

EXHIBIT "A"

**MARY'S CREEK FORCE MAIN SECTION 2
VARIABLE WIDTH PERMANENT SANITARY SEWER EASEMENT
PARCEL NO. 59 PSSE
J.B. FOSTER SURVEY, ABSTRACT NO. 520
CITY OF BENBROOK, TARRANT COUNTY, TEXAS**

Being a Variable Width Permanent Sanitary Sewer Easement situated in the J.B. Foster Survey, Abstract No. 520, City of Benbrook, Tarrant County, Texas, and being a portion of a called 0.9267 acre tract of land conveyed to Ronald J. Miller as recorded in Instrument No. D222072446 of the Official Public Records of Tarrant County, Texas, said Variable Width Permanent Sanitary Sewer Easement being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod with cap stamped (illegible) for the north corner of said called 0.9267 acre tract of land, the west corner of Block 1 of Radio & Television Commission, an addition to the City of Benbrook as recorded in Cabinet 388-162, Slide 7 of the Plat Records of Tarrant County, Texas, said 5/8 inch iron rod with cap stamped (illegible) having a grid coordinate of N=6,937,151.116 and E=2,292,242.368 and being in the southeast line of Winscott Road (variable width right-of-way);

THENCE South 41 degrees 09 minutes 32 seconds East, with the northeast line of said called 0.9267 acre tract of land and the southwest line of said Block 1, a distance of 44.18 feet to calculated point for the north corner of a 20-Foot Wide Temporary Construction Easement Middle, from which a 5/8 inch iron rod with cap stamped "PROLINE" found for reference in the northeast line of said called 0.9267 acre tract of land and the southwest line of said Block 1 bears South 41 degrees 09 minutes 32 seconds East, a distance of 38.33 feet;

THENCE South 37 degrees 08 minutes 39 seconds West, with the northwest line of said 20-Foot Wide Temporary Construction Easement Middle, a distance of 255.66 feet to a calculated point for the southwest corner of said 20-Foot Wide Temporary Construction Easement Middle, said calculated point being in a northeast line of a Variable Width Temporary Construction Easement;

THENCE North 55 degrees 15 minutes 08 seconds West, with a northeast line of a Variable Width Temporary Construction Easement, passing at a distance of 10.89 feet, a calculated point for corner in the southeast line of a Permanent Sanitary Sewer Easement conveyed to the City of Fort Worth as recorded in Instrument No. D206234215 of said Official Public Records of Tarrant County, Texas, in all, a distance of 23.21 feet to a calculated point for the most southerly north corner of said Variable Width Temporary Construction Easement, said calculated point being in the northwest line of said called 0.9267 acre tract of land and the southeast line of said Winscott Road;

THENCE North 30 degrees 21 minutes 06 East, with the northwest line of said called 0.9267 acre tract of land and the southeast line of said Winscott Road, a distance of 97.47 feet to a calculated point for corner;

THENCE North 37 degrees 02 minutes 19 seconds East, with the northwest line of said called 0.9267 acre tract of land and the southeast line of said Winscott Road, passing at a distance of 101.15 feet, a calculated point for the north corner of said Permanent Sanitary Sewer Easement conveyed to the City of Fort Worth, in all, a distance of 145.99 feet to a calculated point for corner;

THENCE North 17 degrees 11 minutes 50 seconds East, with the northwest line of said called 0.9267 acre tract of land and the southeast line of said Winscott Road, a distance of 24.27 feet to the **POINT OF BEGINNING**, and containing 0.197 acres or 8,578 square feet of land, of which 1,796 square feet lies within the limits of said Permanent Sanitary Sewer Easement conveyed to the City of Fort Worth, leaving a net area of 6,782 square feet or 0.156 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 16, 2024
Revised: August 22, 2024



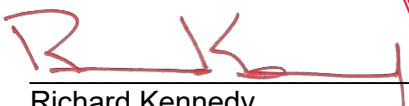

Richard Kennedy
Registered Professional Land Surveyor
No. 5527
Gorrondona & Associates, Inc.
Texas Firm No. 10106900

EXHIBIT "B"
PARCEL No. 59 PSSE

J.B. FOSTER SURVEY
ABSTRACT No. 520

**VARIABLE WIDTH
PERMANENT SANITARY
SEWER EASEMENT
6,782 SQ. FT. OR
0.156 ACRES (NET AREA)**

1,796 SQ. FT. LIES WITHIN
THE LIMITS OF THE
PERMANENT SANITARY
SEWER EASEMENT

WINSCOTT ROAD
(VARIABLE WIDTH RIGHT-OF-WAY)

PERMANENT SANITARY SEWER
EASEMENT
CITY OF FORT WORTH
INSTRUMENT NO. D206234215
O.P.R.T.C.T.

UNION PACIFIC RAILROAD
VOLUME 13215, PAGE 130
D.R.T.C.T.

FND 5/8" CAPPED IRON
ROD (ILLEGIBLE)

FND 5/8" CAPPED
IRON ROD (PROLINE)

PASSING
@ 101.15'

P.O.B.

GRID COORDINATE
N=6,937,151.116
E=2,292,242.368

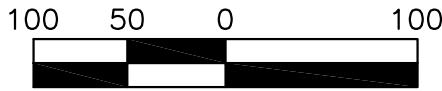
**BLOCK 1
RADIO & TELEVISION
COMMISSION**
CABINET 388-162, SLIDE 7
P.R.T.C.T.

FND 5/8" CAPPED
IRON ROD (PROLINE)

**VARIABLE WIDTH
TEMPORARY
CONSTRUCTION
EASEMENT**

**CALLED 0.9267 ACRES
RONALD J. MILLER**
INSTRUMENT NO. D222072446
O.P.R.T.C.T.

**20-FOOT WIDE
TEMPORARY CONSTRUCTION
EASEMENT MIDDLE**



SCALE IN FEET

REVISED: AUGUST 22, 2024
REVISED: AUGUST 16, 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. 59 PSSE CITY PROJ. NO. 103648-2

VARIABLE WIDTH PERMANENT SANITARY SEWER EASEMENT

OWNER: RONALD J. MILLER

SUBDIVISION: N/A

SURVEY: J.B. FOSTER SURVEY, ABSTRACT NO. 520

LOCATION: CITY OF BENBROOK, TARRANT COUNTY, TEXAS

ACQUISITION AREA: 6,782 SQUARE FEET OR 0.156 ACRES (NET AREA)

WHOLE PROPERTY ACREAGE: 40,367 SQUARE FEET OR 0.9267 ACRES (PER DEED)

JOB No. PLUM2201.00

DRAWN BY: NTK

CAD FILE: MARYS CREEK_PSSE_59_R01.DWG

DATE: AUGUST 5, 2024

EXHIBIT B PAGE 1 OF 2

SCALE: 1" = 100'



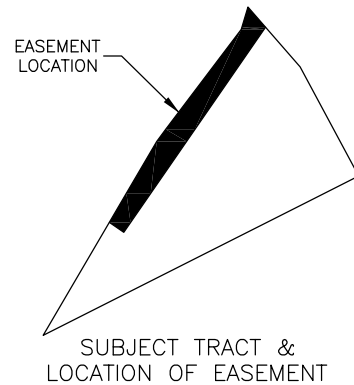
RICHARD KENNEDY
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5527 TEXAS FIRM No. 10106900

EXHIBIT "B"
PARCEL No. 59 PSSE

LEGEND

- ⊗ 5/8" CAPPED IRON ROD STAMPED
"GORRONDONA & ASSOCIATES"
- FND MONUMENTATION (SIZE AND TYPE NOTED)
- CALCULATED POINT
- PROPERTY/RIGHT-OF-WAY LINE
- - - - - EXISTING EASEMENT LINE
- - - - - PROPOSED EASEMENT LINE
- &——— SURVEY/ABSTRACT LINE

LINE TABLE		
L-1	S 41°09'32"E	44.18'
L-2	S 41°09'32"E	38.33'
L-3	N 55°15'08"W	23.21'
L-4	N 30°21'06"E	97.47'
L-5	N 37°02'19"E	145.99'
L-6	N 17°11'50"E	24.27'



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 22, 2024
REVISED: AUGUST 16, 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. 59 PSSE		CITY PROJ. NO. 103648-2
VARIABLE WIDTH PERMAMENT SANITARY SEWER EASEMENT		
OWNER: RONALD J. MILLER		
SUBDIVISION: N/A		
SURVEY: J.B. FOSTER SURVEY, ABSTRACT NO. 520		
LOCATION: CITY OF BENBROOK, TARRANT COUNTY, TEXAS		
ACQUISITION AREA: 6,782 SQUARE FEET OR 0.156 ACRES (NET AREA)		
WHOLE PROPERTY ACREAGE: 40,367 SQUARE FEET OR 0.9267 ACRES (PER DEED)		
JOB No. PLUM2201.00	DRAWN BY: NTK	CAD FILE: MARYS CREEK_PSSE_59_R01.DWG
DATE: AUGUST 5, 2024	EXHIBIT B PAGE 2 OF 2	SCALE: 1" = 100'



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

Lot: PSSE_59

Bearing	Distance
S 41°09'32"E	44.18'
S 37°08'39"W	255.66'
N 55°15'08"W	23.21'
N 30°21'06"E	97.47'
N 37°02'19"E	145.99'
N 17°11'50"E	24.27'

Closure Error Distance> 0.0046 Error Bearing> S 22°41'09" E
Closure Precision> 1 in 128038.0 Total Distance> 590.78

8,578 SQ. FT.
0.197 ACRES
Bearing Distance

EXHIBIT "A"

**MARY'S CREEK FORCE MAIN SECTION 2
VARIABLE WIDTH TEMPORARY CONSTRUCTION EASEMENT
PARCEL NO. 59 TCE
J.B. FOSTER SURVEY, ABSTRACT NO. 520
CITY OF BENBROOK, TARRANT COUNTY, TEXAS**

Being a Variable Width Temporary Construction Easement situated in the J.B. Foster Survey, Abstract No. 520, City of Benbrook, Tarrant County, Texas, and being a portion of a called 0.9267 acre tract of land conveyed to Ronald J. Miller as recorded in Instrument No. D222072446 of the Official Public Records of Tarrant County, Texas, said Variable Width Temporary Construction Easement being more particularly described by metes and bounds as follows:

BEGINNING at a calculated point for corner in the northeast line of said called 0.9267 acre tract of land and the southwest line of Block 1 of Radio & Television Commission an addition to the City of Benbrook as recorded in Cabinet 388-162, Slide 7 of the Plat Records of Tarrant County, Texas, said calculated point being the east corner of a 20-Foot Wide Temporary Construction Easement Middle and having a grid coordinate of N=6,937,102.477 and E=2,292,284.887; from which a 5/8 inch iron rod with cap stamped (illegible) found for the north corner of said called 0.9267 acre tract of land and the west corner of said Block 1 bears North 41 degrees 09 minutes 32 seconds West, a distance of 64.61 feet, said 5/8 inch iron rod with cap stamped (illegible) being in the southeast line of Winscott Road (variable width right-of-way);

THENCE South 41 degrees 09 minutes 32 seconds East, with the northeast line of said called 0.9267 acre tract of land and the southwest line of said Block 1, a distance of 17.90 feet to a 5/8 inch iron rod with cap stamped "PROLINE" found for corner in the northeast line of said called 0.9267 acre tract of land and the southwest line of said Block 1;

THENCE South 28 degrees 06 minutes 26 seconds East, with the northeast line of said called 0.9267 acre tract of land and the southwest line of said Block 1, a distance of 2.72 feet to a calculated point for corner;

THENCE South 37 degrees 08 minutes 39 seconds West, a distance of 287.07 feet to a calculated point for corner in the southeast line of said called 0.9267 acre tract of land and the northwest line of a tract of land conveyed to Union Pacific Railroad as recorded in Volume 13215, Page 130 of the Deed Records of Tarrant County, Texas;

THENCE North 59 degrees 47 minutes 27 West, passing at a distance of 45.70 feet, a calculated point for corner in the southeast line of a Permanent Sanitary Sewer Easement conveyed to the City of Fort Worth as recorded in Instrument No. D206234215 of said Official Public Records of Tarrant County, Texas, in all, a distance of 58.10 feet to a calculated point for corner in the northwest line of said called 0.9267 acre tract of land and the southeast line of said Winscott Road;

THENCE North 30 degrees 21 minutes 06 seconds East, with the northwest line of said called 0.9267 acre tract of land, the northwest line of said Permanent Sanitary Sewer Easement conveyed to the City of Fort Worth, and the southeast line of said Winscott Road, a distance of 46.69 feet to a calculated point for the west corner of said Variable Width Permanent Sanitary Sewer Easement;

THENCE South 55 degrees 15 minutes 08 seconds East, passing at a distance of 12.32 feet, a calculated point for corner in the southeast line of said Permanent Sanitary Sewer Easement conveyed to the City of Fort Worth, in all, a distance of 43.23 feet to a calculated point for the south corner of said 20-Foot Wide Temporary Construction Easement Middle;

THENCE North 37 degrees 08 minutes 39 seconds East, with the southeast line of said 20-Foot Wide Temporary Construction Easement Middle, a distance of 250.68 feet to the **POINT OF BEGINNING**, and containing 0.176 acres or 7,647 square feet of land, of which 570 square feet lies within the limits of said Permanent Sanitary Sewer Easement conveyed to the City of Fort Worth, leaving a net area of 7,077 square feet or 0.163 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 05, 2024
Revised: August 12, 2024
Revised: August 16, 2024



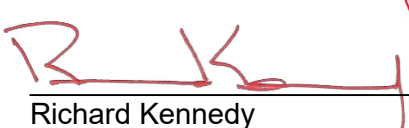
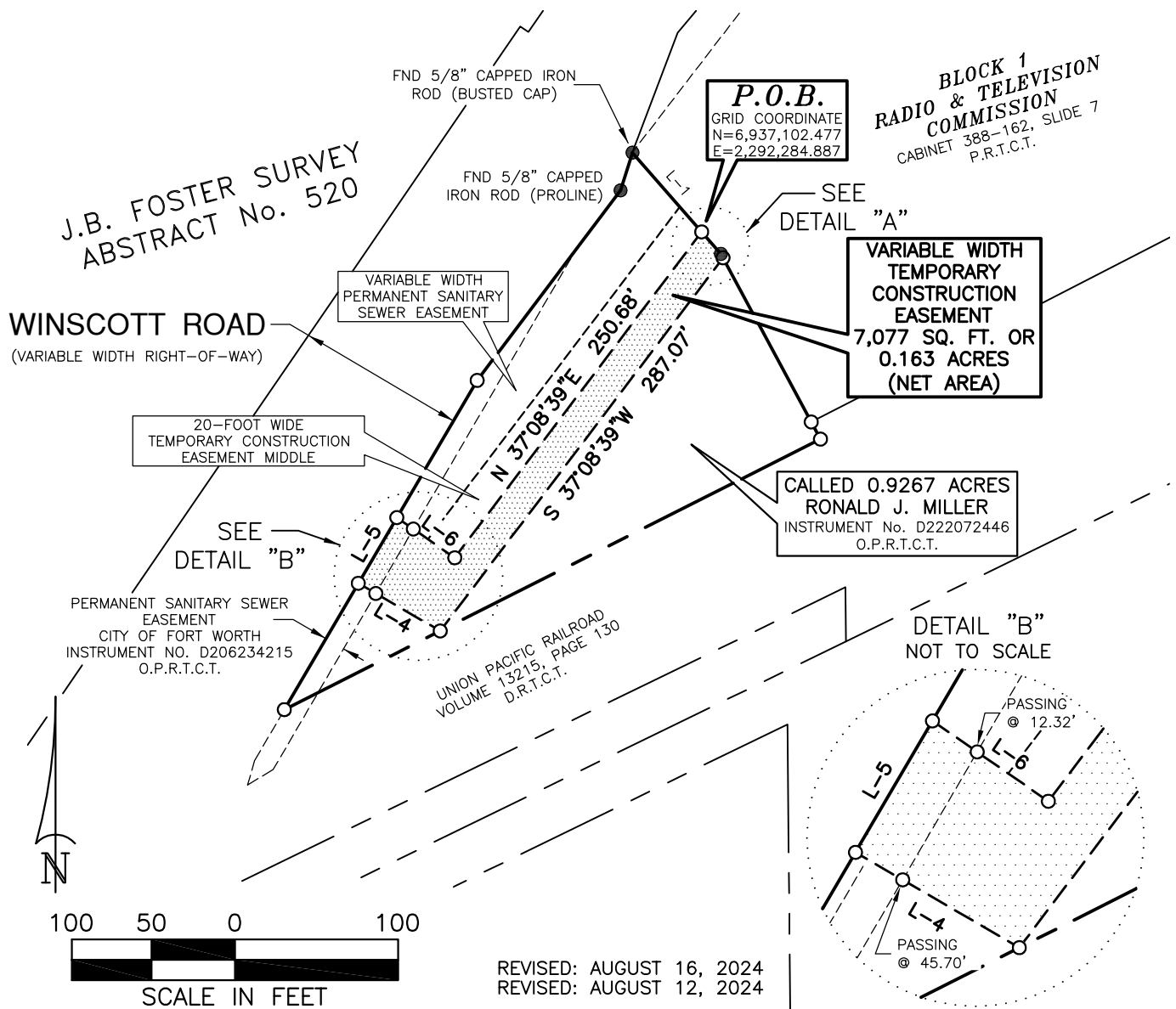

Richard Kennedy
Registered Professional Land Surveyor
No. 5527
Gorrondona & Associates, Inc.
Texas Firm No. 10106900

EXHIBIT "B"

PARCEL No. 59 TCE



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. 59 TCE	CITY PROJ. NO. 103648-2
VARIABLE WIDTH TEMPORARY CONSTRUCTION EASEMENT	
OWNER: RONALD J. MILLER	
SUBDIVISION: N/A	
SURVEY: J.B. FOSTER SURVEY, ABSTRACT NO. 520	
LOCATION: CITY OF BENBROOK, TARRANT COUNTY, TEXAS	
ACQUISITION AREA: 7,077 SQUARE FEET OR 0.163 ACRES (NET AREA)	
WHOLE PROPERTY ACREAGE: 40,367 SQUARE FEET OR 0.9267 ACRES (PER DEED)	
JOB No. PLUM2201.00	DRAWN BY: NTK
DATE: AUGUST 05, 2024	EXHIBIT B PAGE 1 OF 2
SCALE: 1" = 100'	



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

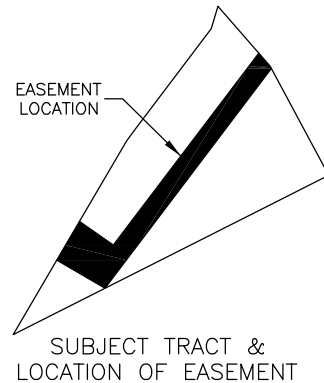
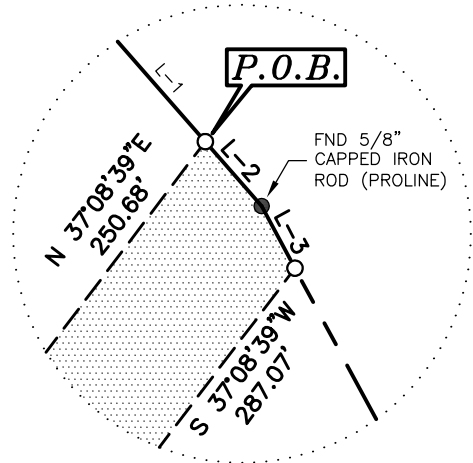
EXHIBIT "B"
PARCEL No. 59 TCE

LEGEND

- ⊗ 5/8" CAPPED IRON ROD STAMPED
"GORRONDONA & ASSOCIATES"
- FND MONUMENTATION (SIZE AND TYPE NOTED)
- CALCULATED POINT
- PROPERTY/RIGHT-OF-WAY LINE
- - - - - EXISTING EASEMENT LINE
- - - - - PROPOSED EASEMENT LINE
- &——— SURVEY/ABSTRACT LINE

LINE TABLE		
L-1	N 41°09'32"W	64.61'
L-2	S 41°09'32"E	17.90'
L-3	S 28°06'26"E	2.72'
L-4	N 59°47'27"W	58.10'
L-5	N 30°21'06"E	46.69'
L-6	S 55°15'08"E	43.23'

DETAIL "A"
NOT TO SCALE



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 16, 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

PARCEL NO. 59 TCE		CITY PROJ. NO. 103648-2
VARIABLE WIDTH TEMPORARY CONSTRUCTION EASEMENT		
OWNER: RONALD J. MILLER		
SUBDIVISION: N/A		
SURVEY: J.B. FOSTER SURVEY, ABSTRACT NO. 520		
LOCATION: CITY OF BENBROOK, TARRANT COUNTY, TEXAS		
ACQUISITION AREA: 7,077 SQUARE FEET OR 0.163 ACRES (NET AREA)		
WHOLE PROPERTY ACREAGE: 40,367 SQUARE FEET OR 0.9267 ACRES (PER DEED)		
JOB No. PLUM2201.00	DRAWN BY: NTK	CAD FILE: MARYS CREEK_TCE_59_R02.DWG
DATE: AUGUST 05, 2024	EXHIBIT B PAGE 2 OF 2	SCALE: 1" = 150'



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

Lot: TCE_59

Bearing	Distance
S 41°09'32"E	17.90'
S 28°06'26"E	2.72'
S 37°08'39"W	287.07'
N 59°47'27"W	58.10'
N 30°21'06"E	46.69'
S 55°15'08"E	43.23'
N 37°08'39"E	250.68'

Closure Error Distance> 0.0071 Error Bearing> S 77°36'25" E
Closure Precision> 1 in 98896.2 Total Distance> 706.40

7,647 SQ. FT.
0.176 ACRES
Bearing Distance

EXHIBIT "A"

**MARY'S CREEK FORCE MAIN SECTION 2
20-FOOT WIDE TEMPORARY CONSTRUCTION EASEMENT MIDDLE
PARCEL NO. 59 TCEM
J.B. FOSTER SURVEY, ABSTRACT NO. 520
CITY OF BENBROOK, TARRANT COUNTY, TEXAS**

Being a 20-Foot Wide Temporary Construction Easement Middle situated in the J.B. Foster Survey, Abstract No. 520, City of Benbrook, Tarrant County, Texas, and being a portion of a called 0.9267 acre tract of land conveyed to Ronald J. Miller as recorded in Instrument No. D222072446 of the Official Public Records of Tarrant County, Texas, said 20-Foot Wide Temporary Construction Easement Middle being more particularly described by metes and bounds as follows:

BEGINNING at a calculated point for corner in the northeast line of said called 0.9267 acre tract of land and the southwest line of Block 1 of Radio & Television Commission an addition to the City of Benbrook as recorded in Cabinet 388-162, Slide 7 of the Plat Records of Tarrant County, Texas, said calculated point being the east corner of a Variable Width Permanent Sanitary Sewer Easement, and having a grid coordinate of N=6,937,117.854 and E=2,292,271.445; from which a 5/8 inch iron rod with cap stamped (illegible) found for the north corner of said called 0.9267 acre tract of land and the west corner of said Block 1 bears North 41 degrees 09 minutes 32 seconds West, a distance of 44.18 feet, said 5/8 inch iron rod with cap stamped (illegible) being in the southeast line of Winscott Road (variable width right-of-way);

THENCE South 41 degrees 09 minutes 32 seconds East, with the northeast line of said called 0.9267 acre tract of land and the southwest line of Block 1, a distance of 20.43 feet to a calculated point being the north corner of a Variable Width Temporary Construction Easement and from which a 5/8 inch iron rod with cap stamped "PROLINE" found for an angle point of said Block 1 bears South 41 degrees 09 minutes 32 seconds East, a distance of 17.90 feet;

THENCE South 37 degrees 08 minutes 39 seconds West, with the northwest line of said Temporary Construction Easement, a distance of 250.68 feet to a calculated point for corner being an internal ell corner for said Variable Width Temporary Construction Easement;

THENCE North 55 degrees 15 minutes 08 seconds West, with the southerly northeast line of said Variable width Temporary Construction Easement, a distance of 20.02 feet to a calculated point for corner in the southerly northeast line of said Variable Width Temporary Construction Easement and the south corner of a Variable Width Permanent Sanitary Sewer Easement;

THENCE North 37 degrees 08 minutes 39 seconds East, with the southeast line of said Variable Width Permanent Sanitary Sewer Easement, a distance of 255.66 feet to the **POINT OF BEGINNING**, and containing 0.116 acres or 5,064 square feet of land, more or less.

Notes:

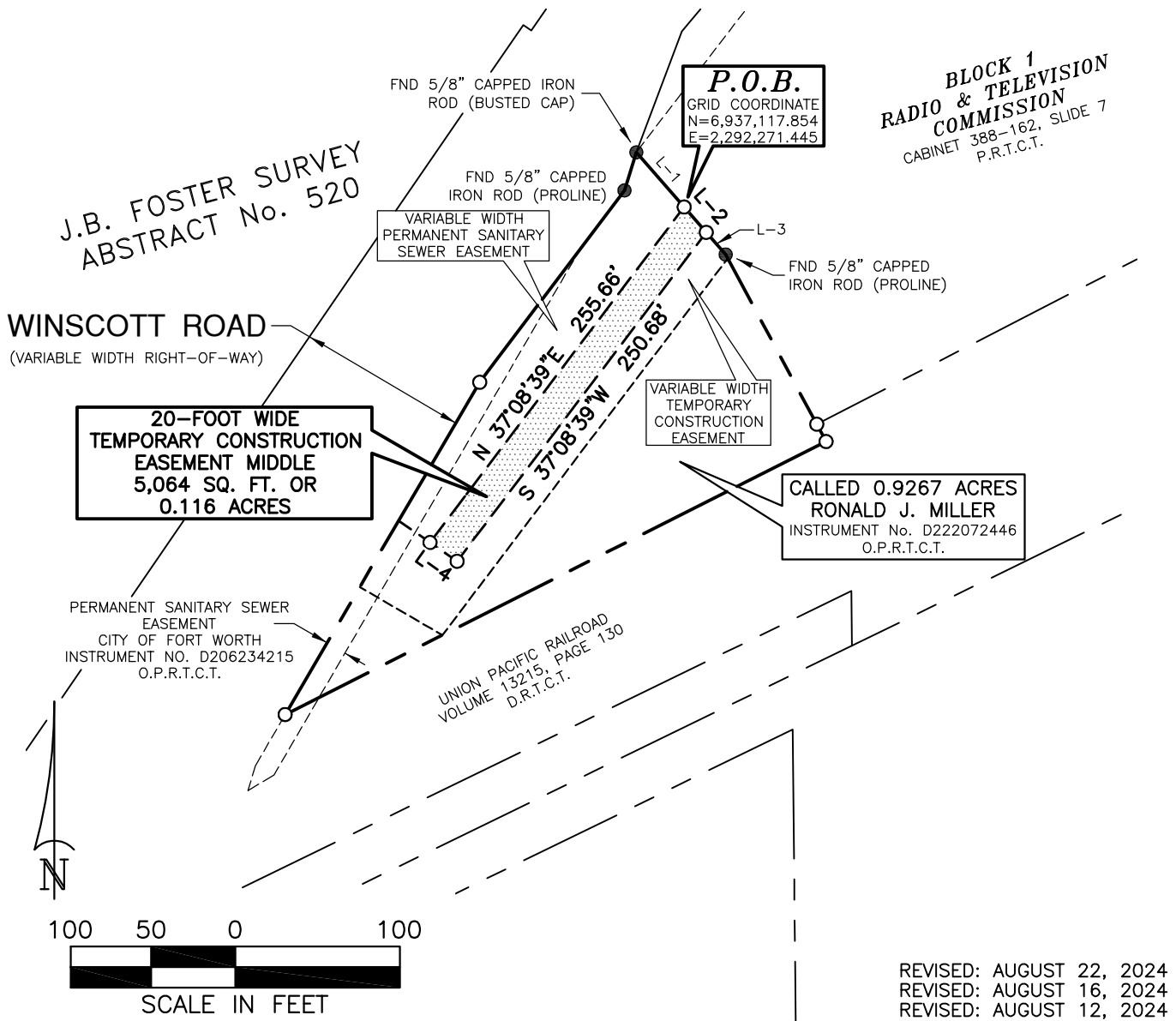
- 1.) A plat of the same survey date herewith accompanies this legal description.
- 2.) Bearings are referenced to the Texas State Plane Coordinate System, NAD-83 (2011), North Central Zone (4202). All distances and areas shown are surface.

Date: July 25, 2024
Revised: August 12, 2024
Revised: August 16, 2024
Revised: August 22, 2024




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

EXHIBIT "B"
PARCEL No. 59 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. 59 TCEM	CITY PROJ. NO. 103648-2
20-FOOT WIDE TEMPORARY CONSTRUCTION EASEMENT MIDDLE	
OWNER: RONALD J. MILLER	
SUBDIVISION: N/A	
SURVEY: J.B. FOSTER SURVEY, ABSTRACT NO. 520	
LOCATION: CITY OF BENBROOK, TARRANT COUNTY, TEXAS	
ACQUISITION AREA: 5,064 SQUARE FEET OR 0.116 ACRES	
WHOLE PROPERTY ACREAGE: 40,367 SQUARE FEET OR 0.9267 ACRES (PER DEED)	
JOB No. PLUM2201.00	DRAWN BY: NTK
DATE: JULY 26, 2024	EXHIBIT B PAGE 1 OF 2
CAD FILE: MARYS CREEK_TCEM_59_R02.DWG	
SCALE: 1" = 100'	



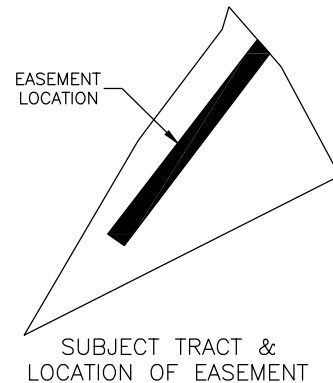
RICHARD KENNEDY
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5527
TEXAS FIRM No. 10106900

EXHIBIT "B"
PARCEL No. 59 TCEM

LEGEND

- ⊗ 5/8" CAPPED IRON ROD STAMPED
"GORRONDONA & ASSOCIATES"
- FND MONUMENTATION (SIZE AND TYPE NOTED)
- CALCULATED POINT
- PROPERTY/RIGHT-OF-WAY LINE
- - - - - EXISTING EASEMENT LINE
- - - - - PROPOSED EASEMENT LINE
- t——t—— SURVEY/ABSTRACT LINE

LINE TABLE		
L-1	N 41°09'32"W	44.18'
L-2	S 41°09'32"E	20.43'
L-3	S 41°09'32"E	17.90'
L-4	N 55°15'08"W	20.02'



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 22, 2024
REVISED: AUGUST 16, 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

PARCEL NO. 59 TCEM		CITY PROJ. NO. 103648-2
20-FOOT WIDE TEMPORARY CONSTRUCTION EASEMENT MIDDLE		
OWNER: RONALD J. MILLER		
SUBDIVISION: N/A		
SURVEY: J.B. FOSTER SURVEY, ABSTRACT NO. 520		
LOCATION: CITY OF BENBROOK, TARRANT COUNTY, TEXAS		
ACQUISITION AREA: 5,064 SQUARE FEET OR 0.116 ACRES		
WHOLE PROPERTY ACREAGE: 40,367 SQUARE FEET OR 0.9267 ACRES (PER DEED)		
JOB No. PLUM2201.00	DRAWN BY: NTK	CAD FILE: MARYS CREEK_TCEM_59_R02.DWG
DATE: JULY 26, 2024	EXHIBIT B PAGE 2 OF 2	SCALE: 1" = 150'



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

Lot: TCEM_59

Bearing	Distance
S 41°09'32"E	20.43'
S 37°08'39"W	250.68'
N 55°15'08"W	20.02'
N 37°08'39"E	255.66'

Closure Error Distance> 0.0034 Error Bearing> N 70°28'32" W
Closure Precision> 1 in 160296.9 Total Distance> 546.79

5,064 SQ. FT.
0.116 ACRES
Bearing Distance