

**EXHIBIT "A"**

**MARY'S CREEK FORCE MAIN SECTION 2  
35-FOOT WIDE PERMANENT SANITARY SEWER EASEMENT  
PARCEL NO. 7 PSSE  
JOHN WESLEY SMITH SURVEY, ABSTRACT NO. 1406  
CITY OF BENBROOK, TARRANT COUNTY, TEXAS**

Being a 35-Foot Wide Permanent Sanitary Sewer Easement situated in the John Wesley Smith Survey, Abstract No. 1406, City of Benbrook, Tarrant County, Texas, and being a portion of the remainder of a called 81.5415 acre tract of land described as Tract 2 conveyed to Cook Team, L.P. as recorded in Volume 13985, Page 344 of the Deed Records of Tarrant County, Texas, said 35-Foot Wide Permanent Sanitary Sewer Easement being more particularly described by metes and bounds as follows:

**COMMENCING** at a 5/8 inch iron rod with cap stamped "ANA" found for the southwest corner of said Tract 2 and the northwest corner of a tract of land conveyed to La Cantera at Team Ranch Homeowners' Association, Inc. as recorded in Instrument No. D217188249 of the Official Public Records of Tarrant County, Texas, said 5/8 inch iron rod with cap stamped "ANA" being in the east line of a tract of land conveyed to Texas Electric Service Company as recorded in Volume 5628, Page 968 of the Deed Records of Tarrant County, Texas; **THENCE** North 00 degrees 47 minutes 50 seconds East, with the west line of said Tract 2 and the east line of said tract of land conveyed to Texas Electric Service Company, a distance of 904.98 to a calculated point for the **POINT OF BEGINNING**, said calculated point being the northwest corner of a Variable Width Permanent Access Easement and having a grid coordinates of N= 6,938,016.915 and E= 2,288,851.742;

**THENCE** North 00 degrees 47 minutes 50 seconds East, with the west line of said Tract 2 and the east line of said Texas Electric Service Company easement, a distance of 35.45 feet to a calculated point for corner;

**THENCE** North 81 degrees 58 minutes 16 seconds East, a distance of 169.92 feet to a calculated point for corner;

**THENCE** North 76 degrees 48 minutes 32 seconds East, a distance of 141.14 feet to a calculated point for corner;

**THENCE** North 81 degrees 40 minutes 31 seconds East, a distance of 476.31 feet to a calculated point for corner;

**THENCE** South 57 degrees 33 minutes 24 seconds East, a distance of 890.58 feet to a calculated point for corner in the east line of said Tract 2 and the existing west right-of-way line of US 377 (variable width right-of-way);

**THENCE** South 24 degrees 15 minutes 08 seconds West, with the east line of said Tract 2 and the west line of said US 377, a distance of 125.02 feet to a calculated point for the most easterly southeast corner of a 20-Foot Wide Temporary Construction Easement Middle;

**THENCE** North 66 degrees 32 minutes 17 seconds West, with a northeast line of said 20-Foot Wide Temporary Construction Easement Middle, a distance of 34.77 feet to a calculated point for corner;

**THENCE** North 24 degrees 08 minutes 36 seconds East, with the southeasterly line of said 20-Foot Wide Temporary Construction Easement Middle, a distance of 95.17 feet to a calculated point for corner;

**THENCE** North 57 degrees 33 minutes 24 seconds West, with northeast line of said 20-Foot Wide Temporary Construction Easement Middle, a distance of 847.30 feet to a calculated point for corner;

**THENCE** South 81 degrees 40 minutes 31 seconds West, with the north line of said 20-Foot Wide Temporary Construction Easement Middle, a distance of 461.82 feet to a calculated point for corner;

**THENCE** South 76 degrees 48 minutes 32 seconds West, with the north line of said 20-Foot Wide Temporary Construction Easement Middle, a distance of 141.99 feet to a calculated point for corner;

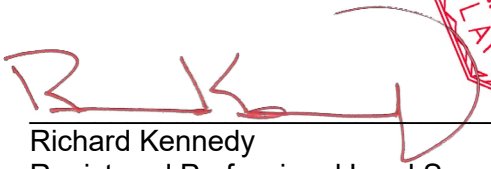
**THENCE** South 81 degrees 59 minutes 08 seconds West, with the north line of said 20-Foot Wide Temporary Construction Easement Middle, passing at a distance of 155.93 feet, a calculated point for the northeast corner of a Variable Width Permanent Access Easement, in all, a distance of 176.18 feet to the **POINT OF BEGINNING**, and containing 61,696 square feet or 1.416 acres of land, more or less;

**Notes:**

- 1.) A plat of the same survey date herewith accompanies this legal description.
- 2.) Bearings are referenced to the Texas State Plane Coordinate System, NAD-83 (2011), North Central Zone (4202). All distances and areas shown are surface.

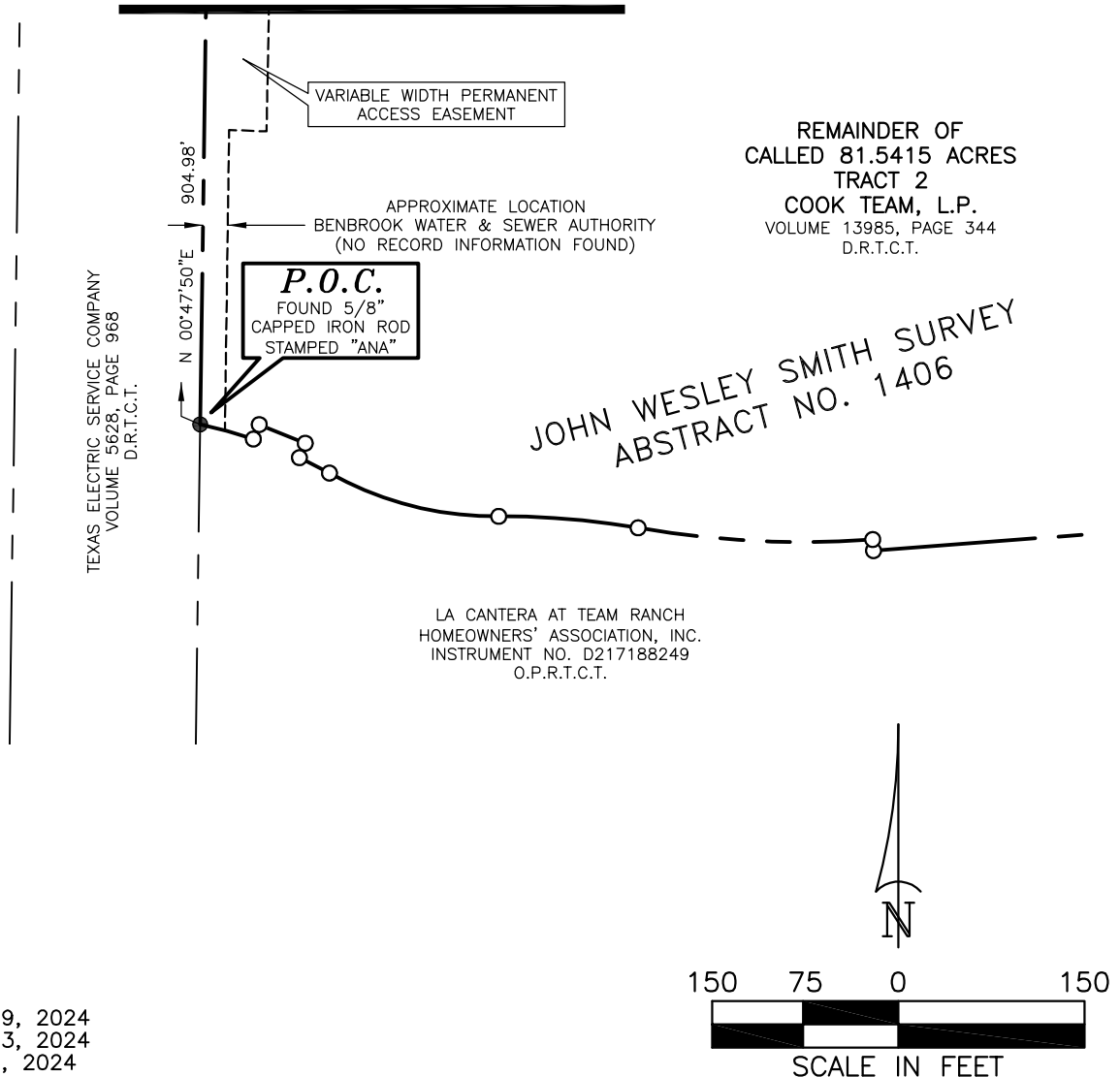
Date: July 29, 2024  
Revised: August 7, 2024  
Revised: August 13, 2024  
Revised: August 29, 2024



  
Richard Kennedy  
Registered Professional Land Surveyor  
No. 5527  
Gorrondona & Associates, Inc.  
Texas Firm No. 10106900

**EXHIBIT "B"**  
**PARCEL No. 7 PSSE**

**MATCHLINE**



REVISED: AUGUST 29, 2024  
REVISED: AUGUST 13, 2024  
REVISED: AUGUST 7, 2024



**City of Fort Worth**

200 TEXAS STREET • FORT WORTH, TEXAS 76102

**MARY'S CREEK FORCE MAIN SECTION 2**  
**WALNUT CREEK LIFT STATION TO CONFLUENCE LIFT STATION**

PARCEL NO. 7 PSSE	CITY PROJ. NO. 103648-2
35-FOOT WIDE PERMANENT SANITARY SEWER EASEMENT	
OWNER: COOK TEAM, L.P.	
SURVEY: JOHN WESLEY SMITH SURVEY ABSTRACT NO. 1406	
LOCATION: CITY OF BENBROOK, TARRANT COUNTY, TEXAS	
ACQUISITION AREA: 1.416 ACRES OR 61,696 SQUARE FEET	
WHOLE PROPERTY ACREAGE: CALLED 81.5415 ACRES (PER DEED)	

JOB No. PLUM_2201	DRAWN BY: NTK	CAD FILE: MARY'S CREEK_PSSE_7_R02.DWG
DATE: JULY 29, 2024	EXHIBIT B PAGE 1 OF 5	SCALE: 1" = 150'



*Richard Kennedy*

REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 5527 TEXAS FIRM No. 10106900

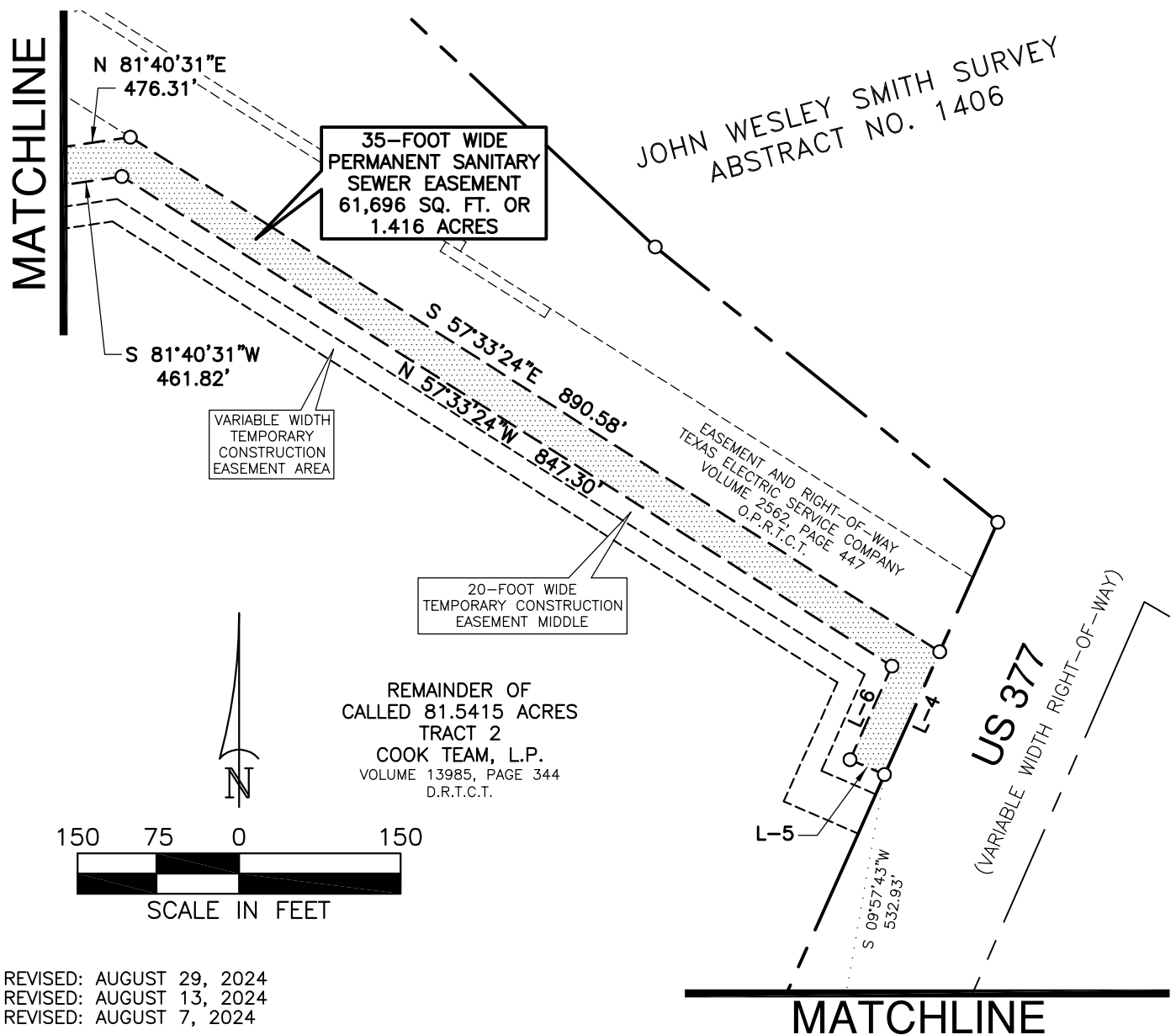
*EXHIBIT "B"*  
*PARCEL No. 7 PSSE*



*MARY'S CREEK FORCE MAIN SECTION 2*  
*WALNUT CREEK LIFT STATION TO CONFLUENCE LIFT STATION*

RICHARD KENNEDY  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 NO. 5527 TEXAS FIRM No. 10106900

**EXHIBIT "B"**  
**PARCEL No. 7 PSSE**



REVISED: AUGUST 29, 2024  
REVISED: AUGUST 13, 2024  
REVISED: AUGUST 7, 2024



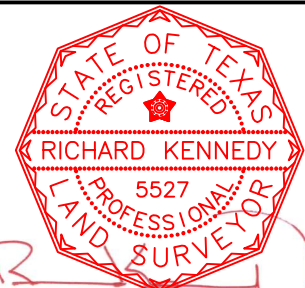
**City of Fort Worth**

200 TEXAS STREET • FORT WORTH, TEXAS 76102

**MARY'S CREEK FORCE MAIN SECTION 2**  
**WALNUT CREEK LIFT STATION TO CONFLUENCE LIFT STATION**

PARCEL NO. 7 PSSE	CITY PROJ. NO. 103648-2
35-FOOT WIDE PERMANENT SANITARY SEWER EASEMENT	
OWNER: COOK TEAM, L.P.	
SURVEY: JOHN WESLEY SMITH SURVEY ABSTRACT NO. 1406	
LOCATION: CITY OF BENBROOK, TARRANT COUNTY, TEXAS	
ACQUISITION AREA: 1.416 ACRES OR 61,696 SQUARE FEET	
WHOLE PROPERTY ACREAGE: CALLED 81.5415 ACRES (PER DEED)	

JOB No. PLUM_2201	DRAWN BY: NTK	CAD FILE: MARY'S CREEK_PSSE_7_R02.DWG
DATE: JULY 29, 2024	EXHIBIT B PAGE 3 OF 5	SCALE: 1" = 100'



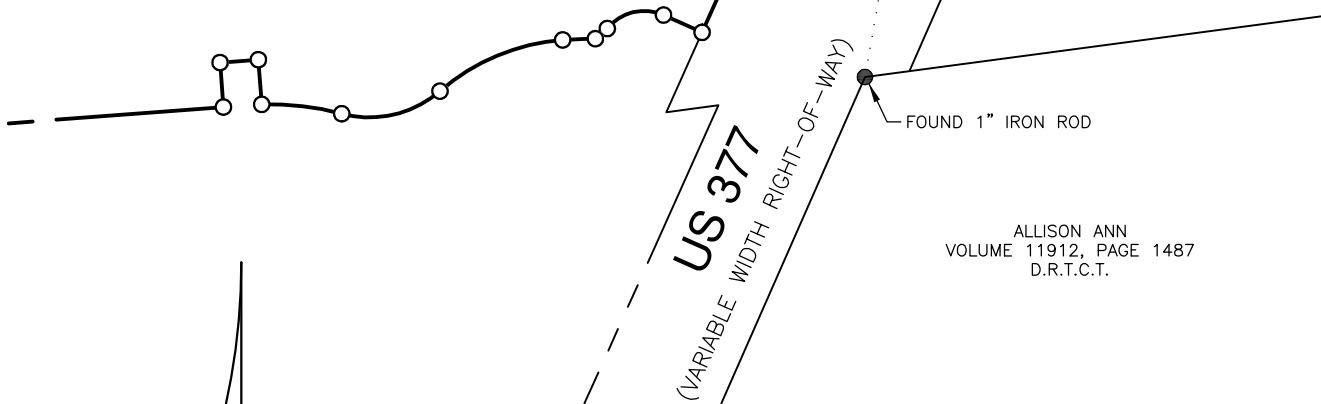
RICHARD KENNEDY  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 5527 TEXAS FIRM No. 10106900

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**PARCEL No. 7 PSSE**

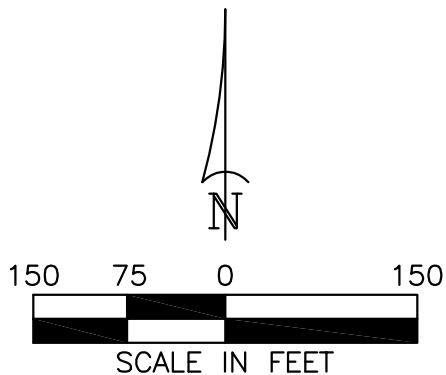
**MATCHLINE**

JOHN WESLEY SMITH SURVEY  
ABSTRACT NO. 1406

REMAINDER OF  
CALLED 81.5415 ACRES  
TRACT 2  
COOK TEAM, L.P.  
VOLUME 13985, PAGE 344  
D.R.T.C.T.



ALLISON ANN  
VOLUME 11912, PAGE 1487  
D.R.T.C.T.



REVISED: AUGUST 29, 2024  
REVISED: AUGUST 13, 2024  
REVISED: AUGUST 7, 2024



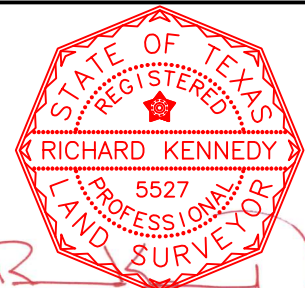
**City of Fort Worth**

200 TEXAS STREET • FORT WORTH, TEXAS 76102

**MARY'S CREEK FORCE MAIN SECTION 2**  
**WALNUT CREEK LIFT STATION TO CONFLUENCE LIFT STATION**

PARCEL NO. 7 PSSE CITY PROJ. NO. 103648-2  
35-FOOT WIDE PERMANENT SANITARY SEWER EASEMENT  
OWNER: COOK TEAM, L.P.  
SURVEY: JOHN WESLEY SMITH SURVEY ABSTRACT NO. 1406  
LOCATION: CITY OF BENBROOK, TARRANT COUNTY, TEXAS  
ACQUISITION AREA: 1.416 ACRES OR 61,696 SQUARE FEET  
WHOLE PROPERTY ACREAGE: CALLED 81.5415 ACRES (PER DEED)

JOB No. PLUM\_2201 DRAWN BY: NTK CAD FILE: MARY'S CREEK\_PSSE\_7\_R02.DWG  
DATE: JULY 29, 2024 EXHIBIT B PAGE 4 OF 5 SCALE: 1" = 100'



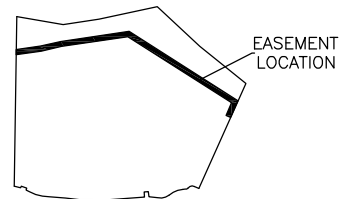
RICHARD KENNEDY  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 5527 TEXAS FIRM No. 10106900

**EXHIBIT "B"**  
**PARCEL No. 7 PSSE**

**LEGEND**

●	FND MONUMENTATION (SIZE AND TYPE NOTED)
○	CALCULATED POINT
— — — — —	PROPERTY/RIGHT-OF-WAY LINE
- - - - -	EXISTING EASEMENT LINE
- - - - -	PROPOSED EASEMENT LINE
— § —	SURVEY/ABSTRACT LINE

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N 00°47'50"E	35.45'
L-2	N 81°58'16"E	169.92'
L-3	N 76°48'32"E	141.14'
L-4	S 24°15'08"W	125.02'
L-5	N 66°32'17"W	34.77'
L-6	N 24°08'36"E	95.17'
L-7	S 76°48'32"W	141.99'
L-8	S 81°59'08"W	176.18'



SUBJECT TRACT &  
LOCATION OF EASEMENT

**NOTES:**

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

REVISED: AUGUST 29, 2024  
REVISED: AUGUST 13, 2024  
REVISED: AUGUST 7, 2024



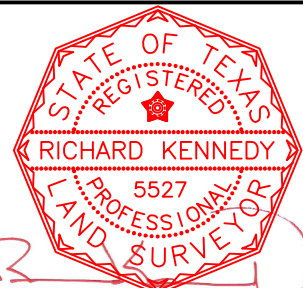
**City of Fort Worth**

200 TEXAS STREET • FORT WORTH, TEXAS 76102

**MARY'S CREEK FORCE MAIN SECTION 2**  
**WALNUT CREEK LIFT STATION TO CONFLUENCE LIFT STATION**

PARCEL NO. 7 PSSE CITY PROJ. NO. 103648-2  
35-FOOT WIDE PERMANENT SANITARY SEWER EASEMENT  
OWNER: COOK TEAM, L.P.  
SURVEY: JOHN WESLEY SMITH SURVEY ABSTRACT NO. 1406  
LOCATION: CITY OF BENBROOK, TARRANT COUNTY, TEXAS  
ACQUISITION AREA: 1.416 ACRES OR 61,696 SQUARE FEET  
WHOLE PROPERTY ACREAGE: CALLED 81.5415 ACRES (PER DEED)

JOB No. PLUM\_2201 DRAWN BY: NTK CAD FILE: MARY'S CREEK\_PSSE\_7\_R02.DWG  
DATE: JULY 29, 2024 EXHIBIT B PAGE 5 OF 5 SCALE: N/A



RICHARD KENNEDY  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 5527 TEXAS FIRM No. 10106900

Lot: 7\_PSSE

Bearing	Distance
N 00°47'50"E	35.45'
N 81°58'16"E	169.92'
N 76°48'32"E	141.14'
N 81°40'31"E	476.31'
S 57°33'24"E	890.58'
S 24°15'08"W	125.02'
N 66°32'17"W	34.77'
N 24°08'36"E	95.17'
N 57°33'24"W	847.30'
S 81°40'31"W	461.82'
S 76°48'32"W	141.99'
S 81°59'08"W	176.18'

Closure Error Distance> 0.0041 Error Bearing> S 24°57'28" W  
Closure Precision> 1 in 866720.5 Total Distance> 3595.65

61,696 SQ. FT.  
1.416 ACRES  
Bearing Distance



## EXHIBIT "A"

**MARY'S CREEK FORCE MAIN SECTION 2  
VARIABLE WIDTH PERMANENT ACCESS EASEMENT  
PARCEL NO. 7 PAE  
JOHN WESLEY SMITH SURVEY, ABSTRACT NO. 1406  
CITY OF BENBROOK, TARRANT COUNTY, TEXAS**

Being a Variable Width Permanent Access Easement situated in the John Wesley Smith Survey, Abstract No. 1406, City of Benbrook, Tarrant County, Texas, and being a portion of the remainder of a called 81.5415 acre tract of land described as Tract 2 conveyed to Cook Team, L.P. as recorded in Volume 13985, Page 344 of the Deed Records of Tarrant County, Texas, said Variable Width Permanent Access Easement being more particularly described by metes and bounds as follows:

**BEGINNING** at a 5/8 inch iron rod with cap stamped "ANA" found for the southwest corner of said Tract 2 and the northwest corner of a tract of land conveyed to La Cantera at Team Ranch Homeowners' Association, Inc. as recorded in Instrument No. D217188249 of the Official Public Records of Tarrant County, Texas, said 5/8 inch iron rod with cap stamped "ANA" being in the east line of a tract of land conveyed to Texas Electric Service Company as recorded in Volume 5628, Page 968 of the Deed Records of Tarrant County, Texas; and also having a grid coordinate of N= 6,938,112.131 and E= 2,288,839.149;

**THENCE** North 00 degrees 47 minutes 50 seconds East, with the west line of said 81.5415 acre tract of land and the east line of said Texas Electric Service Company tract, a distance of 884.74 feet to a calculated point for the southwest corner of a 20-foot wide Temporary Construction Easement Middle;

**THENCE** North 81 degrees 59 minutes 08 seconds East, with the south line of said 20-foot wide Temporary Construction Easement Middle, a distance of 20.24 feet to a calculated point for the northwest corner of a Variable Width Temporary Construction Easement, said calculated point being in the east line of an easement granted to Benbrook Water & Sewer Authority (no record information found);

**THENCE** South 00 degrees 47 minutes 51 seconds West, with the east line of said tract of land granted to Benbrook Water & Sewer Authority (no record information found), a distance of 410.46 feet to a calculated point for corner;

**THENCE** South 87 degrees 47 minutes 00 seconds East, a distance of 31.34 feet to a calculated point for corner;

**THENCE** South 01 degrees 03 minutes 49 seconds West, a distance of 239.82 feet to a calculated point for corner;

**THENCE** North 87 degrees 44 minutes 18 seconds West, a distance of 30.22 feet to a calculated point for corner in the east line of said tract of land granted to Benbrook Water & Sewer Authority (no record information found);

**THENCE** South 00 degrees 47 minutes 51 seconds West, with the east line of said tract of land granted to Benbrook Water & Sewer Authority (no record information found), a distance of 242.12 feet to a calculated point for corner in the south line of said 81.5415 acre tract of land and in the north line of said tract of land conveyed to La Cantera at Team Ranch Homeowner Association, Inc, said calculated point being the beginning of a curve to the left having a radius of 375.00 feet, a delta of 03 degrees 08 minutes 08 seconds, and whose chord bears North 76 degrees 19 minutes 26 seconds West, a chord distance of 20.52 feet;

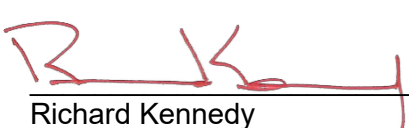
**THENCE** Northwesterly, with said curve to the left, with the south line of said called Tract 2, and the north line of said tract of land conveyed to La Cantera at Team Ranch Homeowner Association, Inc, arc distance of 20.52 feet to the **POINT OF BEGINNING**, and containing 25,154 square feet or 0.577 acres of land, more or less.

**Notes:**

- 1.) A plat of the same survey date herewith accompanies this legal description.
- 2.) Bearings are referenced to the Texas State Plane Coordinate System, NAD-83 (2011), North Central Zone (4202). All distances and areas shown are surface.

Date: August 5, 2024  
Revised: August 12, 2024  
Revised: August 13, 2024

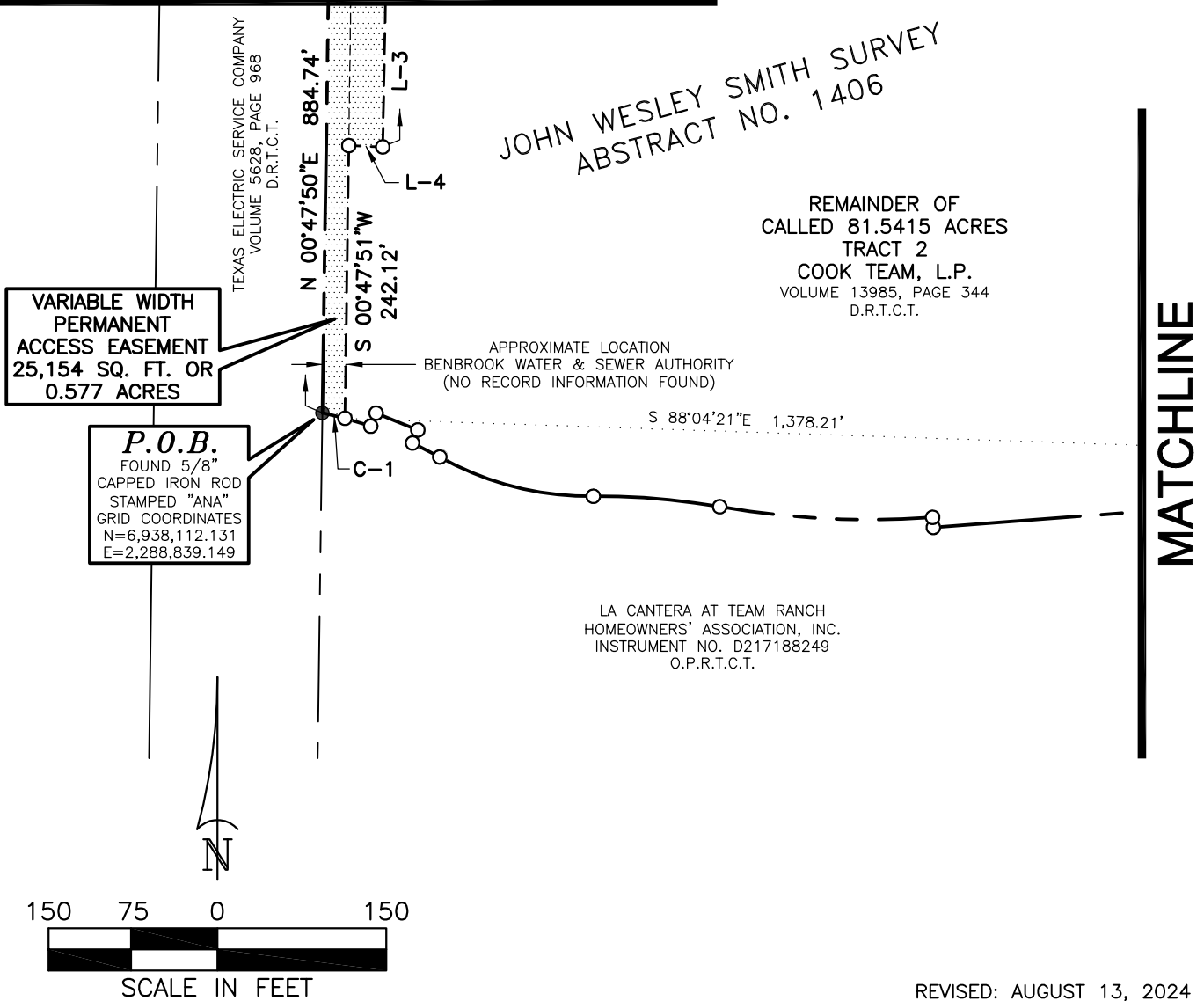


  
Richard Kennedy  
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No. 5527  
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Texas Firm No. 10106900

# EXHIBIT "B"

PARCEL No. 7 PAE

## MATCHLINE



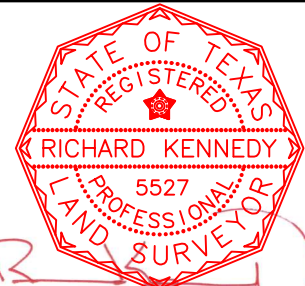
## City of Fort Worth

200 TEXAS STREET • FORT WORTH, TEXAS 76102

### MARY'S CREEK FORCE MAIN SECTION 2 WALNUT CREEK LIFT STATION TO CONFLUENCE LIFT STATION

PARCEL NO. 7 PAE	CITY PROJ. NO. 103648-2
VARIABLE WIDTH PERMANENT ACCESS EASEMENT	
OWNER: COOK TEAM, L.P.	
SURVEY: JOHN WESLEY SMITH SURVEY ABSTRACT NO. 1406	
LOCATION: CITY OF BENBROOK, TARRANT COUNTY, TEXAS	
ACQUISITION AREA: 0.577 ACRES OR 25,154 SQUARE FEET	
WHOLE PROPERTY ACREAGE: CALLED 81.5415 ACRES (PER DEED)	

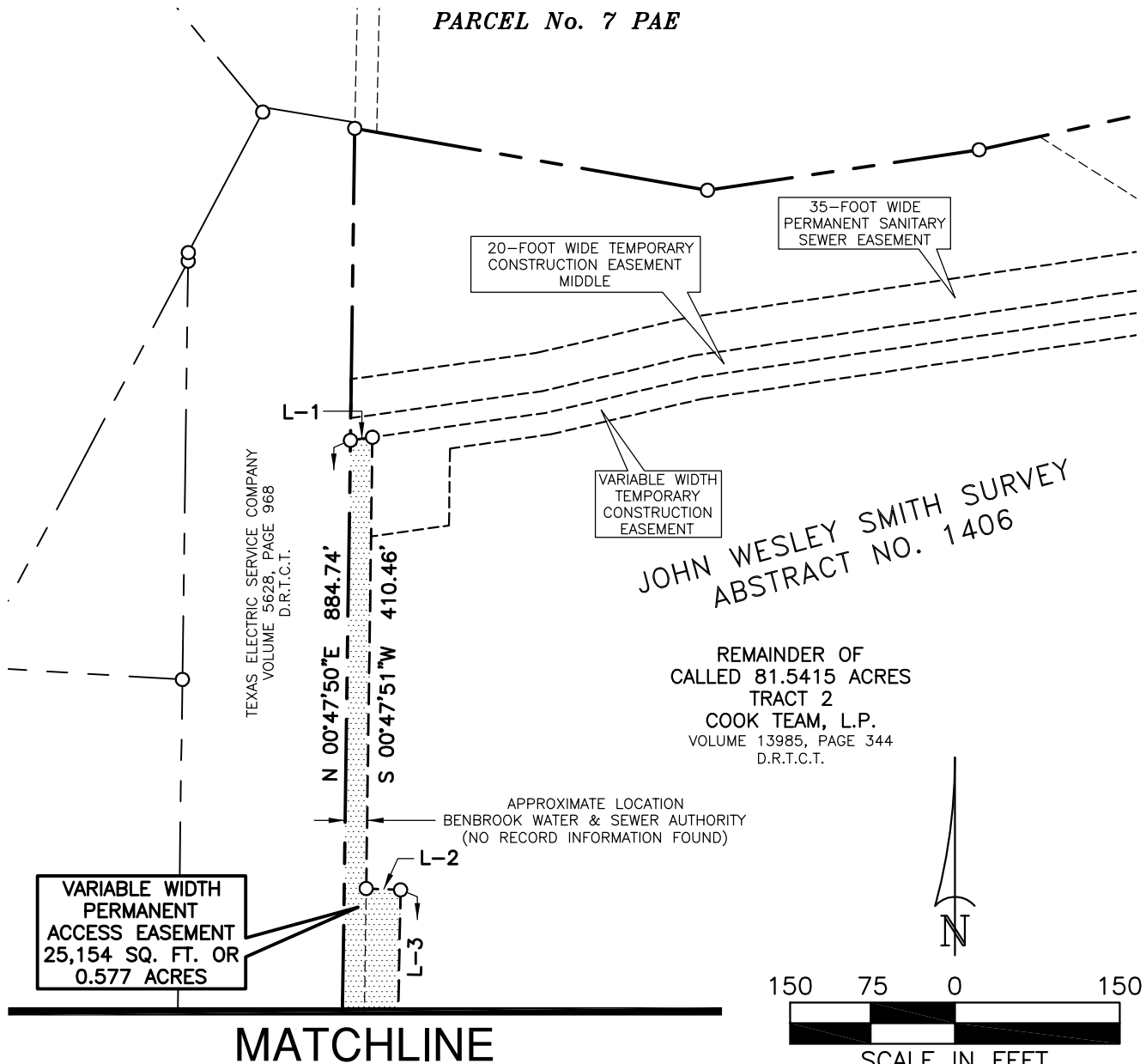
JOB No. PLUM_2201	DRAWN BY: NTK	CAD FILE: MARY'S CREEK_PAE_7_R01.DWG
DATE: AUGUST 5, 2024	EXHIBIT B PAGE 1 OF 4	SCALE: 1" = 150'



RICHARD KENNEDY  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 5527 TEXAS FIRM No. 10106900

# EXHIBIT "B"

PARCEL No. 7 PAE



## City of Fort Worth

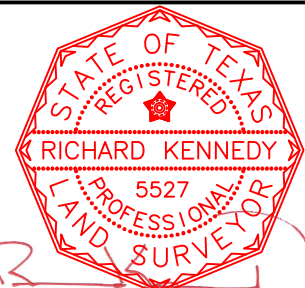
200 TEXAS STREET • FORT WORTH, TEXAS 76102

### MARY'S CREEK FORCE MAIN SECTION 2 WALNUT CREEK LIFT STATION TO CONFLUENCE LIFT STATION

PARCEL NO. 7 PAE	CITY PROJ. NO. 103648-2
VARIABLE WIDTH PERMANENT ACCESS EASEMENT	
OWNER: COOK TEAM, L.P.	
SURVEY: JOHN WESLEY SMITH SURVEY ABSTRACT NO. 1406	
LOCATION: CITY OF BENBROOK, TARRANT COUNTY, TEXAS	
ACQUISITION AREA: 0.577 ACRES OR 25,154 SQUARE FEET	
WHOLE PROPERTY ACREAGE: CALLED 81.5415 ACRES (PER DEED)	

JOB No. PLUM_2201	DRAWN BY: NTK	CAD FILE: MARY'S CREEK_PAE_7_R01.DWG
DATE: AUGUST 5, 2024	EXHIBIT B PAGE 2 OF 4	SCALE: 1" = 150'

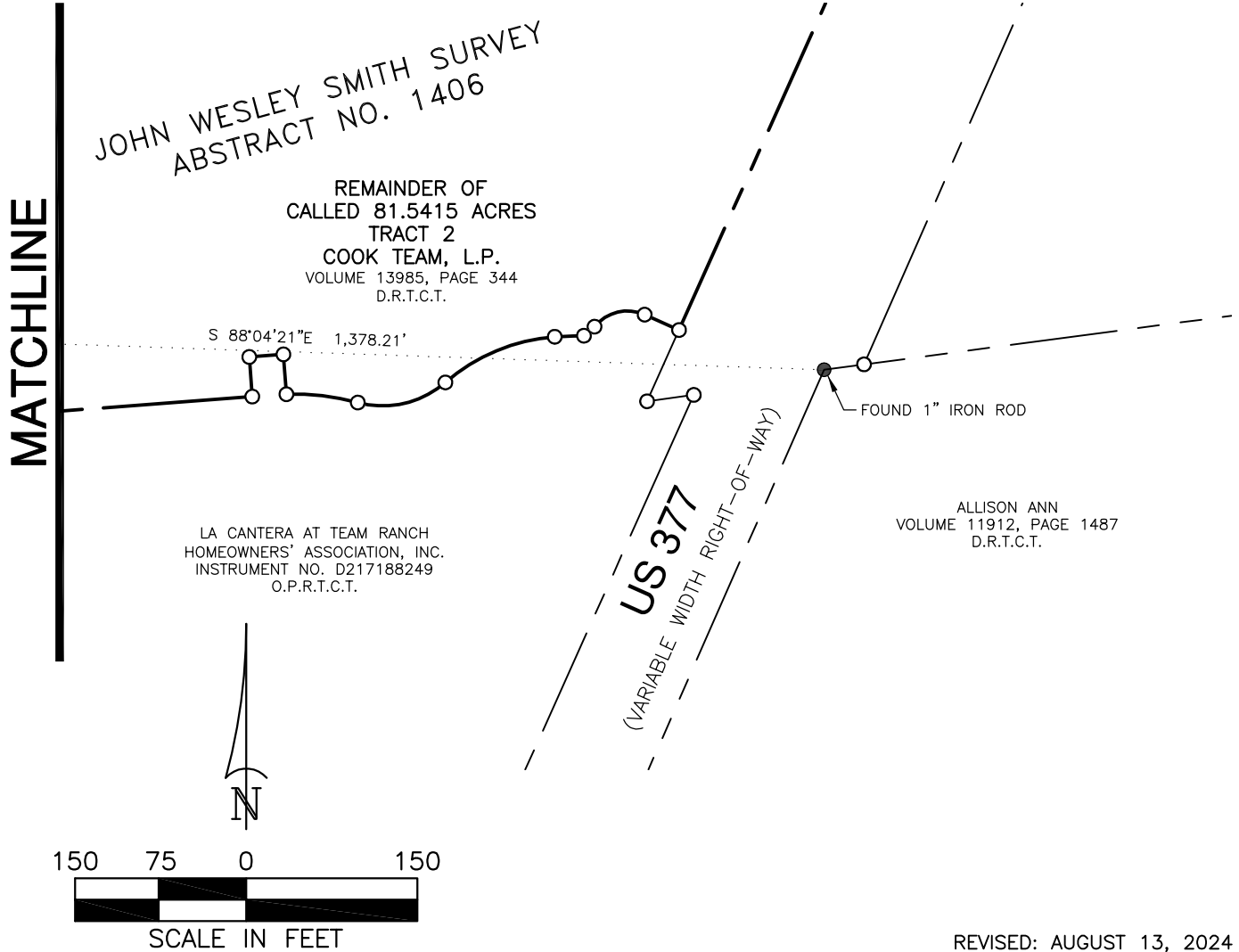
GORRONDONA & ASSOCIATES, INC. • 2800 N.E. LOOP 820, SUITE 660 FORT WORTH, TX. 76137 • 817-496-1424 FAX 817-496-1768



RICHARD KENNEDY  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 5527 TEXAS FIRM No. 10106900

# EXHIBIT "B"

PARCEL No. 7 PAE



REVISED: AUGUST 13, 2024  
REVISED: AUGUST 12, 2024



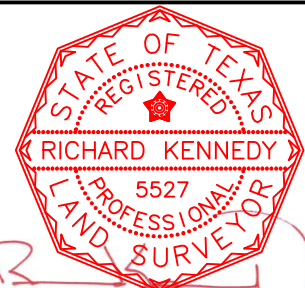
## City of Fort Worth

200 TEXAS STREET • FORT WORTH, TEXAS 76102

### MARY'S CREEK FORCE MAIN SECTION 2 WALNUT CREEK LIFT STATION TO CONFLUENCE LIFT STATION

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LOCATION: CITY OF BENBROOK, TARRANT COUNTY, TEXAS	
ACQUISITION AREA: 0.577 ACRES OR 25,154 SQUARE FEET	
WHOLE PROPERTY ACREAGE: CALLED 81.5415 ACRES (PER DEED)	

JOB No. PLUM_2201	DRAWN BY: NTK	CAD FILE: MARY'S CREEK_PAE_7_R01.DWG
DATE: AUGUST 5, 2024	EXHIBIT B PAGE 3 OF 4	SCALE: 1" = 100'



RICHARD KENNEDY  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 5527 TEXAS FIRM No. 10106900

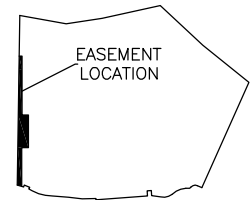
**EXHIBIT "B"**  
**PARCEL No. 7 PAE**

**LEGEND**

●	FND MONUMENTATION (SIZE AND TYPE NOTED)
○	CALCULATED POINT
— — — — —	PROPERTY/RIGHT-OF-WAY LINE
- - - - -	EXISTING EASEMENT LINE
- - - - -	PROPOSED EASEMENT LINE
— ξ —	SURVEY/ABSTRACT LINE

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N 81°59'08"E	20.24'
L-2	S 87°47'00"E	31.34'
L-3	S 01°03'49"W	239.82'
L-4	N 87°44'18"W	30.22'

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	ARC
C-1	375.00'	03°08'08"	N 76°19'26"W	20.52	20.52



SUBJECT TRACT &  
LOCATION OF EASEMENT

**NOTES:**

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

REVISED: AUGUST 13, 2024  
REVISED: AUGUST 12, 2024



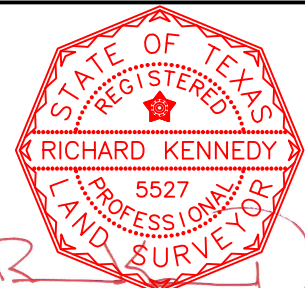
**City of Fort Worth**

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**MARY'S CREEK FORCE MAIN SECTION 2**  
**WALNUT CREEK LIFT STATION TO CONFLUENCE LIFT STATION**

PARCEL NO. 7 PAE	CITY PROJ. NO. 103648-2
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JOB No. PLUM_2201	DRAWN BY: NTK	CAD FILE: MARY'S CREEK_PAE_7_R01.DWG
DATE: AUGUST 5, 2024	EXHIBIT B PAGE 4 OF 4	SCALE: N/A



RICHARD KENNEDY  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 5527 TEXAS FIRM No. 10106900

Lot: 7\_PAE

Bearing	Distance	Radius	Delta	Chord	Ang	Chord
N 00°47'50"E	884.74'					
N 81°59'08"E	20.24'					
S 00°47'51"W	410.46'					
S 87°47'00"E	31.34'					
S 01°03'49"W	239.82'					
N 87°44'18"W	30.22'					
S 00°47'51"W	242.12'					
N 76°19'26"	W 20.52	375.00	03°08'08"	N 76°19'26"	W 20.52	

Closure Error Distance> 0.0128 Error Bearing> S 01°50'48" E  
Closure Precision> 1 in 146639.0 Total Distance> 1879.48

25,154 SQ. FT.  
0.577 ACRES  
Bearing Distance Radius Delta Chord Ang Chord

## EXHIBIT "A"

**MARY'S CREEK FORCE MAIN SECTION 2  
VARIABLE WIDTH TEMPORARY CONSTRUCTION EASEMENT  
PARCEL NO. 7 TCE  
JOHN WESLEY SMITH SURVEY, ABSTRACT NO. 1406  
CITY OF BENBROOK, TARRANT COUNTY, TEXAS**

Being a Variable Width Temporary Construction Easement situated in the John Wesley Smith Survey, Abstract No. 1406, City of Benbrook, Tarrant County, Texas, and being a portion of the remainder of a called 81.5415 acre tract of land described as Tract 2 conveyed to Cook Team, L.P. as recorded in Volume 13985, Page 344 of the Deed Records of Tarrant County, Texas, said Variable Width Temporary Construction Easement being more particularly described by metes and bounds as follows:

**COMMENCING** at a 5/8 inch iron rod with cap stamped "ANA" found for the southwest corner of said Tract 2 and the northwest corner of a tract of land conveyed to La Cantera at Team Ranch Homeowners' Association, Inc. as recorded in Instrument No. D217188249 of the Official Public Records of Tarrant County, Texas, said 5/8 inch iron rod with cap stamped "ANA" being in the east line of a tract of land conveyed to Texas Electric Service Company as recorded in Volume 5628, Page 968 of the Deed Records of Tarrant County, Texas; **THENCE** North 00 degrees 47 minutes 50 seconds East, with the west line of said Tract 2 and the east line of said tract of land conveyed to Texas Electric Service Company, a distance of 884.74 feet to a calculated point for the southwest corner of a 20-Foot Wide Temporary Construction Easement Middle; **THENCE** North 81 degrees 58 minutes 56 seconds East, with the south line of said 20-Foot Wide Temporary Construction Easement Middle, a distance of 20.24 feet to a calculated point for the **POINT OF BEGINNING**, said calculated point being in the south line of said 20-Foot Wide Temporary Construction Easement Middle and in the east line of a Variable Width Permanent Access Easement and also having a grid coordinate of N= 6,938,999.500 and E= 2,288,871.504;

**THENCE** North 81 degrees 59 minutes 08 seconds East, with the south line of said 20-Foot Wide Temporary Construction Easement Middle, a distance of 159.94 feet to a calculated point for corner;

**THENCE** North 76 degrees 48 minutes 32 seconds East, with the south line of said 20-Foot Wide Temporary Construction Easement Middle, a distance of 142.05 feet to a calculated point for corner;

**THENCE** North 81 degrees 40 minutes 31 seconds East, with the south line of said 20-Foot Wide Temporary Construction Easement Middle, a distance of 453.54 feet to a calculated point for corner;

**THENCE** South 57 degrees 33 minutes 24 seconds East, with the south line of said 20-Foot Wide Temporary Construction Easement Middle, a distance of 822.58 feet to a calculated point for corner;

**THENCE** South 24 degrees 08 minutes 36 seconds West, with the west line of said 20-Foot Wide Temporary Construction Easement Middle, a distance of 98.11 feet to a calculated point for corner;



**THENCE** South 66 degrees 32 minutes 17 seconds East, with the southerly southwest line of said 20-Foot Wide Temporary Construction Easement Middle, a distance of 55.01 feet to a calculated point for corner in the east line of said Tract 2 and the existing west right-of-way line of US 377 (variable width right-of-way);

**THENCE** South 24 degrees 08 minutes 36 seconds West, with the east line of said Tract 2 and the west line of said US 377, a distance of 40.01 feet to a calculated point for corner;

**THENCE** North 66 degrees 32 minutes 17 seconds West, a distance of 75.32 feet to a calculated point for corner;

**THENCE** North 24 degrees 17 minutes 08 seconds East, a distance of 121.07 feet to a calculated point for corner;

**THENCE** North 57 degrees 33 minutes 24 seconds West, a distance of 797.84 feet to a calculated point for corner;

**THENCE** South 81 degrees 40 minutes 31 seconds West, a distance of 445.25 feet to a calculated point for corner;

**THENCE** South 76 degrees 48 minutes 32 seconds West, a distance of 142.10 feet to a calculated point for corner;

**THENCE** South 81 degrees 59 minutes 08 seconds West, a distance of 92.36 feet to a calculated point for corner;

**THENCE** South 00 degrees 46 minutes 58 seconds West, a distance of 69.97 feet to a calculated point for corner;

**THENCE** South 81 degrees 57 minutes 18 seconds West, a distance of 71.61 feet to a calculated point for corner;


**THENCE** North 00 degrees 47 minutes 51 seconds East, a distance of 90.25 feet to the **POINT OF BEGINNING**, and containing 41,039 square feet or 0.942 acres of land, more or less.

**Notes:**

- 1.) A plat of the same survey date herewith accompanies this legal description.
- 2.) Bearings are referenced to the Texas State Plane Coordinate System, NAD-83 (2011), North Central Zone (4202). All distances and areas shown are surface.

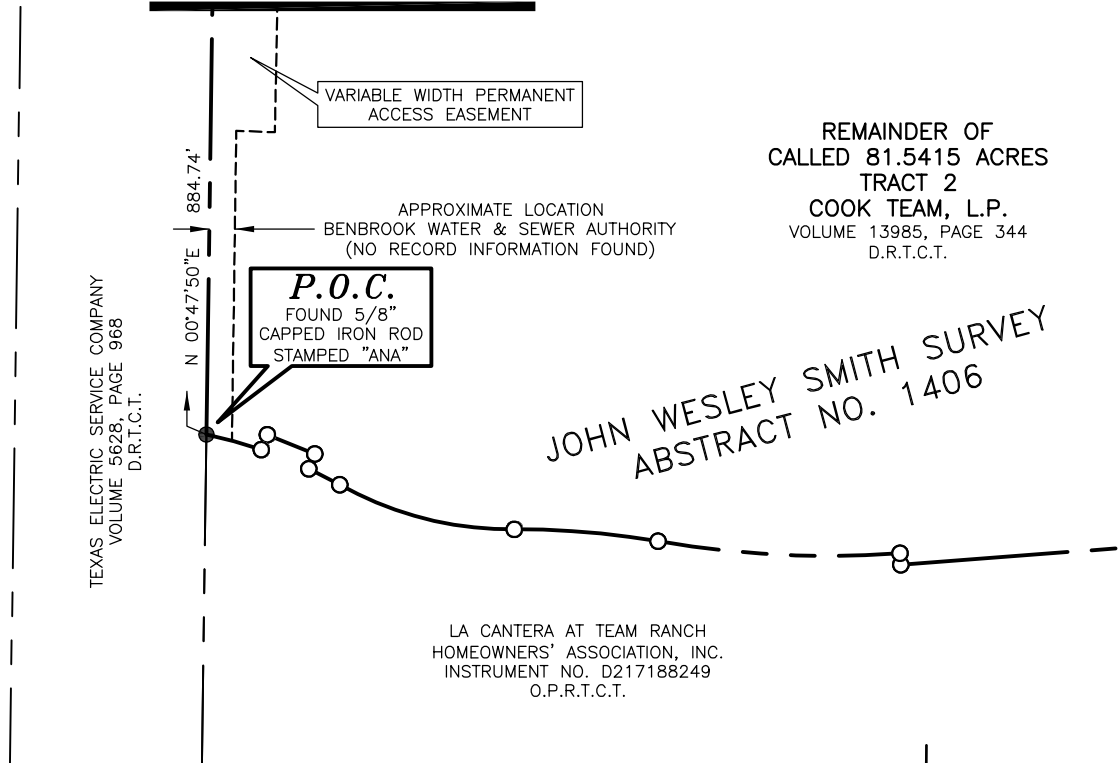
Date: July 23, 2024  
Revised: August 7, 2024  
Revised: August 13, 2024  
Revised: August 22, 2024  
Revised: August 29, 2024



  
Richard Kennedy  
Registered Professional Land Surveyor  
No. 5527  
Gorrondona & Associates, Inc.  
Texas Firm No. 10106900

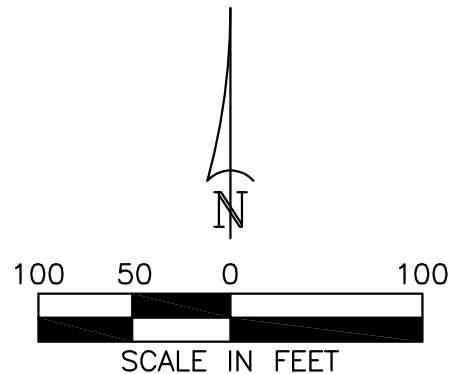
**EXHIBIT "B"**  
**PARCEL No. 7 TCE**

**MATCHLINE**



REMAINDER OF  
CALLED 81.5415 ACRES  
TRACT 2  
COOK TEAM, L.P.  
VOLUME 13985, PAGE 344  
D.R.T.C.T.

REVISED: AUGUST 29, 2024  
REVISED: AUGUST 22, 2024  
REVISED: AUGUST 13, 2024  
REVISED: AUGUST 7, 2024



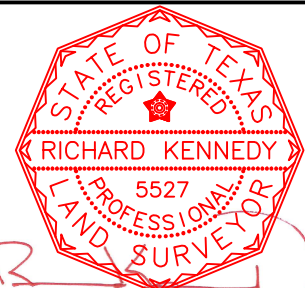
**City of Fort Worth**

200 TEXAS STREET • FORT WORTH, TEXAS 76102

**MARY'S CREEK FORCE MAIN SECTION 2**  
**WALNUT CREEK LIFT STATION TO CONFLUENCE LIFT STATION**

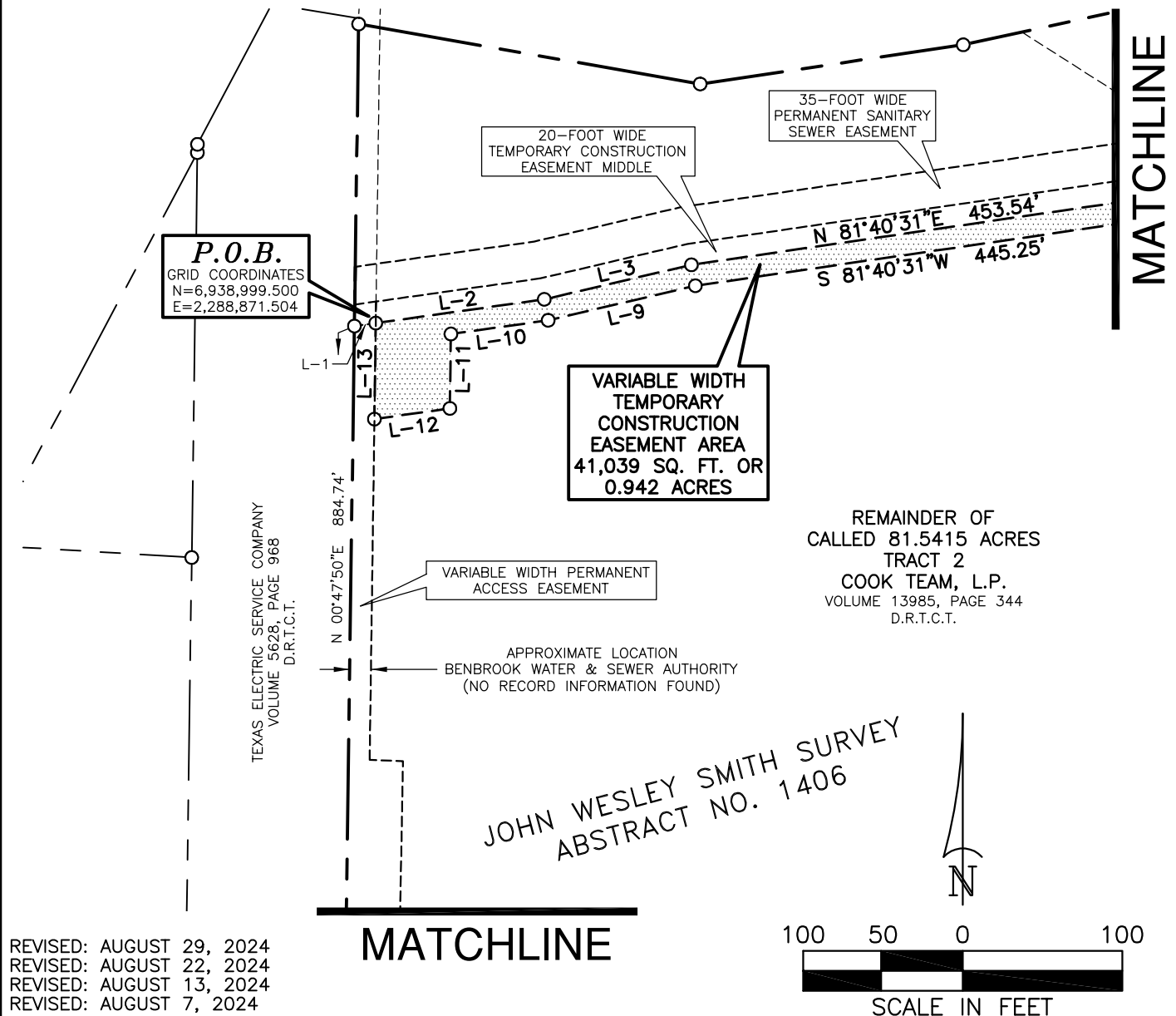
PARCEL NO. 7 TCE	CITY PROJ. NO. 103648-2
VARIABLE WIDTH TEMPORARY CONSTRUCTION EASEMENT	
OWNER: COOK TEAM, L.P.	
SURVEY: JOHN WESLEY SMITH SURVEY ABSTRACT NO. 1406	
LOCATION: CITY OF BENBROOK, TARRANT COUNTY, TEXAS	
ACQUISITION AREA: 0.942 ACRES OR 41,039 SQUARE FEET	
WHOLE PROPERTY ACREAGE: CALLED 81.5415 ACRES (PER DEED)	

JOB No. PLUM_2201	DRAWN BY: NTK	CAD FILE: MARY'S CREEK_TCE_7_R02.DWG
DATE: JULY 23, 2024	EXHIBIT B PAGE 1 OF 5	SCALE: 1" = 150'



RICHARD KENNEDY  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 5527 TEXAS FIRM No. 10106900

**EXHIBIT "B"**  
**PARCEL No. 7 TCE**



REVISED: AUGUST 29, 2024  
REVISED: AUGUST 22, 2024  
REVISED: AUGUST 13, 2024  
REVISED: AUGUST 7, 2024



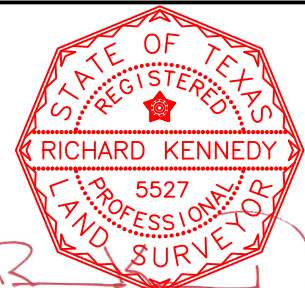
**City of Fort Worth**

200 TEXAS STREET • FORT WORTH, TEXAS 76102

**MARY'S CREEK FORCE MAIN SECTION 2**  
**WALNUT CREEK LIFT STATION TO CONFLUENCE LIFT STATION**

PARCEL NO. 7 TCE	CITY PROJ. NO. 103648-2
VARIABLE WIDTH TEMPORARY CONSTRUCTION EASEMENT	
OWNER: COOK TEAM, L.P.	
SURVEY: JOHN WESLEY SMITH SURVEY ABSTRACT NO. 1406	
LOCATION: CITY OF BENBROOK, TARRANT COUNTY, TEXAS	
ACQUISITION AREA: 0.942 ACRES OR 41,039 SQUARE FEET	
WHOLE PROPERTY ACREAGE: CALLED 81.5415 ACRES (PER DEED)	

JOB No. PLUM_2201	DRAWN BY: NTK	CAD FILE: MARY'S CREEK_TCE_7_R02.DWG
DATE: JULY 23, 2024	EXHIBIT B PAGE 2 OF 5	SCALE: 1" = 150'



RICHARD KENNEDY  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 5527 TEXAS FIRM No. 10106900

# EXHIBIT "B"

PARCEL No. 7 TCE

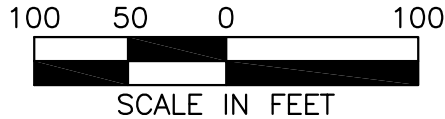
MATCHLINE

N 81°40'31"E  
453.54'

20-FOOT WIDE  
TEMPORARY CONSTRUCTION  
EASEMENT MIDDLE

35-FOOT WIDE  
PERMANENT SANITARY  
SEWER EASEMENT

REMAINDER OF  
CALLED 81.5415 ACRES  
TRACT 2  
COOK TEAM, L.P.  
VOLUME 13985, PAGE 344  
D.R.T.C.T.



REVISED: AUGUST 29, 2024  
REVISED: AUGUST 22, 2024  
REVISED: AUGUST 13, 2024  
REVISED: AUGUST 7, 2024

JOHN WESLEY SMITH SURVEY  
ABSTRACT NO. 1406

EASEMENT AND RIGHT-OF-WAY  
TEXAS ELECTRIC SERVICE COMPANY  
VOLUME 2562, PAGE 447  
O.P.R.T.C.T.

VARIABLE WIDTH  
TEMPORARY  
CONSTRUCTION  
EASEMENT AREA  
41,039 SQ. FT. OR  
0.942 ACRES

US 377  
(VARIABLE WIDTH RIGHT-OF-WAY)

MATCHLINE



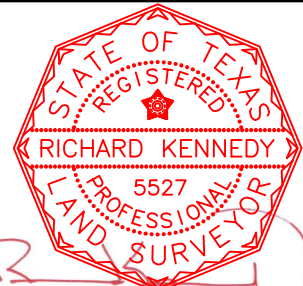
## City of Fort Worth

200 TEXAS STREET • FORT WORTH, TEXAS 76102

### MARY'S CREEK FORCE MAIN SECTION 2 WALNUT CREEK LIFT STATION TO CONFLUENCE LIFT STATION

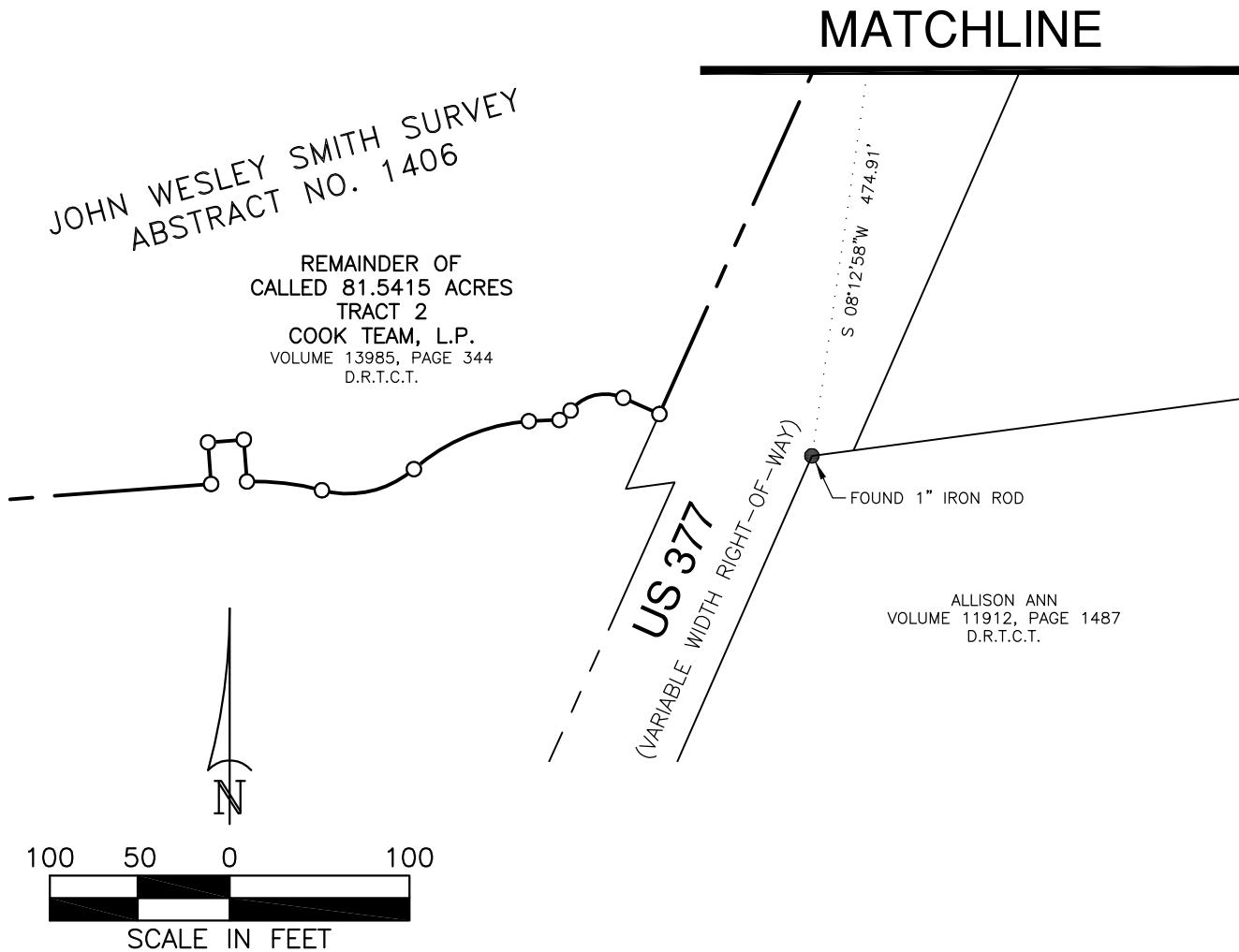
PARCEL NO. 7 TCE	CITY PROJ. NO. 103648-2
VARIABLE WIDTH TEMPORARY CONSTRUCTION EASEMENT	
OWNER: COOK TEAM, L.P.	
SURVEY: JOHN WESLEY SMITH SURVEY ABSTRACT NO. 1406	
LOCATION: CITY OF BENBROOK, TARRANT COUNTY, TEXAS	
ACQUISITION AREA: 0.942 ACRES OR 41,039 SQUARE FEET	
WHOLE PROPERTY ACREAGE: CALLED 81.5415 ACRES (PER DEED)	

JOB No. PLUM_2201	DRAWN BY: NTK	CAD FILE: MARY'S CREEK_TCE_7_R02.DWG
DATE: JULY 23, 2024	EXHIBIT B PAGE 3 OF 5	SCALE: 1" = 100'



RICHARD KENNEDY  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 5527 TEXAS FIRM No. 10106900

**EXHIBIT "B"**  
**PARCEL No. 7 TCE**



REVISED: AUGUST 29, 2024  
REVISED: AUGUST 22, 2024  
REVISED: AUGUST 13, 2024  
REVISED: AUGUST 7, 2024



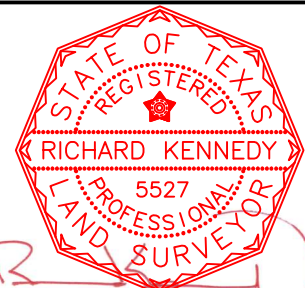
**City of Fort Worth**

200 TEXAS STREET • FORT WORTH, TEXAS 76102

**MARY'S CREEK FORCE MAIN SECTION 2**  
**WALNUT CREEK LIFT STATION TO CONFLUENCE LIFT STATION**

PARCEL NO. 7 TCE	CITY PROJ. NO. 103648-2
VARIABLE WIDTH TEMPORARY CONSTRUCTION EASEMENT	
OWNER: COOK TEAM, L.P.	
SURVEY: JOHN WESLEY SMITH SURVEY ABSTRACT NO. 1406	
LOCATION: CITY OF BENBROOK, TARRANT COUNTY, TEXAS	
ACQUISITION AREA: 0.942 ACRES OR 41,039 SQUARE FEET	
WHOLE PROPERTY ACREAGE: CALLED 81.5415 ACRES (PER DEED)	

JOB No. PLUM_2201	DRAWN BY: NTK	CAD FILE: MARY'S CREEK_TCE_7_R02.DWG
DATE: JULY 23, 2024	EXHIBIT B PAGE 4 OF 5	SCALE: 1" = 100'



RICHARD KENNEDY  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 5527 TEXAS FIRM No. 10106900

**EXHIBIT "B"**  
**PARCEL No. 7 TCE**

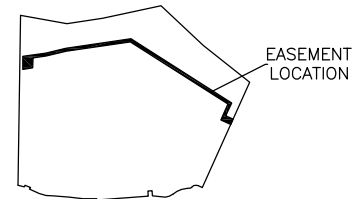
**LEGEND**

●	FND MONUMENTATION (SIZE AND TYPE NOTED)
○	CALCULATED POINT
— — — — —	PROPERTY/RIGHT-OF-WAY LINE
- - - - -	EXISTING EASEMENT LINE
- - - - -	PROPOSED EASEMENT LINE
— ξ —	SURVEY/ABSTRACT LINE

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S 81°59'08"W	20.24'
L-2	N 81°59'08"E	159.94'
L-3	N 76°48'32"E	142.05'
L-4	S 24°08'36"W	98.11'
L-5	S 66°32'17"E	55.01'
L-6	S 24°08'36"W	40.01'
L-7	N 66°32'17"W	75.32'
L-8	N 24°17'08"E	121.07'
L-9	S 76°48'32"W	142.10'
L-10	S 81°59'08"W	92.36'
L-11	S 00°46'58"W	69.97'
L-12	S 81°57'18"W	71.61'
L-13	N 00°47'51"E	90.25'

**NOTES:**

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



SUBJECT TRACT &  
LOCATION OF EASEMENT

REVISED: AUGUST 29, 2024  
REVISED: AUGUST 22, 2024  
REVISED: AUGUST 13, 2024  
REVISED: AUGUST 7, 2024



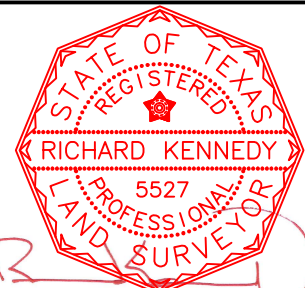
**City of Fort Worth**

200 TEXAS STREET • FORT WORTH, TEXAS 76102

**MARY'S CREEK FORCE MAIN SECTION 2**  
**WALNUT CREEK LIFT STATION TO CONFLUENCE LIFT STATION**

PARCEL NO. 7 TCE	CITY PROJ. NO. 103648-2
VARIABLE WIDTH TEMPORARY CONSTRUCTION EASEMENT	
OWNER: COOK TEAM, L.P.	
SURVEY: JOHN WESLEY SMITH SURVEY ABSTRACT NO. 1406	
LOCATION: CITY OF BENBROOK, TARRANT COUNTY, TEXAS	
ACQUISITION AREA: 0.942 ACRES OR 41,039 SQUARE FEET	
WHOLE PROPERTY ACREAGE: CALLED 81.5415 ACRES (PER DEED)	

JOB No. PLUM_2201	DRAWN BY: NTK	CAD FILE: MARY'S CREEK_TCE_7_R02.DWG
DATE: JULY 23, 2024	EXHIBIT B PAGE 5 OF 5	SCALE: N/A



RICHARD KENNEDY  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 5527 TEXAS FIRM No. 10106900

Lot: 7\_TCE

Bearing	Distance
N 81°59'08" E	159.94
N 76°48'32" E	142.05
N 81°40'31" E	453.54
S 57°33'24" E	822.58
S 24°08'36" W	98.11
S 66°32'17" E	55.01
S 24°08'36" W	40.01
N 66°32'17" W	75.32
N 24°17'08" E	121.07
N 57°33'24" W	797.84
S 81°40'31" W	445.25
S 76°48'32" W	142.10
S 81°59'08" W	92.36
S 00°46'58" W	69.97
S 81°57'18" W	71.61
N 00°47'51" E	90.25
Closure Error Distance> 0.0170 Error Bearing> N 87°17'46" W	
Closure Precision> 1 in 216449.5 Total Distance> 3676.99	
41039 SQ. FT.	
0.942 ACRES	
Bearing Distance	



**EXHIBIT "A"**

**MARY'S CREEK FORCE MAIN SECTION 2  
20-FOOT WIDE TEMPORARY CONSTRUCTION EASEMENT MIDDLE  
PARCEL NO. 7 TCEM  
JOHN WESLEY SMITH SURVEY, ABSTRACT NO. 1406  
CITY OF BENBROOK, TARRANT COUNTY, TEXAS**

Being a 20-Foot Wide Temporary Construction Easement Middle situated in the John Wesley Smith Survey, Abstract No. 1406, City of Benbrook, Tarrant County, Texas, and being a portion of the remainder of a called 81.5415 acre tract of land described as Tract 2 conveyed to Cook Team, L.P. as recorded in Volume 13985, Page 344 of the Deed Records of Tarrant County, Texas, said 20-Foot Wide Temporary Construction Easement Middle being more particularly described by metes and bounds as follows:

**COMMENCING** at a 5/8 inch iron rod with cap stamped "ANA" found for the southwest corner of said Tract 2 and the northwest corner of a tract of land conveyed to La Cantera at Team Ranch Homeowners' Association, Inc. as recorded in Instrument No. D217188249 of the Official Public Records of Tarrant County, Texas, said 5/8 inch iron rod with cap stamped "ANA" being in the east line of a tract of land conveyed to Texas Electric Service Company as recorded in Volume 5628, Page 968 of the Deed Records of Tarrant County, Texas; **THENCE** North 00 degrees 47 minutes 50 seconds East, with the west line of said Tract 2, the west line of a Variable Width Permanent Access Easement and the east line of said tract of land conveyed to Texas Electric Service Company, a distance of 884.74 to a calculated point for the **POINT OF BEGINNING**, said calculated point having a grid coordinates of N= 6,938,996.677 and E= 2,288,851.457;

**THENCE** North 00 degrees 47 minutes 50 seconds East, with the west line of said Tract 2 and the east line of said tract of land conveyed to Texas Electric Service Company, a distance of 20.24 feet to a calculated point for the southwest corner of a 35-Foot Wide Permanent Sanitary Sewer Easement and the northwest corner of said Variable Width Permanent Access Easement;

**THENCE** North 81 degrees 59 minutes 08 seconds East, with the south line of said 35-Foot Wide Permanent Sanitary Sewer Easement and the north line of said Variable Width Permanent Access Easement, passing at a distance of 20.25 feet, a calculated point for the northeast corner of said Variable Width Permanent Access Easement, in all, a distance of 176.18 feet to a calculated point for corner;

**THENCE** North 76 degrees 48 minutes 32 seconds East, with the south line of said 35-Foot Wide Permanent Sanitary Sewer Easement, a distance of 141.99 feet to a calculated point for corner;

**THENCE** North 81 degrees 40 minutes 31 seconds East, with the south line of said 35-Foot Wide Permanent Sanitary Sewer Easement, a distance of 461.82 feet to a calculated point for corner;

**THENCE** South 57 degrees 33 minutes 24 seconds East, with the south line of said 35-Foot Wide Permanent Sanitary Sewer Easement, a distance of 847.30 feet to a calculated point for an interior ell corner of said 35-Foot Wide Permanent Sanitary Sewer Easement;

- THENCE** South 24 degrees 08 minutes 36 seconds West, with the west line of said 35\_Foot Wide Permanent, Sanitary Sewer Easement, a distance of 95.17 feet to a calculated point for corner;
- THENCE** South 66 degrees 32 minutes 17 seconds East, a distance of 34.77 feet to a calculated point for the south corner of said 35-Foot Wide Permanent Sanitary Sewer Easement, said calculated point being in the east line of said Tract 2 and the existing west right-of-way line of US 377 (variable width right-of-way);
- THENCE** South 23 degrees 27 minutes 43 seconds West, with the east line of said Tract 2 and the west line of said US 377, a distance of 20.00 feet to a calculated point for the most northerly southeast corner of a Variable Width Temporary Construction Easement;
- THENCE** North 66 degrees 32 minutes 17 seconds West, with a north line of said Variable Width Temporary Construction Easement, a distance of 55.01 feet to a calculated point for corner;
- THENCE** North 24 degrees 08 minutes 36 seconds East, with the southeast line of said Variable Width Temporary Construction Easement, a distance of 98.11 feet to a calculated point for corner;
- THENCE** North 57 degrees 33 minutes 24 seconds West, with the northeast line of said Variable Width Temporary Construction Easement, a distance of 822.58 feet to a calculated point for corner;
- THENCE** South 81 degrees 40 minutes 31 seconds West, with the north line of said Variable Width Temporary Construction Easement, a distance of 453.54 feet to a calculated point for corner;
- THENCE** South 76 degrees 48 minutes 32 seconds West, with the north line of said Variable Width Temporary Construction Easement, a distance of 142.05 feet to a calculated point for corner;
- THENCE** South 81 degrees 59 minutes 08 seconds West, with the north line of said Variable Width Temporary Construction Easement, passing at a distance of 159.94 feet, a calculated point for the northeast corner of said Variable Width Permanent Access Easement, in all, a distance of 180.18 feet to the **POINT OF BEGINNING**, and containing 35,091 square feet or 0.806 acres, of which 405 square feet lies within the limits of said Variable Width Permanent Access Easement, leaving a net area of 34,686 square feet or 0.797 acres of land, more or less.

**Notes:**

- 1.) A plat of the same survey date herewith accompanies this legal description.
- 2.) Bearings are referenced to the Texas State Plane Coordinate System, NAD-83 (2011), North Central Zone (4202). All distances and areas shown are surface.

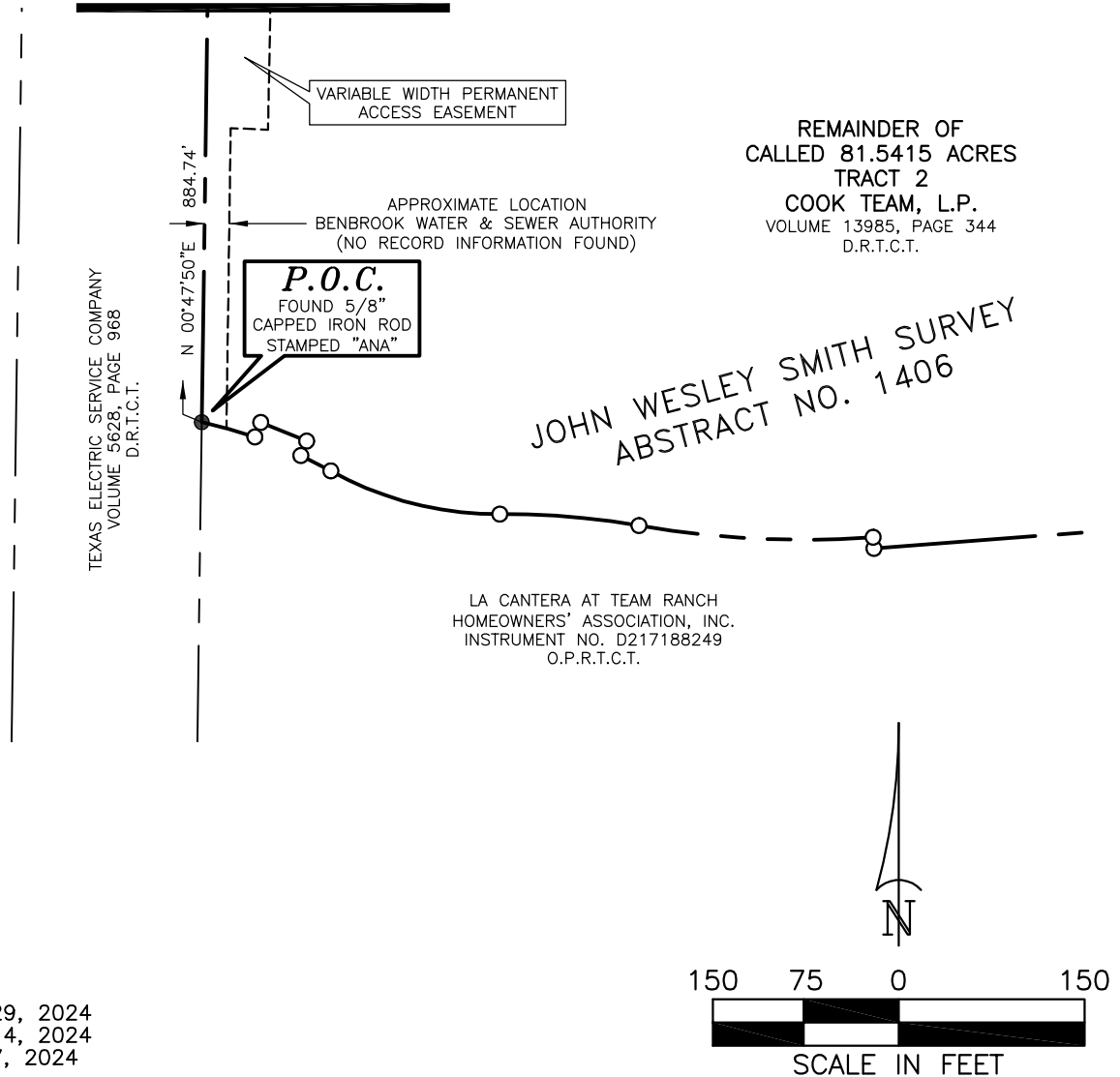
Date: July 24, 2024  
Revision: August 7, 2024  
Revision: August 14, 2024  
Revision: August 29, 2024



  
\_\_\_\_\_  
Richard Kennedy  
Registered Professional Land Surveyor  
No. 5527  
Gorrondona & Associates, Inc.  
Texas Firm No. 10106900

**EXHIBIT "B"**  
**PARCEL No. 7 TCEM**

**MATCHLINE**



REVISED: AUGUST 29, 2024  
REVISED: AUGUST 14, 2024  
REVISED: AUGUST 7, 2024



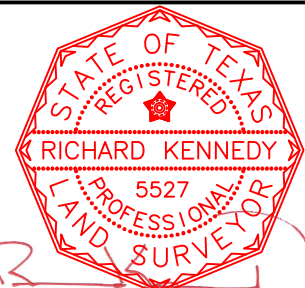
**City of Fort Worth**

200 TEXAS STREET • FORT WORTH, TEXAS 76102

**MARY'S CREEK FORCE MAIN SECTION 2**  
**WALNUT CREEK LIFT STATION TO CONFLUENCE LIFT STATION**

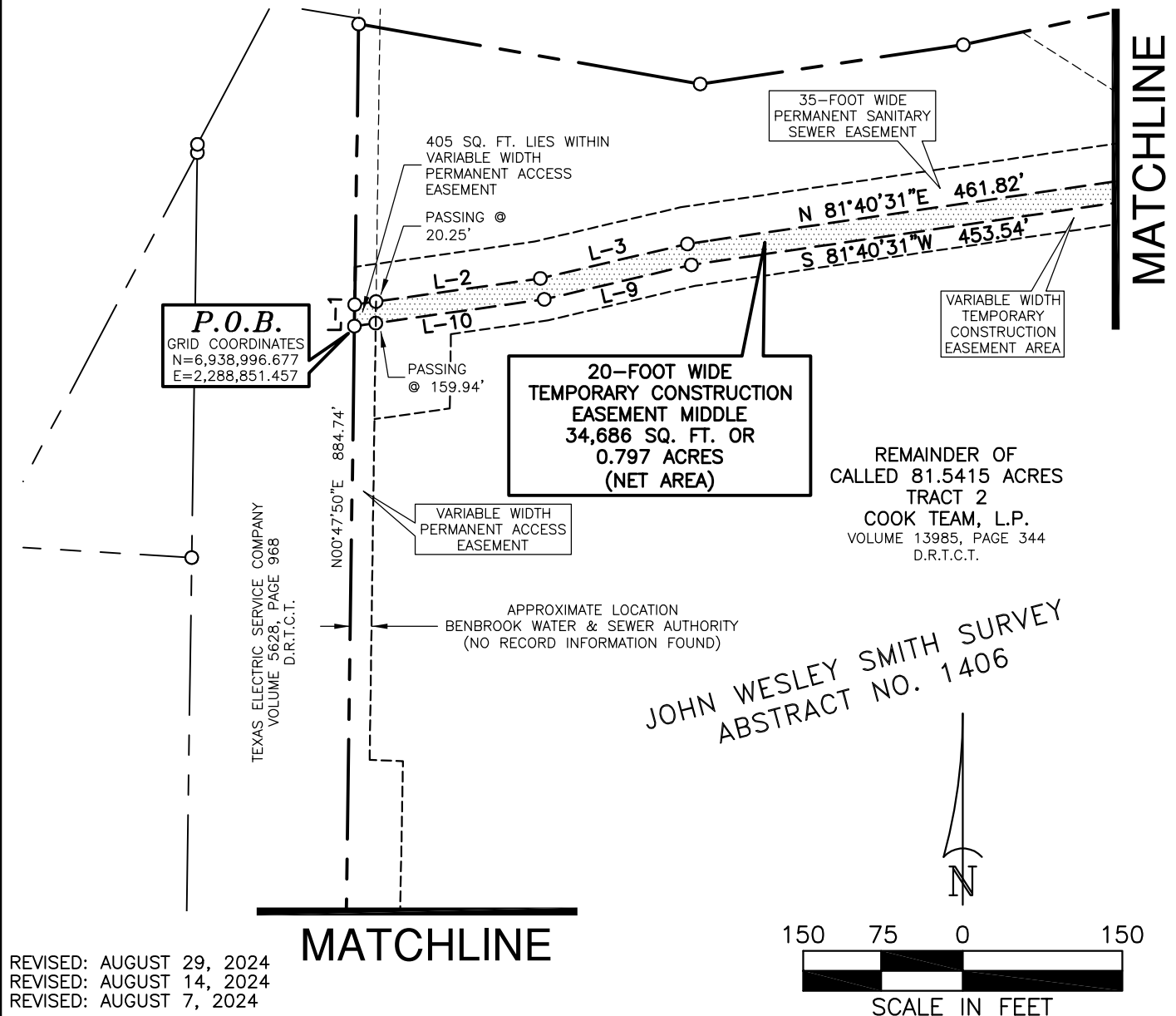
PARCEL NO. 7 TCEM	CITY PROJ. NO. 103648-2
20-FOOT WIDE TEMPORARY CONSTRUCTION EASEMENT MIDDLE	
OWNER: COOK TEAM, L.P.	
SURVEY: JOHN WESLEY SMITH SURVEY ABSTRACT NO. 1406	
LOCATION: CITY OF BENBROOK, TARRANT COUNTY, TEXAS	
ACQUISITION AREA: 34,686 SQ. FT. OR 0.797 ACRES (NET AREA)	
WHOLE PROPERTY ACREAGE: CALLED 81.5415 ACRES (PER DEED)	

JOB No. PLUM_2201	DRAWN BY: NTK	CAD FILE: MARY'S CREEK_TCEM_7_R02.DWG
DATE: JULY 23, 2024	EXHIBIT B PAGE 1 OF 5	SCALE: 1" = 150'



RICHARD KENNEDY  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 5527 TEXAS FIRM No. 10106900

**EXHIBIT "B"**  
**PARCEL No. 7 TCEM**



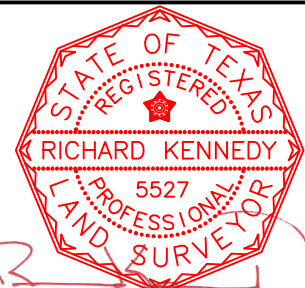
**City of Fort Worth**

200 TEXAS STREET • FORT WORTH, TEXAS 76102

**MARY'S CREEK FORCE MAIN SECTION 2**  
**WALNUT CREEK LIFT STATION TO CONFLUENCE LIFT STATION**

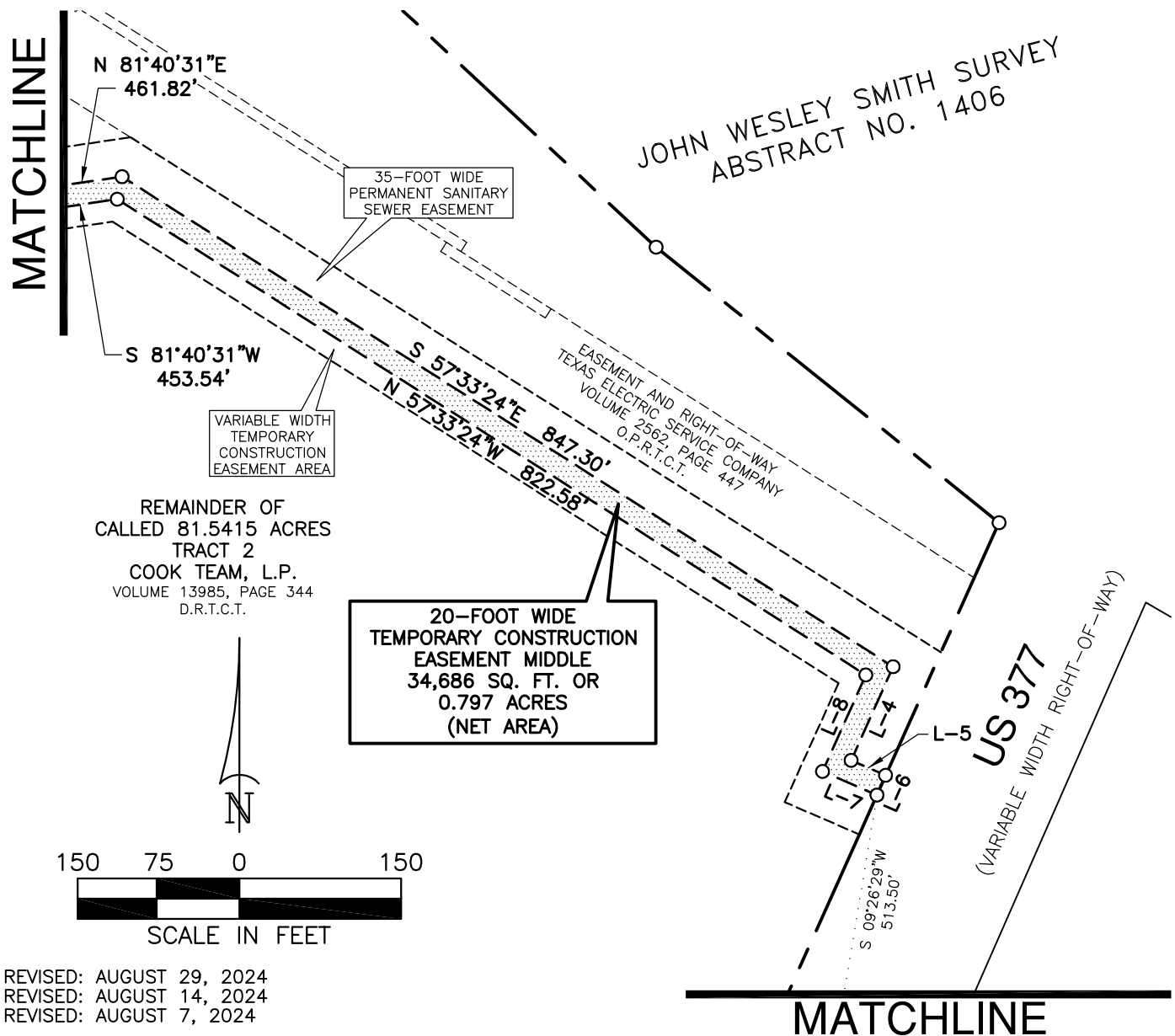
PARCEL NO. 7 TCEM	CITY PROJ. NO. 103648-2
20-FOOT WIDE TEMPORARY CONSTRUCTION EASEMENT MIDDLE	
OWNER: COOK TEAM, L.P.	
SURVEY: JOHN WESLEY SMITH SURVEY ABSTRACT NO. 1406	
LOCATION: CITY OF BENBROOK, TARRANT COUNTY, TEXAS	
ACQUISITION AREA: 34,686 SQ. FT. OR 0.797 ACRES (NET AREA)	
WHOLE PROPERTY ACREAGE: CALLED 81.5415 ACRES (PER DEED)	

JOB No. PLUM_2201	DRAWN BY: NTK	CAD FILE: MARY'S CREEK_TCEM_7_R02.DWG
DATE: JULY 23, 2024	EXHIBIT B PAGE 2 OF 5	SCALE: 1" = 150'



**RICHARD KENNEDY**  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 5527 TEXAS FIRM No. 10106900

*EXHIBIT "B"*  
*PARCEL No. 7 TCEM*



*City of Fort Worth*

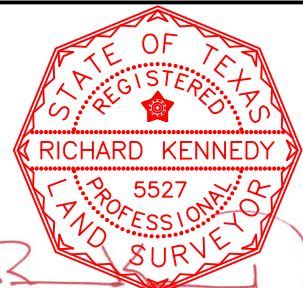
200 TEXAS STREET • FORT WORTH, TEXAS 76102

*MARY'S CREEK FORCE MAIN SECTION 2  
WALNUT CREEK LIFT STATION TO CONFLUENCE LIFT STATION*

PARCEL NO. 7 TCÉM	CITY PROJ. NO. 103648-2
20-FOOT WIDE TEMPORARY CONSTRUCTION EASEMENT MIDDLE	
OWNER: COOK TEAM, L.P.	
SURVEY: JOHN WESLEY SMITH SURVEY ABSTRACT NO. 1406	
LOCATION: CITY OF BENBROOK, TARRANT COUNTY, TEXAS	
ACQUISITION AREA: 34,686 SQ. FT. OR 0.797 ACRES (NET AREA)	
WHOLE PROPERTY ACREAGE: CALLED 81.5415 ACRES (PER DEED)	

JOB No. PLUM_2201	DRAWN BY: NTK	CAD FILE: MARY'S CREEK_TCEM_7_R02.DWG
DATE: JULY 23, 2024	EXHIBIT B PAGE 3 OF 5	SCALE: 1" = 100'

GORRONDONA & ASSOCIATES, INC. • 2800 N.E. LOOP 820, SUITE 660 FORT WORTH, TX. 76137 • 817-496-1424 FAX 817-496-1768



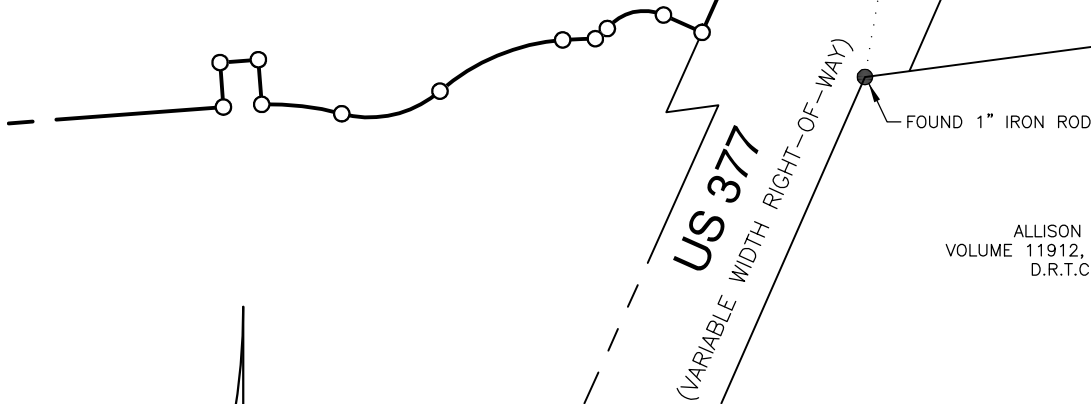
RICHARD KENNEDY  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 5527 TEXAS FIRM No. 10106900

**EXHIBIT "B"**  
**PARCEL No. 7 TCEM**

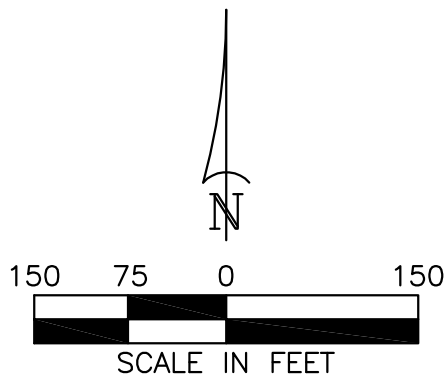
**MATCHLINE**

JOHN WESLEY SMITH SURVEY  
ABSTRACT NO. 1406

REMAINDER OF  
CALLED 81.5415 ACRES  
TRACT 2  
COOK TEAM, L.P.  
VOLUME 13985, PAGE 344  
D.R.T.C.T.



ALLISON ANN  
VOLUME 11912, PAGE 1487  
D.R.T.C.T.



REVISED: AUGUST 29, 2024  
REVISED: AUGUST 14, 2024  
REVISED: AUGUST 7, 2024



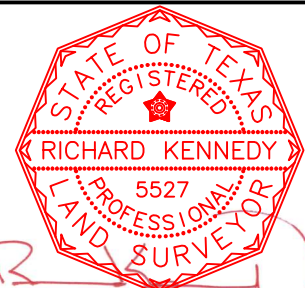
**City of Fort Worth**

200 TEXAS STREET • FORT WORTH, TEXAS 76102

**MARY'S CREEK FORCE MAIN SECTION 2**  
**WALNUT CREEK LIFT STATION TO CONFLUENCE LIFT STATION**

PARCEL NO. 7 TCEM	CITY PROJ. NO. 103648-2
20-FOOT WIDE TEMPORARY CONSTRUCTION EASEMENT MIDDLE	
OWNER: COOK TEAM, L.P.	
SURVEY: JOHN WESLEY SMITH SURVEY ABSTRACT NO. 1406	
LOCATION: CITY OF BENBROOK, TARRANT COUNTY, TEXAS	
ACQUISITION AREA: 34,686 SQ. FT. OR 0.797 ACRES (NET AREA)	
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JOB No. PLUM_2201	DRAWN BY: NTK	CAD FILE: MARY'S CREEK_TCEM_7_R02.DWG
DATE: JULY 23, 2024	EXHIBIT B PAGE 4 OF 5	SCALE: 1" = 100'



RICHARD KENNEDY  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 5527 TEXAS FIRM No. 10106900

**EXHIBIT "B"**  
**PARCEL No. 7 TCEM**

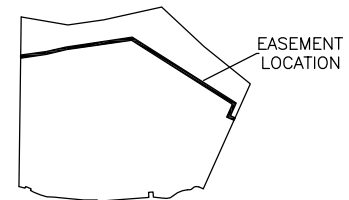
**LEGEND**

●	FND MONUMENTATION (SIZE AND TYPE NOTED)
○	CALCULATED POINT
— — — — —	PROPERTY/RIGHT-OF-WAY LINE
-----	EXISTING EASEMENT LINE
- - - - -	PROPOSED EASEMENT LINE
———&———	SURVEY/ABSTRACT LINE

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N 00°47'50"E	20.24'
L-2	N 81°59'08"E	176.18'
L-3	N 76°48'32"E	141.99'
L-4	S 24°08'36"W	95.17'
L-5	S 66°32'17"E	34.77'
L-6	S 23°27'43"W	20.00'
L-7	N 66°32'17"W	55.01'
L-8	N 24°08'36"E	98.11'
L-9	S 76°48'32"W	142.05'
L-10	S 81°59'08"W	180.18'

**NOTES:**

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



SUBJECT TRACT &  
LOCATION OF EASEMENT

REVISED: AUGUST 29, 2024  
REVISED: AUGUST 14, 2024  
REVISED: AUGUST 7, 2024



**City of Fort Worth**

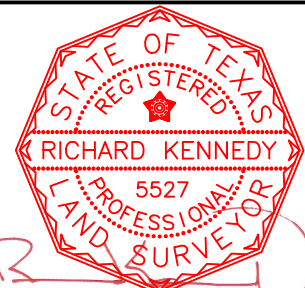
200 TEXAS STREET • FORT WORTH, TEXAS 76102

**MARY'S CREEK FORCE MAIN SECTION 2**  
**WALNUT CREEK LIFT STATION TO CONFLUENCE LIFT STATION**

PARCEL NO. 7 TCEM CITY PROJ. NO. 103648-2  
20-FOOT WIDE TEMPORARY CONSTRUCTION EASEMENT MIDDLE  
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JOB No. PLUM\_2201 DRAWN BY: NTK CAD FILE: MARY'S CREEK\_TCEM\_7\_R02.DWG  
DATE: JULY 23, 2024 EXHIBIT B PAGE 5 OF 5 SCALE: N/A

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RICHARD KENNEDY  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 5527 TEXAS FIRM No. 10106900



Lot: 7\_TCEM

Bearing	Distance
N 00°47'50"E	20.24'
N 81°59'08"E	176.18'
N 76°48'32"E	141.99'
N 81°40'31"E	461.82'
S 57°33'24"E	847.30'
S 24°08'36"W	95.17'
S 66°32'17"E	34.77'
S 23°27'43"W	20.00'
N 66°32'17"W	55.01'
N 24°08'36"E	98.11'
N 57°33'24"W	822.58'
S 81°40'31"W	453.54'
S 76°48'32"W	142.05'
S 81°59'08"W	180.18'

Closure Error Distance> 0.0102 Error Bearing> N 82°49'24" E  
Closure Precision> 1 in 347094.8 Total Distance> 3548.94

35,091 SQ. FT.  
0.806 ACRES  
Bearing Distance