

EXHIBIT "A"

**MARY'S CREEK FORCE MAIN SECTION 2
VARIABLE WIDTH PERMANENT SANITARY SEWER EASEMENT
PARCEL NO. 26 PSSE
LOT 24, BLOCK 1, MONTRACHET
JOHN BURSEY SURVEY, ABSTRACT NO. 128
CITY OF BENBROOK, TARRANT COUNTY, TEXAS**

Being a Variable Width Permanent Sanitary Sewer Easement situated in the John Bursey Survey, Abstract No. 128, City of Benbrook, Tarrant County, Texas, and being a portion of Lot 24, Block 1 of Montrachet, an addition to the City of Benbrook, Tarrant County, Texas as recorded in Instrument No. D220089825 of the Official Public Records of Tarrant County, Texas, said Lot 24 being conveyed to Ryan Vinson, as recorded in Instrument No. D222269981 of said Official Public Records of Tarrant County, Texas, said Variable Width 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 south corner of said Lot 24 and the west corner of Lot 23 of said Block 1, said 5/8 inch iron rod with cap stamped "ANA" being in the northeast line of Esprit Avenue (50.0' right-of-way) and the beginning of a curve to the left having a radius of 225.00 feet, a delta of 44 degrees 25 minutes 06 seconds, and whose chord bears North 52 degrees 24 minutes 43 seconds West, a chord distance of 170.10 feet; **THENCE** Northwesterly, with the southwest line of said Lot 24, the northeast line of said Esprit Avenue and with said curve to the left, an arc distance of 174.43 feet to a 5/8 inch iron rod with cap stamped "ANA" found for the southwest corner of said Lot 24 and the southeast corner of Lot 25 of said Block 1; **THENCE** North 16 degrees 48 minutes 00 seconds East, with the northwest line of said Lot 24 and the southeast line of said Lot 25, a distance of 770.84 feet to a calculated point for **POINT OF BEGINNING**, said calculated point having a grid coordinate of N=6,943,813.391 and E=2,279,523.959;

THENCE North 16 degrees 48 minutes 00 seconds East, with the northwest line of said Lot 24 and the southeast line of said Lot 25, a distance of 53.32 feet to a calculated point in the southeast line of a 20' Sanitary Sewer Easement granted to the City of Fort Worth recorded in Volume 6460, Page 600 of the Deed Records of Tarrant County, Texas;

THENCE North 55 degrees 29 minutes 50 seconds East, with the southeast line of said 20' Sanitary Sewer Easement, a distance of 92.21 feet to a calculated point for corner in the northeast line of said lot 24 and the southwest line of a called 328.011 acre tract of land described as Parcel 2 conveyed to Andrews 440 Ranch LP as recorded in Instrument No. D214282388 of said Official Public Records of Tarrant County, Texas;

THENCE South 50 degrees 51 minutes 05 seconds East, with the northeast line of said lot 24 and the southwest line of said Parcel 2, a distance of 70.43 feet to a calculated point corner for the north corner of a 20-Foot Wide Temporary Construction Easement Middle;

THENCE South 64 degrees 02 minutes 50 seconds West, with the northwest line of said 20-Foot Wide Temporary Construction Easement Middle a distance of 124.31 feet to a calculated point for corner;

THENCE South 82 degrees 39 minutes 50 seconds West, with the northwest line of 20-Foot Wide Temporary Construction Easement Middle a distance of 34.54 feet to the **POINT OF BEGINNING**, and containing 7,075 square feet or 0.162 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 08, 2024
Revised: September 18, 2024
Revised: April 17, 2025



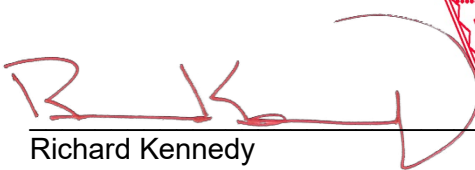

Richard Kennedy
Registered Professional Land Surveyor
No. 5527
Gorrondona & Associates, Inc.
Texas Firm No. 10106900

EXHIBIT "B"

PARCEL No. 26 PSSE

JOHN BURSEY SURVEY
ABSTRACT NO. 128

20-FOOT WIDE
TEMPORARY
CONSTRUCTION
EASEMENT

VARIABLE WIDTH
PERMANENT SANITARY SEWER
EASEMENT
7,075 SQ. FT. OR
0.162 ACRES

20' SANITARY SEWER EASEMENT
CITY OF FORT WORTH
PARCEL NO. 1
VOLUME 6460, PAGE 600
D.R.T.C.T.

CALLED 328.011 ACRES
ANDREWS 440 RANCH LP
PARCEL 2
INSTRUMENT NO. D214282388
O.P.R.T.C.T.

P.O.B.
GRID COORDINATE
N=6,943,813.391
E=2,279,523.959

20-FOOT WIDE
TEMPORARY
CONSTRUCTION EASEMENT
MIDDLE

LOT 25

LOT 24

RYAN VINSON
INSTRUMENT NO. D222269981
O.P.R.T.C.T.

LOT 23

**BLOCK 1
MONTRACHET**
INSTRUMENT NO. D220089825
O.P.R.T.C.T.

FND 5/8" CAPPED
IRON ROD "ANA"

ESPRIT AVENUE
(50' RIGHT-OF-WAY)

P.O.C.
FND 5/8" CAPPED
IRON ROD "ANA"

80 40 0 80
SCALE IN FEET

REVISED: APRIL 17, 2025
REVISED: SEPTEMBER 18, 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. 26 PSSE	CITY PROJ. NO. 103648-2
VARIABLE WIDTH PERMANENT SANITARY SEWER EASEMENT	
OWNER: RYAN VINSON	
SUBDIVISION: LOT 24, BLOCK 1, MONTRACHET	
SURVEY: JOHN BURSEY SURVEY, ABSTRACT NO. 128	
LOCATION: CITY OF BENBROOK, TARRANT COUNTY, TEXAS	
ACQUISITION AREA: 7,075 SQUARE FEET OR 0.162 ACRES	
WHOLE PROPERTY ACREAGE: 276,115 SQUARE FEET OR 6.339 ACRES (CALCULATED)	
JOB No. PLUM2201.00	DRAWN BY: NTK
DATE: AUGUST 08, 2024	EXHIBIT B PAGE 1 OF 2
CAD FILE: MARYS_CREEK_PSSE_26_R03.DWG	
SCALE: 1" = 80'	



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

EXHIBIT "B"
PARCEL No. 26 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

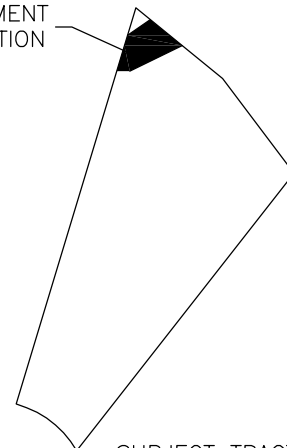
LINE TABLE		
L-1	N 16°48'00"E	53.32'
L-2	N 55°29'50"E	92.21'
L-3	S 50°51'05"E	70.43'
L-4	S 82°39'50"W	34.54'

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	ARC
C-1	225.00'	44°25'06"	N 52°24'43"W	170.10'	174.43'

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.

EASEMENT
LOCATION



SUBJECT TRACT &
LOCATION OF EASEMENT

REVISED: APRIL 17, 2025
REVISED: SEPTEMBER 18, 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. 26 PSSE CITY PROJ. NO. 103648-2

VARIABLE WIDTH PERMANENT SANITARY SEWER EASEMENT

OWNER: RYAN VINSON

SUBDIVISION: LOT 24, BLOCK 1, MONTRACHET

SURVEY: JOHN BURSEY SURVEY, ABSTRACT NO. 128

LOCATION: CITY OF BENBROOK, TARRANT COUNTY, TEXAS

ACQUISITION AREA: 7,075 SQUARE FEET OR 0.162 ACRES

WHOLE PROPERTY ACREAGE: 276,115 SQUARE FEET OR 6.339 ACRES (CALCULATED)

JOB No. PLUM2201.00 DRAWN BY: NTK CAD FILE: MARYS CREEK_PSSE_26_R03.DWG

DATE: AUGUST 08, 2024 EXHIBIT B PAGE 2 OF 2 SCALE: N/A

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

Lot Report

Wed Sep 18 16:23:53 2024

Lot File: \\gainas04\Active\Production04\PLUM2201.00 - CoFW Mary's Creek\SURVEY\CAD\LOT\MARYS
CREEK_PSSEM_TCEM_26.lot

Lot: 26_PSSE

Bearing	Distance
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N 16°48'00"E	53.32'
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N 55°29'50"E	92.21'
--------------	--------

S 50°51'05"E	70.43'
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S 64°02'50"W	124.31'
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S 82°39'50"W	34.54'
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Closure Error Distance> 0.0107 Error Bearing> N 85°45'18" E

Closure Precision> 1 in 35057.9 Total Distance> 374.81

7075 SQ. FT.

0.162 ACRES

Bearing Distance

EXHIBIT "A"

**MARY'S CREEK FORCE MAIN SECTION 2
20-FOOT WIDE TEMPORARY CONSTRUCTION EASEMENT
PARCEL NO. 26 TCE
LOT 24, BLOCK 1, MONTRACHET
JOHN BURSEY SURVEY, ABSTRACT NO. 128
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS**

Being a 20-Foot Wide Temporary Construction Easement situated in the John Bursey Survey, Abstract No. 128, City of Fort Worth, Tarrant County, Texas, and being a portion of Lot 24, Block 1 of Montrachet, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Instrument No. D220089825 of the Official Public Records of Tarrant County, Texas, said Lot 24 being conveyed to Ryan Vinson, as recorded in Instrument No. D222269981 of said Official Public Records of Tarrant County, Texas, said 20-Foot Wide 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 south corner of said Lot 24 and the west corner of Lot 23 of said Block 1, said 5/8 inch iron rod with cap stamped "ANA" being in the northeast line of Esprit Avenue (50.0' right-of-way) and the beginning of a curve to the left having a radius of 225.00 feet, a delta of 44 degrees 25 minutes 06 seconds, and whose chord bears North 52 degrees 24 minutes 43 seconds West, a chord distance of 170.10 feet; **THENCE** Northwesterly, with the southwest line of said Lot 24, the northeast line of said Esprit Avenue and with said curve to the left, an arc distance of 174.43 feet to a 5/8 inch iron rod with cap stamped "ANA" found for the southwest corner of said Lot 24 and the southeast corner of Lot 25 of said Block 1; **THENCE** North 16 degrees 48 minutes 00 seconds East, with the northwest line of said Lot 24 and the southeast line of said Lot 25, a distance of 824.15 feet to a calculated point for the **POINT OF BEGINNING**, said calculated point having a grid coordinate of N=6,943,864.430 and E=2,279,539.367 and being in the southeast line of a 20' Sanitary Sewer Easement described as Parcel No. 1, granted to the City of Fort Worth, recorded in Volume 6460, Page 600 of the Deed Records of Tarrant County, Texas;

THENCE North 16 degrees 48 minutes 00 seconds East, with the northwest line of said Lot 24 and the southeast line of said Lot 25, a distance of 31.99 feet to a calculated point for corner in the northwest line of said Parcel No. 1;

THENCE North 55 degrees 29 minutes 50 seconds East, with the northwest line of said Parcel No. 1, distance of 61.38 feet to a calculated point for corner in the northeast line of said Lot 24 and the southwest line of a called 328.011 acre tract of land described as Parcel 2 conveyed to Andrews 440 Ranch LP as recorded in Instrument No. D214282388 of said Official Public Records of Tarrant County, Texas;

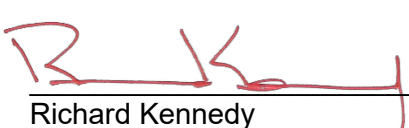
THENCE South 50 degrees 50 minutes 44 seconds East, with the northeast line of said Lot 24 and the southwest line of said Parcel 2, a distance of 20.84 feet to a calculated point for corner in the southeast line of said Parcel No. 1, said calculated point being the north corner of a Variable Width Permanent Sanitary Sewer Easement;

THENCE South 55 degrees 29 minutes 50 seconds West, with the southeast line of said Parcel No. 1 and the northwest line of said Variable Width Permanent Sanitary Sewer Easement, a distance of 92.21 feet to the **POINT OF BEGINNING**, and containing 1,536 square feet or 0.035 acres of land, more or less of which 1,536 square feet of land lie within the limits of said Parcel No. 1, leaving a net area of 0 square feet or 0.000 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: September 20, 2024




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

EXHIBIT "B"

PARCEL No. 26 TCE

JOHN BURSEY SURVEY
ABSTRACT NO. 128

1,536 SQ. FT. LIES WITHIN
20' SANITARY SEWER EASEMENT

P.O.B.

GRID COORDINATE
N=6,943,864.430
E=2,279,539.367

20' SANITARY SEWER EASEMENT
CITY OF FORT WORTH
PARCEL NO. 1
VOLUME 6460, PAGE 600
D.R.T.C.T.

**20-FOOT WIDE
TEMPORARY CONSTRUCTION
EASEMENT
0 SQ. FT. OR
0.000 ACRES**

CALLED 328.011 ACRES
ANDREWS 440 RANCH LP
PARCEL 2
INSTRUMENT NO. D214282388
O.P.R.T.C.T.

VARIABLE WIDTH
PERMANENT SANITARY
SEWER EASEMENT

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

LOT 25

LOT 24

RYAN VINSON
INSTRUMENT NO. D222269981
O.P.R.T.C.T.

LOT 23

**BLOCK 1
MONTRACHET**
INSTRUMENT NO. D220089825
O.P.R.T.C.T.

FND 5/8" CAPPED
IRON ROD "ANA"

ESPRIT AVENUE
(50' RIGHT-OF-WAY)

P.O.C.
FND 5/8" CAPPED
IRON ROD "ANA"

80 40 0 80
SCALE IN FEET



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. 26 TCE	CITY PROJ. NO. 103648-2
20-FOOT WIDE TEMPORARY CONSTRUCTION EASEMENT	
OWNER: RYAN VINSON	
SUBDIVISION: LOT 24, BLOCK 1, MONTRACHET	
SURVEY: JOHN BURSEY SURVEY, ABSTRACT NO. 128	
LOCATION: CITY OF FORT WORTH, TARRANT COUNTY, TEXAS	
ACQUISITION AREA: N/A	

WHOLE PROPERTY ACREAGE: 276,115 SQUARE FEET OR 6.339 ACRES (CALCULATED)

JOB No. PLUM2201.00	DRAWN BY: NTK	CAD FILE: MARYS CREEK_TCE_26.DWG
DATE: SEPTEMBER 20, 2024	EXHIBIT B PAGE 1 OF 2	SCALE: 1" = 80'

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. 26 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

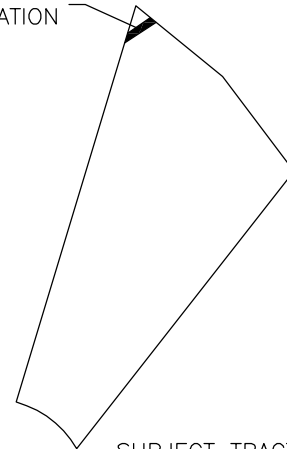
LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N 16°48'00"E	31.99'
L-2	N 55°29'50"E	61.38'
L-3	S 50°50'44"E	20.84'
L-4	S 55°29'50"W	92.21'

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	ARC
C-1	225.00'	44°25'06"	N 52°24'43"W	170.10'	174.43'

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.

EASEMENT
LOCATION



SUBJECT TRACT &
LOCATION OF EASEMENT



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. 26 TCE CITY PROJ. NO. 103648-2

20-FOOT WIDE TEMPORARY CONSTRUCTION EASEMENT

OWNER: RYAN VINSON

SUBDIVISION: LOT 24, BLOCK 1, MONTRACHET

SURVEY: JOHN BURSEY SURVEY, ABSTRACT NO. 128

LOCATION: CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

ACQUISITION AREA: N/A

WHOLE PROPERTY ACREAGE: 276,115 SQUARE FEET OR 6.339 ACRES (CALCULATED)

JOB No. PLUM2201.00 DRAWN BY: NTK CAD FILE: MARYS CREEK_TCE_26.DWG

DATE: SEPTEMBER 20, 2024 EXHIBIT B PAGE 2 OF 2 SCALE: N/A

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

Lot Report

Fri Sep 20 11:35:26 2024

Lot File: \\gainas04\Active\Production04\PLUM2201.00 - CoFW Mary's Creek\SURVEY\CAD\LOT\MARYS
CREEK_PSSEM_TCEM_26.lot

Lot: 26_TCE

Bearing Distance

N 16°48'00" E 31.99

N 55°29'50" E 61.38

S 50°50'44" E 20.84

S 55°29'50" W 92.21

Closure Error Distance> 0.0025 Error Bearing> S 12°01'36" E

Closure Precision> 1 in 81777.5 Total Distance> 206.42

1536 SQ. FT.

0.035 ACRES

Bearing Distance

EXHIBIT "A"

**MARY'S CREEK FORCE MAIN SECTION 2
20-FOOT WIDE TEMPORARY CONSTRUCTION EASEMENT MIDDLE
PARCEL NO. 26 TCEM
LOT 24, BLOCK 1, MONTRACHET
JOHN BURSEY SURVEY, ABSTRACT NO. 128
CITY OF BENBROOK, TARRANT COUNTY, TEXAS**

Being a 20-Foot Wide Temporary Construction Easement Middle situated in the John Bursey Survey, Abstract No. 128, City of Benbrook, Tarrant County, Texas, and being a portion of Lot 24, Block 1 of Montrachet, an addition to the City of Benbrook, Tarrant County, Texas as recorded in Instrument No. D220089825 of the Official Public Records of Tarrant County, Texas, said Lot 24 being conveyed to Ryan Vinson, as recorded in Instrument No. D222269981 of said 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:

COMMENCING at a 5/8 inch iron rod with cap stamped "ANA" found for the south corner of said Lot 24 and the west corner of Lot 23 of said Block 1, said 5/8 inch iron rod with cap stamped "ANA" being in the northeast line of Esprit Avenue (50.0' right-of-way) and the beginning of a curve to the left having a radius of 225.00 feet, a delta of 44 degrees 25 minutes 06 seconds, and whose chord bears North 52 degrees 24 minutes 43 seconds West, a chord distance of 170.10 feet; **THENCE** Northwesterly, with the southwest line of said Lot 24, the northeast line of said Esprit Avenue and said curve to the left, an arc distance of 174.43 feet to a 5/8 inch iron rod with cap stamped "ANA" found for the southwest corner of said Lot 24 and the southeast corner of Lot 25 of said Block 1; **THENCE** North 16 degrees 48 minutes 00 seconds East, with the northwest line of said Lot 24 and the southeast line of said Lot 25, a distance of 748.92 feet to a calculated point for **POINT OF BEGINNING**, said calculated point having a grid coordinate of N=6,943,792.410 and E=2,279,517.623;

THENCE North 16 degrees 48 minutes 00 seconds East, with the northwest line of said Lot 24 and the southeast line of said Lot 25, a distance of 21.92 feet to a calculated point for the south corner of a Variable Width Permanent Sanitary Sewer Easement;

THENCE North 82 degrees 39 minutes 50 seconds East, with the southeast line of said Variable Width Permanent Sanitary Sewer Easement, a distance of 34.54 feet to a calculated point for corner;

THENCE North 64 degrees 02 minutes 50 seconds East, with the southeast line of said Variable Width Permanent Sanitary Sewer Easement, a distance of 124.31 feet to a calculated point for corner in the northeast line of said lot 24 and the southwest line of a called 328.011 acre tract of land described as Parcel 2 conveyed to Andrews 440 Ranch LP as recorded in Instrument No. D214282388 of said Official Public Records of Tarrant County, Texas;

THENCE South 50 degrees 51 minutes 00 seconds East, the northeast line of said lot 24 and the southwest line of said Parcel 2, a distance of 22.05 feet to a calculated point corner;

THENCE South 64 degrees 02 minutes 50 seconds West, a distance of 136.87 feet to a calculated point for corner;

THENCE South 82 degrees 39 minutes 50 seconds West, a distance of 46.78 feet to the **POINT OF BEGINNING**, and containing 0.079 acres or 3,425 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: August 06, 2024
Revised: August 12, 2024
Revised: August 16, 2024
Revised: September 16, 2024
Revised: September 18, 2024

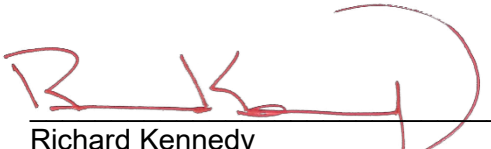
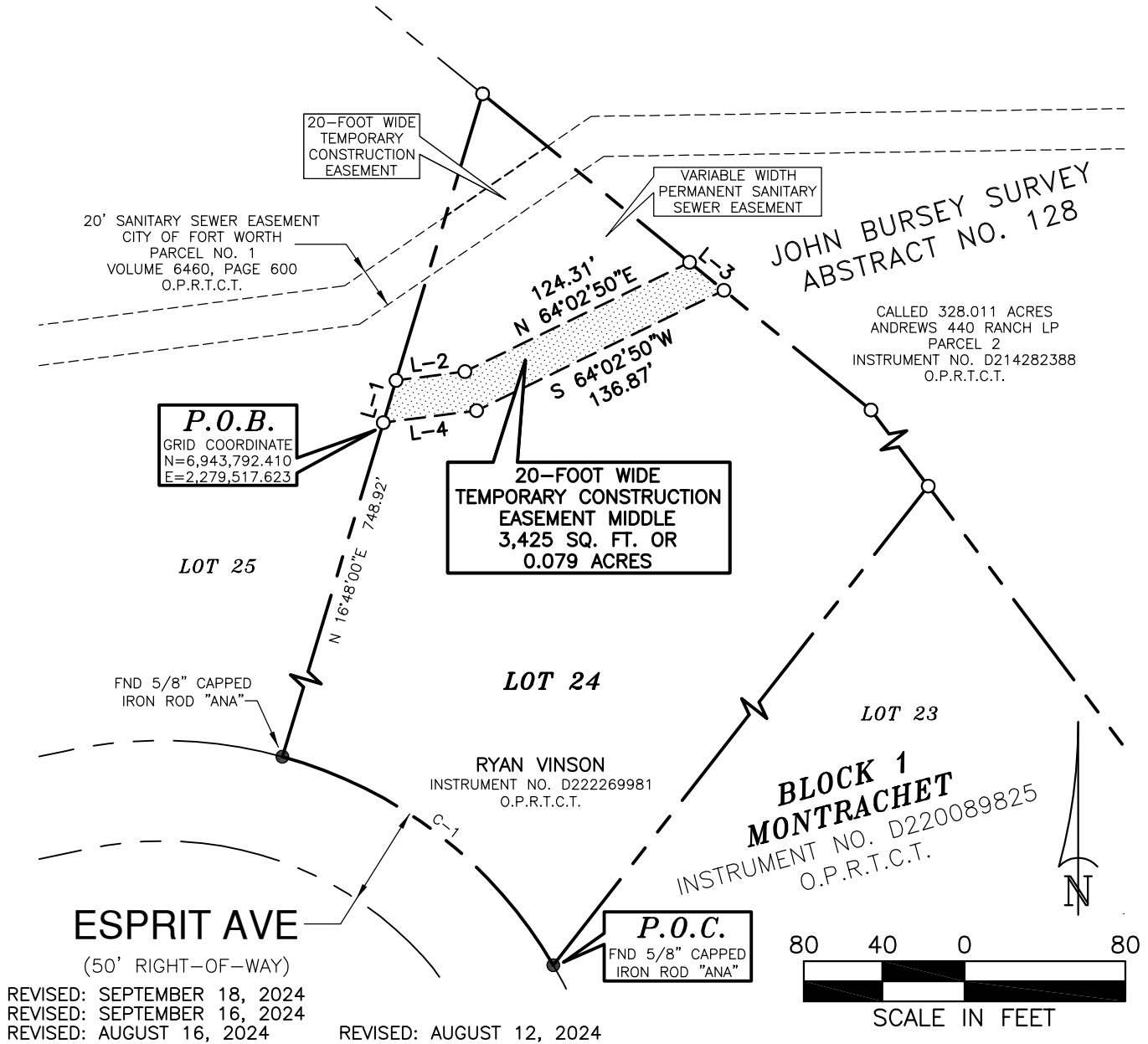

Richard Kennedy
Registered Professional Land Surveyor
No. 5527
Gorrondona & Associates, Inc.
Texas Firm No. 10106900



EXHIBIT "B"

PARCEL No. 26 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. 26 TCEM	CITY PROJ. NO. 103648-2
20-FOOT WIDE TEMPORARY CONSTRUCTION EASEMENT MIDDLE	
OWNER: RYAN VINSON	
SUBDIVISION: LOT 24, BLOCK 1, MONTRACHET	
SURVEY: JOHN BURSEY SURVEY, ABSTRACT NO. 128	
LOCATION: CITY OF BENBROOK, TARRANT COUNTY, TEXAS	
ACQUISITION AREA: 3,425 SQUARE FEET OR 0.079 ACRES	
WHOLE PROPERTY ACREAGE: 276,115 SQUARE FEET OR 6.339 ACRES (CALCULATED)	
JOB No. PLUM2201.00	DRAWN BY: NTK
DATE: AUGUST 06, 2024	EXHIBIT B PAGE 1 OF 2
CAD FILE: MARYS CREEK_TCEM_26_R03.DWG	
SCALE: 1" = 80'	



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

EXHIBIT "B"
PARCEL No. 26 TCEM

LEGEND

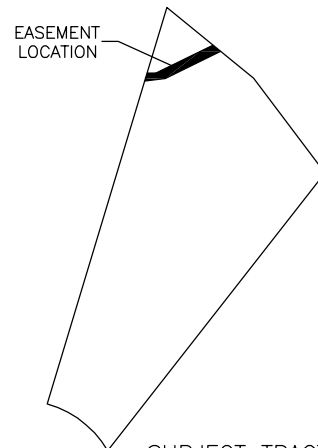
- ⊗ 5/8" CAPPED IRON ROD STAMPED
"GORRONDONA & ASSOCIATES"
- FND MONUMENTATION (SIZE AND TYPE NOTED)
- CALCULATED POINT
- PROPERTY/RIGHT-OF-WAY LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- &——— SURVEY/ABSTRACT LINE

LINE TABLE		
L-1	N 16°48'00"E	21.92'
L-2	N 82°39'50"E	34.54'
L-3	S 50°51'00"E	22.05'
L-4	S 82°39'50"W	46.78'

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	ARC
C-1	225.00'	44°25'06"	N 52°24'43"W	170.10'	174.43'

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: SEPTEMBER 18, 2024
REVISED: SEPTEMBER 16, 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. 26 TCEM		CITY PROJ. NO. 103648-2
20-FOOT WIDE TEMPORARY CONSTRUCTION EASEMENT MIDDLE		
OWNER: RYAN VINSON		
SUBDIVISION: LOT 24, BLOCK 1, MONTRACHET		
SURVEY: JOHN BURSEY SURVEY, ABSTRACT NO. 128		
LOCATION: CITY OF BENBROOK, TARRANT COUNTY, TEXAS		
ACQUISITION AREA: 3,425 SQUARE FEET OR 0.079 ACRES		
WHOLE PROPERTY ACREAGE: 276,115 SQUARE FEET OR 6.339 ACRES (CALCULATED)		
JOB No. PLUM2201.00	DRAWN BY: NTK	CAD FILE: MARYS CREEK_TCEM_26_R03.DWG
DATE: AUGUST 06, 2024	EXHIBIT B PAGE 2 OF 2	SCALE: 1" = 80'



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

Lot Report

Mon Sep 16 11:37:54 2024

Lot File: \\gainas04\Active\Production04\PLUM2201.00 - CoFW Mary's Creek\SURVEY\CAD\LOT\MARYS
CREEK_TCEM_26_r02.lot

Lot: 26_TCEM

Bearing Distance

N 16°48'00" E 21.92

N 82°39'50" E 34.54

N 64°02'50" E 124.31

S 50°51'00" E 22.05

S 64°02'50" W 136.87

S 82°39'50" W 46.78

Closure Error Distance> 0.0041 Error Bearing> S 30°08'53" W

Closure Precision> 1 in 93970.9 Total Distance> 386.46

3425 SQ. FT.

0.079 ACRES

Bearing Distance