

Lake Arlington Lift Station and Force Main  
City Project No. 100995  
Parcel No. 29  
4851 E. LOOP 810 S., FORT WORTH, TEXAS 76119  
JAMES W. DANIEL SURVEY Abstract 395 Tract 7

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

**CITY OF FORT WORTH**  
**TEMPORARY CONSTRUCTION EASEMENT**

DATE: **March 6, 2020**

GRANTOR: **VSB INVESTMENTS, LLC**

GRANTOR'S MAILING ADDRESS (Including County);  
**701 ABERDEEN WAY**  
**SOUTHLAKE, TARRANT COUNTY, TX 76092**

GRANTEE: **CITY OF FORT WORTH**

GRANTEE'S MAILING ADDRESS (including County):  
**200 TEXAS STREET**  
**FORT WORTH, TARRANT COUNTY, TX 76102**

CONSIDERATION: Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged.

PROPERTY: **Being more particularly described in the attached Exhibits "A" and "B".**

Grantor, for the consideration paid to Grantor, hereby grant, bargain and convey unto Grantee, its successors and assigns, the use and passage in, over, and across, below and along the Easement Property situated in Tarrant County, Texas, in accordance with the legal description hereto attached as Exhibit "A", and ingress and egress over Grantor's property to the easement as shown on Exhibit "B".



It is further agreed and understood that Grantee will be permitted the use of said Easement Property for the purpose of **construction of a Sewer Line Facility**. Upon completion of improvements and its acceptance by Grantee, all rights granted within the described Temporary Construction Easement shall cease.

TO HAVE AND TO HOLD the above described Easement Property, together with, all and singular, the rights and appurtenances thereto in anyway belonging unto Grantee, and Grantee's successors and assigns until the completion of construction and acceptance by Grantee. Grantor hereby bind themselves, their heirs, successors, and assigns, to warrant and defend, all and singular, said easement unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

**[SIGNATURES APPEAR ON THE FOLLOWING PAGE]**

GRANTOR:

\_\_\_\_\_

GRANTEE: City of Fort Worth

By (Signature):\_\_\_\_\_

(Print Name)\_\_\_\_\_, Title\_\_\_\_\_

APPROVED AS TO FORM AND LEGALITY

(Signature)\_\_\_\_\_

(Print Name)\_\_\_\_\_, Title\_\_\_\_\_

THE STATE OF TEXAS §  
                                          §  
COUNTY OF TARRANT §

**ACKNOWLEDGMENT**

**BEFORE ME**, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared \_\_\_\_\_, known to me to be the same person whose name is subscribed to the foregoing instrument, and acknowledged to me that the same was the act of \_\_\_\_\_ and that he/she executed the same as the act of said \_\_\_\_\_ the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

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



**ACKNOWLEDGEMENT**

**STATE OF TEXAS                    §**

**COUNTY OF TARRANT           §**

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared \_\_\_\_\_, \_\_\_\_\_ of the City of Fort Worth, known to me to be the same person whose name is subscribed to the foregoing instrument, and acknowledged to me that the same was the act of the City of Fort Worth and that he/she executed the same as the act of the City of Fort Worth for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

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



EXHIBIT A  
LEGAL DESCRIPTION  
TEMPORARY CONSTRUCTION EASEMENT

Being a part of the James W. Daniel Survey, Abstract No. 395, situated in the City of Fort Worth, Tarrant County, Texas, and being a portion of the tract described in the deed to VSB Investments, LLC, recorded in Instrument Number D215155398 of the Deed Records of Tarrant County, Texas (D.R.T.C.T.) and being more particularly described as follows:

COMMENCING at an iron rod found with plastic cap stamped "RPLS 5433" for the northeast corner of the tract described in the deed to Oak Creek Housing Properties, LP and the southeast corner of Lot 1 Block 1 Cavco Addition as it appears upon the map recorded in Volume 388-171, Page 10 of the Plat Records of Tarrant County, Texas (P.R.T.C.T.) in the west line of said VSB tract, from which 1/2" iron found for the southeast corner of said Oak Creek tract and the northeast corner of the tract described in the deed to YES Companies EXP2 Key, LLC recorded in Instrument Number D216186342 of the said Deed Records, bears S 01°11'41" E, a distance of 482.55 feet.

THENCE S 01°11'41" E, along the common line of said Oak Creek tract and said VSB tract, a distance of 155.93 feet to a 5/8" iron rod set with plastic cap stamped "DEOTTE RPLS 4673" for the POINT OF BEGINNING.

THENCE S 20°40'07" E, a distance of 611.82 feet to a 5/8" iron rod set with plastic cap stamped "DEOTTE RPLS 4673".

THENCE S 06°15'37" W, a distance of 47.40 feet to a 5/8" iron rod set with plastic cap stamped "DEOTTE RPLS 4673".

THENCE S 51°15'37" W, a distance of 194.89 feet to a 5/8" iron rod set with plastic cap stamped "DEOTTE RPLS 4673" in the south of said VSB tract and the north line of the tract described in the deed to YES Companies EXP2 Key, LLC, recorded in instrument Number D216186318 of the said Deed Records.

THENCE S 88°20'25" W, along the common line of said VSB tract and said YES tract, a distance of 42.66 feet to the southwest corner of said VSB.

THENCE N 01°25'56" W, along the west line of said VSB tract, a distance of 15.03 feet to the southeast corner of first mentioned YES tract.

THENCE N 01°16'34" W, along the common line of said VSB tract and said YES tract, a distance of 53.32 feet.

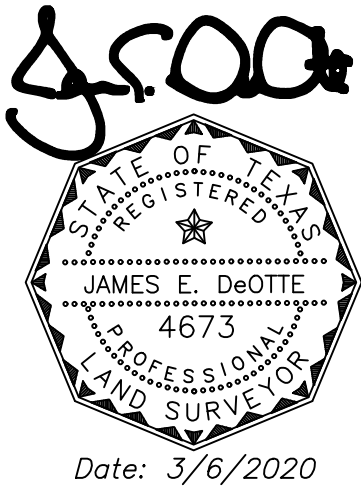
THENCE N 51°15'37" E, a distance of 151.91 feet.

THENCE N 20°40'07" W, a distance of 362.78 feet in the said common line of VSB tract and said Oak Creek tract.

THENCE N 01°11'41" W, along said common line, a distance of 239.97 feet to the POINT OF BEGINNING containing 56,252 square feet or 1.291 acres more or less of which 12,132 square feet or 0.279 acres lies within existing easement, leaving 44,120 square feet or 1.012 acres more or less exclusive of said existing easement.

**NOTES:**

- 1) All bearings and coordinates are in US survey feet surface using a scale factor of 1.000137001 and referenced to the Texas Coordinate System, Nad-83, The North Central Zone 4202.
- 2) Exhibit B of same date accompanies this legal description.



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James E. DeOtte  
Registered Professional Land Surveyor  
No. 4673

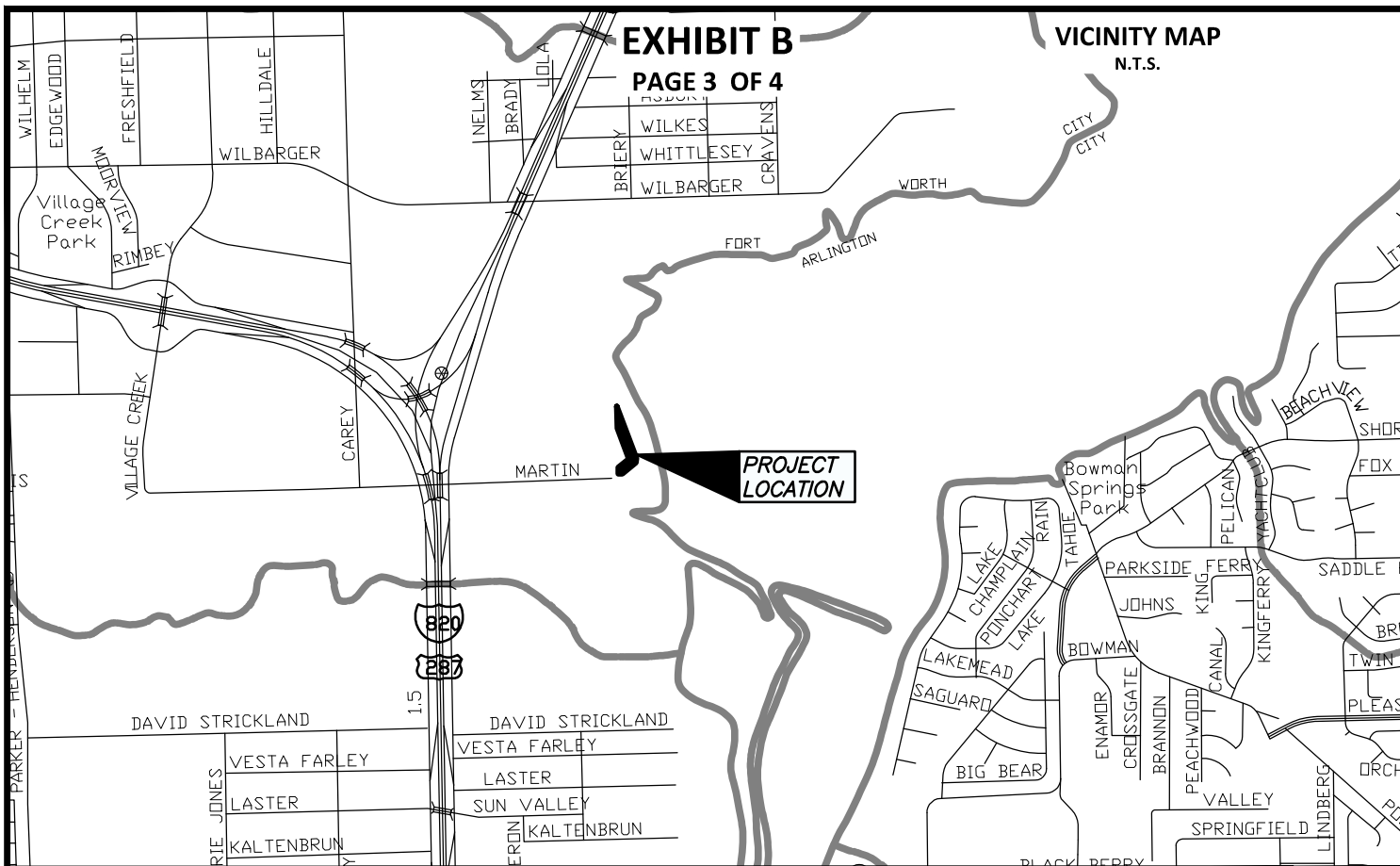
James DeOtte Engineering, Inc.  
TBPLS Firm No. 10101400  
2201 Dottie Lynn Parkway, Suite 119  
Fort Worth, Texas 76120  
(817) 446 – 6877

**EXHIBIT B**

PAGE 3 OF 4

VICINITY MAP

N.T.S.



**NOTES:**

BEARINGS ARE REFERENCED TO TWO IRON RODS FOUND MARKED AS CONTROLLING MONUMENTS. ALL DISTANCE AND AREAS SHOWN ARE SURFACE.

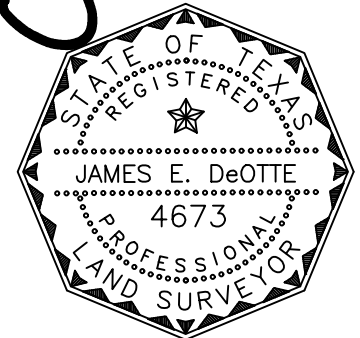
LEGAL DESCRIPTION OF SAME DATE ACCOMPANIES THIS PLAT.

5/8" CAPPED IRON RODS STAMPED "DEOTTE RPLS 4673" WILL BE SET AT CORNERS OF THE ACCESS EASEMENT

**LEGEND:**

- PROPERTY BOUNDARY
- EX. EASEMENT
- PROP. EASEMENT
- CAPPED IRON ROD SET CIRS
- IRON ROD FOUND IRF
- DEED RECORDS TARRANT COUNTY TEXAS D.R.T.C.T.
- PLAT RECORDS TARRANT COUNTY TEXAS P.R.T.C.T.

*J. E. DeOtte*



**City of Fort Worth**  
200 TEXAS STREET  
FORT WORTH, TX. 76102

EXHIBIT B SHOWING A  
**PARCEL OF PROPERTY**  
SITUATED IN THE  
**JAMES W DANIEL SURVEY TARRANT COUNTY,  
TEXAS**  
AS RECORDED IN  
**INST. D215155398**  
DEED RECORDS OF TARRANT COUNTY TEXAS

PROJECT: LAKE ARLINGTON LIFT STATION AND FORCE MAIN	CITY PROJECT No. 100995
TEMPORARY CONSTRUCTION EASEMENT	PARCEL No. 29
LAND ACQUISITION AREA: 56,252 SQ FT OR 1.291 AC	
JDEI JOB No. 201704200	DRAWN BY: PWY
PAGE 3 OF 4	
JAMES DeOTTE ENGINEERING, INC. · 2201 DOTTIE LYNN PKWY., SUITE 119 FORT WORTH, TX. 76120 · 817-446-6877	
TBPE FIRM Reg. No. 8917 · TBLs Firm Reg. No. 101014-00	

Date: 3/6/2020

OAK CREEK HOUSING CORPORATION  
 2450 S SHORE BLVD STE 300  
 LEAGUE CITY, TX 77573  
 SITE: 4805 E. LOOP 820 S.  
 FORT WORTH, TEXAS 76119  
 LOT 1, BLOCK 1  
 CAVCO ADDITION  
 VOLUME 388-171, PAGE 10  
 P.R.T.C.T.

**EXHIBIT B**  
**PAGE 4 OF 4**

30' SANITARY SEWER EASEMENT  
 D182024495  
 D.R.T.C.T.

P.O.C.

CIRF YELLOW RPLS 5433  
 (C.M.)

15' SANITARY SEWER EASEMENT  
 D162047768  
 D.R.T.C.T.

S1°11'41"E'  
 155.93'

APPROXIMATE AREA OF OVERLAP  
 9,277 SQ FT OF EXISTING  
 30' SANITARY SEWER EASEMENT  
 D182516790  
 D.R.T.C.T.

OAK CRK HOUSING PROPERTY  
 2450 S SHORE BLVD STE  
 LEAGUE CITY, TX 77573  
 SITE: 4851 E. LOOP 820  
 FORT WORTH, TEXAS 76119  
 D207364066  
 D.R.T.C.T.

LINE FOR  
 DIRECTIONAL  
 CONTROL

P.O.B.

5/8" CIRF

N1°11'41"W'  
 239.97'

30' SANITARY  
 SEWER EASEMENT  
 D187394841  
 D.R.T.C.T.

TEMPORARY CONSTRUCTION  
 EASEMENT  
 CONTAINING 56,252 SQ. FT.  
 / 1.291 AC.

S1°11'41"E'  
 482.55'

S20°40'07"E'  
 611.82'

PROPOSED  
 SEWER EASEMENT

(C.M.)  
 1/2 IRF

15' SANITARY  
 SEWER EASEMENT  
 D162047769  
 D.R.T.C.T.

YES COMPANIES EXP2 KEY LLC  
 1900 16TH ST STE 950  
 DENVER, CO 80202  
 D216186342  
 D.R.T.C.T.

N20°40'07"W'  
 362.78'

VSB INVESTMENTS LLC  
 701 ABERDEEN WAY  
 SOUTHLAKE, TX 76092  
 SITE: 4851 E. LOOP 820 S.  
 FORT WORTH, TEXAS 76119  
 TRACT 1  
 D215155398  
 D.R.T.C.T.

APPROXIMATE AREA OF OVERLAP  
 2,855 SQ FT OF EXISTING  
 30' SANITARY SEWER EASEMENT  
 D182516790  
 D.R.T.C.T.

30' SANITARY  
 SEWER EASEMENT  
 D182516790  
 D.R.T.C.T.

N51°15'37"E'  
 151.91'

S6°15'37"W'  
 47.40'

**MARTIN ST**

(48' RIGHT-OF-WAY)

N1°16'34"W'  
 53.32'

S51°15'37"W'  
 194.89'

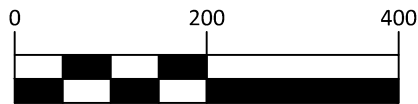
N1°25'56"W'  
 15.03'

5/8" CIRF

YES COMPANIES EXP2 KEY LLC  
 1900 16TH ST STE 950  
 DENVER, CO 80202  
 TRACT 2  
 D216186318  
 D.R.T.C.T.

YES COMPANIES EXP2 KEY LLC  
 1900 16TH ST STE 950  
 DENVER, CO 80202  
 TRACT 1  
 D216186318  
 D.R.T.C.T.

S88°20'25"W'  
 42.66'



GRAPHIC SCALE IN FEET

**LEGEND:**

PROPERTY BOUNDARY

EX. EASEMENT

PROP. EASEMENT

CAPPED IRON ROD SET

IRON ROD FOUND

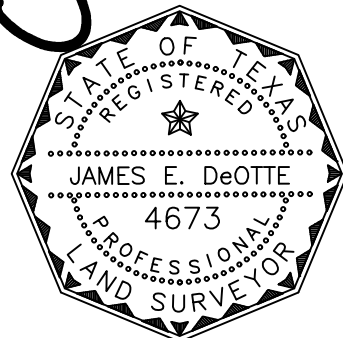
DEED RECORDS TARRANT COUNTY TEXAS D.R.T.C.T.

PLAT RECORDS TARRANT COUNTY TEXAS P.R.T.C.T.

CIRF

IRF

*J. E. DeOtte*



Date: 3/6/2020



**City of Fort Worth**

200 TEXAS STREET  
 FORT WORTH, TX. 76102

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PAGE 4 OF 4

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