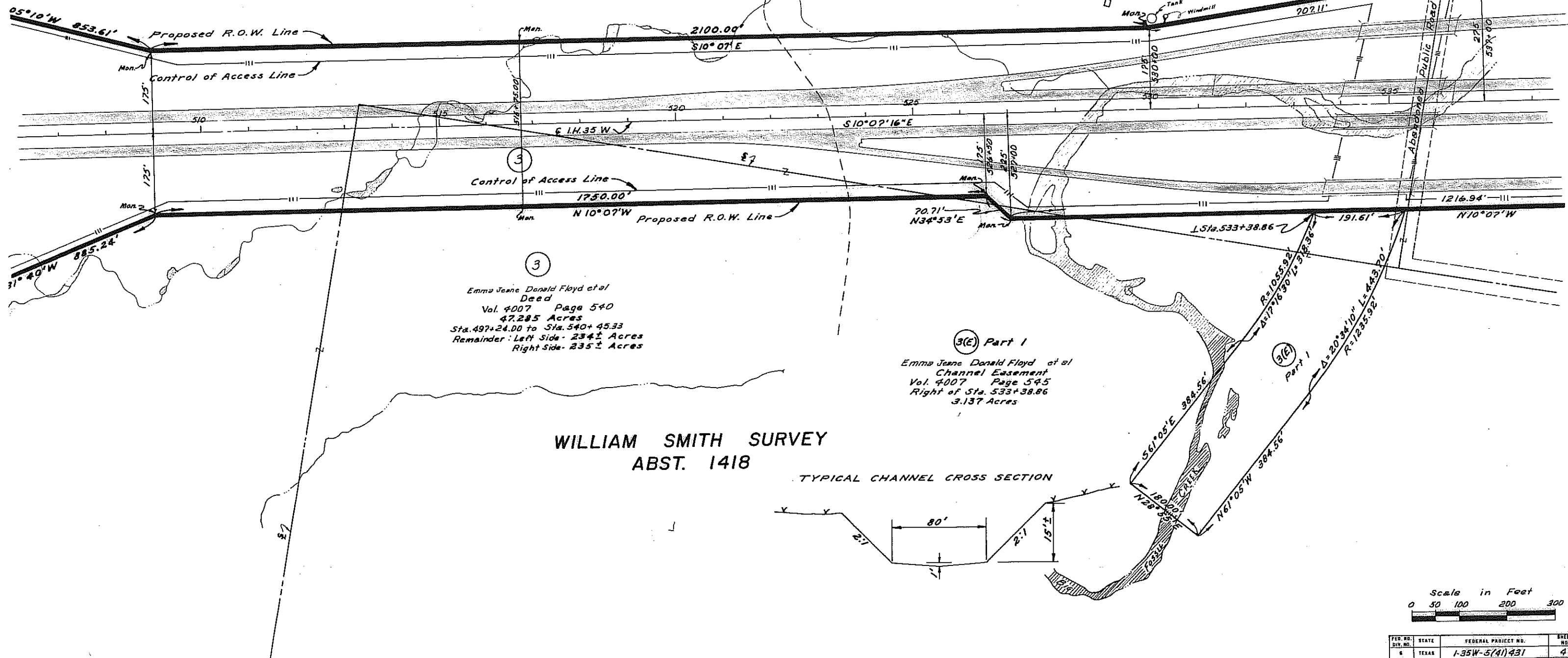
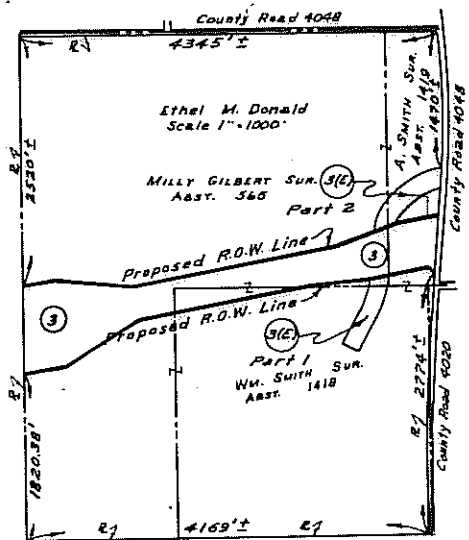
MILLY GILBERT SURVEY  
 ABST. 565



Scale in Feet  
 0 50 100 200 300

FED. NO.	STATE	FEDERAL PROJECT NO.	SHEET NO.
6	TEXAS	1-35W-5(4)431	3
STATE DIST. NO.	COUNTY	CONT. SECT. JOR	HIGHWAY NO.
2	Tarrant	14 16 68	14.35W

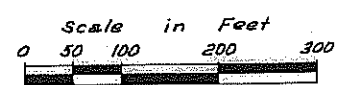
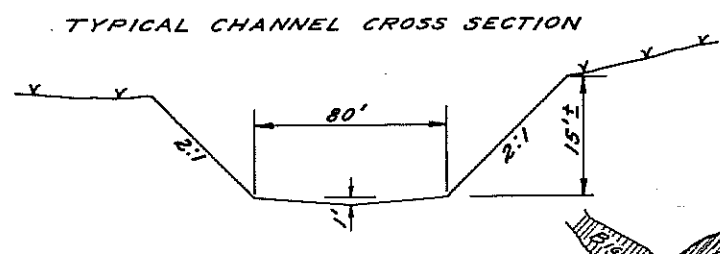
MILLY GILBERT SURVEY  
ABST. 565



3  
Emma Jeanne Donald Floyd et al  
Deed  
Vol. 4007 Page 540  
47.285 Acres  
Sta. 497+24.00 to Sta. 540+45.33  
Remainder: Left Side - 234± Acres  
Right Side - 235± Acres

WILLIAM SMITH SURVEY  
ABST. 1418

3(E) Part 1  
Emma Jeanne Donald Floyd et al  
Channel Easement  
Vol. 4007 Page 545  
Right of Sta. 533+38.86  
3.137 Acres



FED. PROJ. NO.	STATE	FEDERAL PROJECT NO.	SHEET NO.
	TEXAS	1-35W-5(41)431	4
STATE DIST. NO.	COUNTY	CONT. RECD. JOB	HIGHWAY NO.
2	Tarrant	14 16 68	V.H.35W

# ABSALOM SMITH SURVEY ABST. 1419

3(E) Part 2

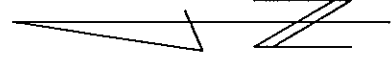
Emma Jeanne Donald Floyd et al  
Channel Easement  
Vol. 4007 Page 545  
Left of Sta. 534+61.80  
3.280 Acres

3

Property Data  
Shown on Sheet 4

Southwestern Bell Tel. Co.  
U-5417 No Quitclaims Required  
540+45.33  
1470'±  
4585'±

Western Ctr. Blvd.



TYPICAL CHANNEL CROSS SECTION

RELEASE OF  
CONTROL OF  
ACCESS OR  
502 SHEETS  
547+58.65

Texas Elect. Service Co.  
U-5545 No Quitclaims  
Required

4(E)  
S. Caprio et al  
Channel Easement  
Vol. 4036 Page 466  
Left of Sta. 547+58.65  
0.459 Acre

4  
Property Data  
Shown on Sheet 6

Curve Data  
on sheet 6



FED. DIST. NO.	STATE	FEDERAL PROJECT NO.	SHEET NO.
2	TEXAS	1-35W-5(4)431	5
	COUNTY	CONT. SECT. JOB	HIGHWAY NO.
	Tarrant	14 16 62	V.H.35W

3E  
Part 1

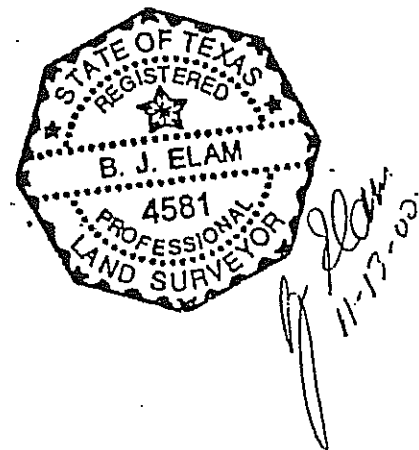
THENCE along the northerly right-of-way line of said Western Center Boulevard as follows:

- (5) North 86°40'42" West, a distance of 327.78 feet to a 1/2 inch iron rod set for the beginning of a curve to the right having a radius of 590.00 feet, a chord bearing of North 81°59'43" West and a chord length of 96.34 feet;
- (6) Continuing along said curve to the right through a central angle of 09°21'59" for an arc length of 96.45 feet to a 1/2 inch iron rod set for the beginning of a curve to the right having a radius of 310.00 feet, a chord bearing of North 81°59'44" West and a chord length of 50.62 feet;
- (7) Continuing along said curve to the right through a central angle of 09°22'01" for an arc length of 50.68 feet to a 1/2 inch iron rod set for corner;
- (8) North 86°40'55" West, a distance of 68.04 feet to a 1/2 inch iron rod set in the southerly corner of said cornerclip;
- (9) THENCE along said corner clip North 36°35'38" East, a distance of 73.65 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 5.977 acres or 260,341 square feet of land more or less.

BASIS OF BEARINGS: Bearings shown hereon are based upon a deed to the State Highway Commission as recorded in Volume 4007, Page 540 of the Deed Records of Tarrant County, Texas.

NOTE: Survey sketch showing access to accompany this legal description.



Tarrant County  
ROW CSJ 0014-16-211  
Account No. \_\_\_\_\_  
Interstate Highway No. 35-W  
Fr: Western Center Boulevard  
To: 330 feet south of Fossil Bluff Drive

**QUITCLAIM DEED  
RELEASE OF ACCESS RIGHTS  
EMERGING PROPERTIES I, LTD.  
D201223564 D.R., T.C., T.**

FIELD NOTE DESCRIPTION

STATE OF TEXAS  
COUNTY OF TARRANT

BEING a tract of land situated in the Absalom Smith Survey, Abstract No. 1419 and the Milly Gilbert Survey, Abstract No. 565, Tarrant County, Texas and also being a portion of a tract of land described in a deed to Emerging Property I, Ltd. as recorded in Volume 11703 Page 0853 of the Deed Records of Tarrant County, Texas (DRTCT) and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod set in the northerly corner of a cornerclip for the intersection of the easterly right-of-way line of Interstate Highway 35-W (variable width right-of-way) and the northerly right-of-way line of Western Center Boulevard (variable width right-of-way);

THENCE along the easterly right-of-way line of said Interstate Highway 35-W as follows:

- (1) North 10°07'00" West, a distance of 310.89 feet to a 1/2 inch iron rod set for corner;
- (2) North 18°14'48" West, a distance of 219.38 feet to a 1/2 inch iron rod set for corner;
- (3) North 05°21'30" West, a distance of 1.31 feet to a 1/2 inch iron rod set in the southwesterly corner of Lot 2R-A, Block 3 of EMERGING PROPERTIES ADDITION, an addition to the City of Fort Worth as recorded in Cabinet A, Slide 4693 & 4694 of the Plat Records of Tarrant County, Texas (PRTCT) for the beginning of a non-tangent curve to the right having a radius of 762.00 feet, a chord bearing of South 48°52'21" East and a chord length of 939.95 feet;
- (4) THENCE departing the easterly right-of-way line of said Interstate Highway 35-W and continuing along said curve to the right through a central angle of 76°09'38" for an arc length of 1012.89 feet to a 1/2 inch iron rod set for corner in the northerly right-of-way line of said Western Center Boulevard;

FILE NO.	STATE	FEDERAL PROJECT NO.	SHEET NO.
1	TEXAS	1-35W-5140431	5A
STATE DIST. NO.	COUNTY	TRACT	SECT.
2	Tarrant	14	16
			60 V.M.35W

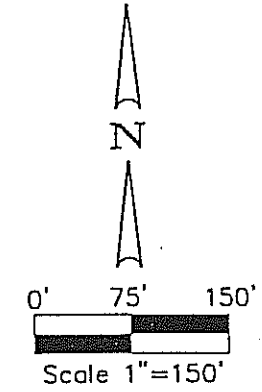
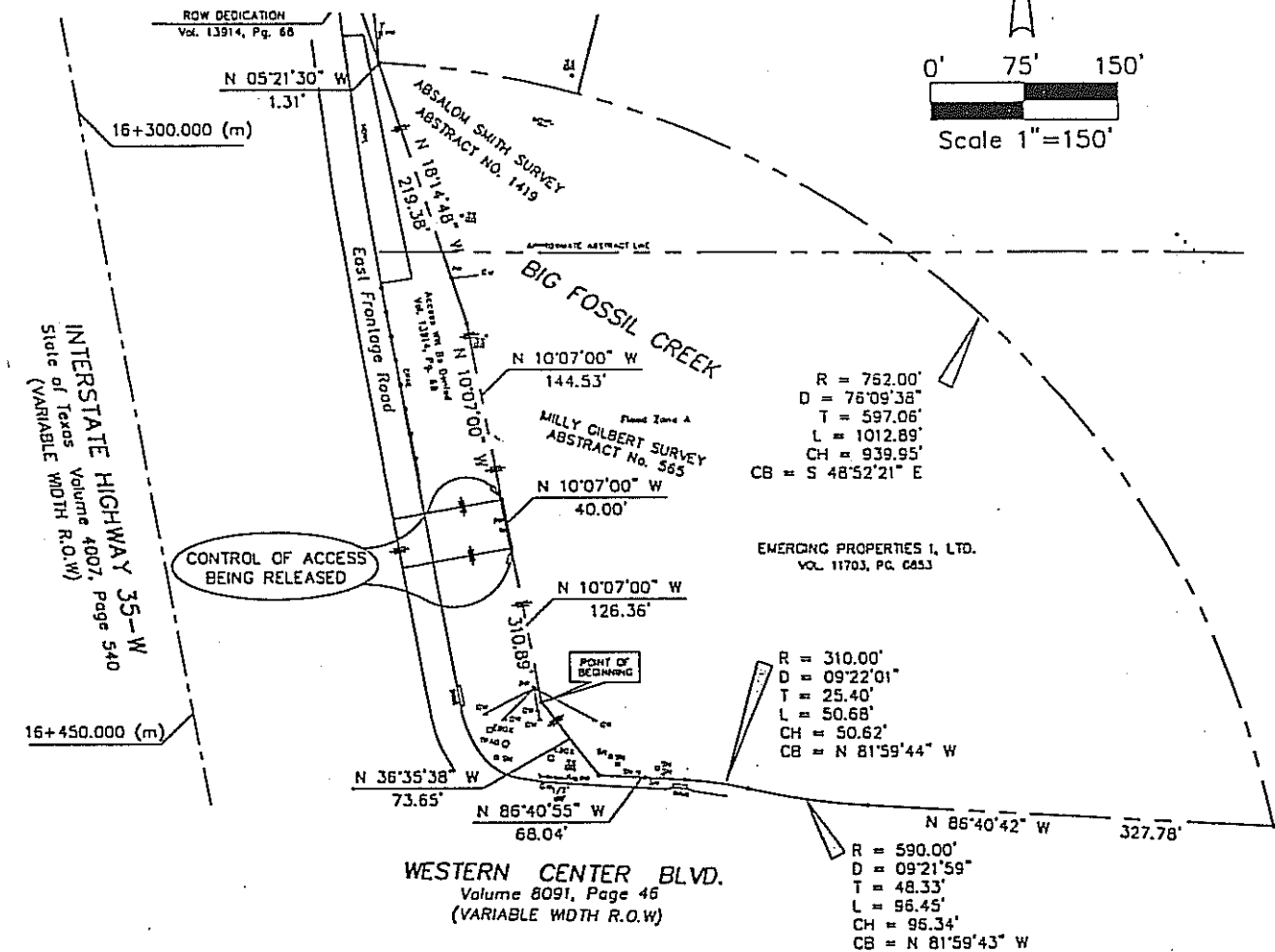
Tarrant County  
ROW CSJ 0014-16-211  
Account No. \_\_\_\_\_  
Interstate Highway No. 35-W  
Fr: Western Center Boulevard  
To: 330 feet south of Fossil Bluff Drive

ACCESS RIGHTS DESCRIPTION

Access to and from a tract of land described in a deed to EMERGING PROPERTIES I, LTD. as recorded in Volume 11703, Page 0853 of the Deed Records of Tarrant County, Texas (DRTCT), will be permitted between a point North 10°07'00" West, a distance of 126.36 feet from the beginning of the 1st call and a point North 10°07'00" West, a distance of 166.36 feet from the beginning of the 1st call.

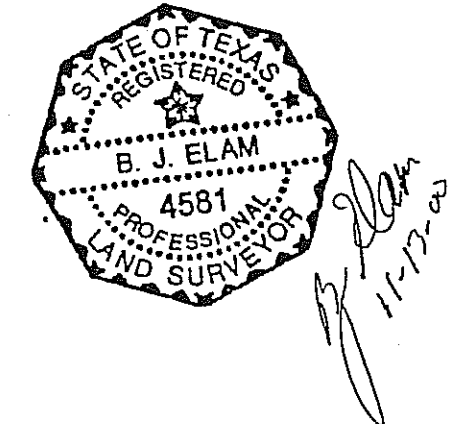
Sketch showing "Control of Access" being relinquished to accompany this description.

QUITCLAIM DEED  
RELEASE OF ACCESS RIGHTS  
EMERGING PROPERTIES I, LTD.  
D201223564 D.R., T.C., T.



⊙ = Denotes "CONTROL OF ACCESS"  
NOTE: Legal Description to Accompany this plat.

BASIS OF BEARINGS  
Bearings shown hereon are based upon a deed to the State Highway Commission as recorded in Volume 4007, Page 540 of the Deed Records of Tarrant County, Texas.



**Winkelmann & Associates, Inc.**  
CONSULTING CIVIL ENGINEERS & SURVEYORS  
(972) 490-7090 FAX (972) 490-7099

Scale : 1"=150'	Date : 10/13/00
Design : W.A.I.	
Drawn : S.A.J.	
Dwg. File : 21204EXH.DWG	
Project No. : 21204.02	

MILLY GILBERT SURVEY, ABSTRACT NO. 565  
CITY OF FT. WORTH  
TARRANT COUNTY, TEXAS  
EMERGING PROPERTIES I, LTD  
4504 WINEWOOD  
COLLEYVILLE, TEXAS 76034

FILE NO.	STATE	FEDERAL PROJECT NO.	SHEET NO.
2	TEXAS	1-35W-5140431	5B
EST. NO.	COUNTY	CONT. SECT. 1/4	SECTION
2	Tarrant	14	16

Curve Data  
 P.I. = 571 + 02.02  
 $\Delta = 10^{\circ}05'11''$  Rt.  
 D = 0'30"  
 R = 11,459.16'  
 T = 1011.25'  
 L = 2017.28'

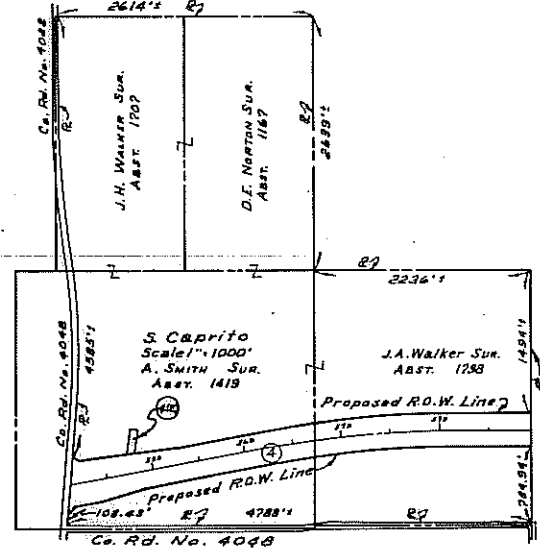
R = 11,694.16'

R = 11,284.16'

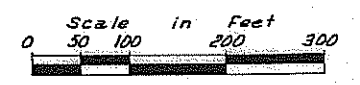
ABSALOM SMITH  
 SURVEY  
 ABST. 1419

4  
 S. Caprito et al  
 Dead  
 Vol. 4036 Page 466  
 40.242 Ac.  
 Sta. 541+07.59 to Sta. 589+18.10  
 Remainder: Left Side - 339 $\frac{1}{2}$  Ac.  
 Right Side - 655 $\frac{1}{2}$  Ac.

J. A. WALKER SURVEY  
 ABST. 1738



End Project 1-35W-5(4)431  
 End Account 9002-6-13  
 Sta. 589+18.10  
 Begin North Terminal  
 Project 1-820-4(56)454  
 Account 9002-8-11



FED. RD. DIV. NO.	STATE	FEDERAL PROJECT NO.	SHEET NO.
2	TEXAS	1-35W-5(4)431	6
STATE DIST. NO.	COUNTY	CONTR. SECT. FOR	HIGHWAY NO.
2	Tarrant	14 16	CB 14.35W