

EXHIBITS FOR ADG CAPITAL HOLDINGS

P17 - PWFE

&

P18 - TCE

P17

EXHIBIT "A"

**NORTHSIDE III 54-INCH
WATER TRANSMISSION MAIN
CITY PROJECT NO. 104940-3; PARCEL ID NO. 17
PERMANENT WATER EASEMENT
MEMPHIS, EL PASO AND PACIFIC RAILROAD CO. SURVEY, ABSTRACT NO. 1109
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS**

Being a permanent water easement situated in the Memphis, El Paso and Pacific Railroad Company Survey, Abstract No. 1109, City of Fort Worth, Tarrant County, Texas, and being a portion of a called 13.280 acre tract of land conveyed to ADG Capital Holdings, LTD as recorded in Instrument No. D224069107 of the Official Public Records of Tarrant County, Texas, said permanent water easement being more particularly described by metes and bounds as follows:

BEGINNING at a Mag Nail found for the northwest corner of said called 13.280 acre tract of land, said Mag Nail being the intersection of the south line of Peden Road (no record information found) with the northeast line of U.S. Highway 287 (variable width right-of-way), said Mag Nail having grid coordinates of N=7,024,852.12 and E=2,300,618.36;

THENCE North 89 degrees 35 minutes 59 seconds East, with the north line of said called 13.280 acre tract of land and the south line of said Peden Road, a distance of 266.04 feet to a 1 inch iron rod found for the northeast corner of said called 13.280 acre tract of land and also being the apparent southwest line of a tract of land conveyed to Union Pacific Railroad (no record information found);

THENCE South 22 degrees 12 minutes 47 seconds East, with the northeast line of said called 13.280 acre tract of land and the apparent southwest line of said tract of land conveyed to Union Pacific Railroad, a distance of 32.31 feet to a calculated point for corner;

THENCE South 89 degrees 35 minutes 59 seconds West, a distance of 264.66 feet to a calculated point for corner in the southwest line of said called 13.280 acre tract of land, and the northeast line of said U.S. Highway 287;

THENCE North 24 degrees 26 minutes 32 seconds West, with the west line of said called 13.280 acre tract of land and the northeast line of said U.S. Highway 287, a distance of 32.85 feet to the **POINT OF BEGINNING**, and containing 7,961 square feet or 0.183 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 utilizing a surface adjustment factor of 1.00012.

*** SURVEYOR'S CERTIFICATE ***

TO ALL PARTIES INTERESTED IN TITLE TO THE PREMISES SURVEYED, I DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED FROM PUBLIC RECORDS AND FROM AN ACTUAL AND ACCURATE SURVEY UPON THE GROUNDS AND THAT SAME IS TRUE AND CORRECT.

Date: May 27, 2025


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


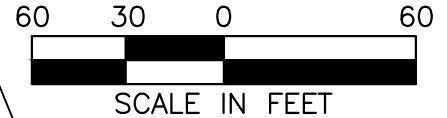


EXHIBIT "B"

PARCEL No. 17 PWE

3.928 ACRES (DEED)
E.W. PLASEK AND WIFE,
M.K. PLASEK
VOLUME 7504, PAGE 145
D.R.T.C.T.

OLD COUNTY ROAD
(NO RECORD INFORMATION FOUND)



SCALE IN FEET

P.O.B.
FND. MAG NAIL
GRID COORDINATE
N=7,024,852.12
E=2,300,618.36

PEDEN ROAD

(NO RECORD INFORMATION FOUND)

N 89°35'59"E 266.04'

FND. 1"IR

S 89°35'59"W 264.66'

13.280 ACRES
ADG CAPITAL HOLDINGS, LTD
INSTRUMENT No. D224069107
O.P.R.T.C.T.

UNION PACIFIC RAILROAD
(NO RECORD INFORMATION FOUND)

U.S. HIGHWAY 287
(VARIABLE WIDTH RIGHT-OF-WAY)

MEMPHIS, EL PASO AND
PACIFIC RAILROAD COMPANY SURVEY
ABSTRACT No. 1109



City of Fort Worth

200 TEXAS STREET • FORT WORTH, TEXAS 76102

NORTHSIDE III 54-INCH WATER TRANSMISSION MAIN

PARCEL NO. 17 PWE	CoFW Project No. 104940-3
PERMANENT WATER EASEMENT	
OWNER: ADG CAPITAL HOLDINGS, LTD	
SURVEY: MEMPHIS, EL PASO AND PACIFIC RAILROAD CO. SURVEY, ABSTRACT NO. 1109	
LOCATION: CITY OF FORT WORTH, TARRANT COUNTY, TEXAS	
ACQUISITION AREA: 7,961 SQ. FT. OR 0.183 ACRES	
WHOLE PROPERTY ACREAGE: APPROXIMATELY 13.280 ACRES (DEED)	

JOB No. KHA_2401.00	DRAWN BY: PRL	CAD FILE: P17 PWE.DWG
DATE: MAY 27, 2025	EXHIBIT B PAGE 3 OF 4	SCALE: 1"=60'



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

EXHIBIT "B"
PARCEL No. 17 PWE

LEGEND

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

PARCEL No. 17
PERMANENT WATER
EASEMENT LOCATION

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S 22°12'47"E	32.31'
L-2	N 24°26'32"W	32.85'

NOTES:

1. A LEGAL DESCRIPTION OF SAME DATE HEREWITH ACCOMPANIES THIS PLAT.
2. ALL BEARINGS AND COORDINATES ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD-83(2011), NORTH CENTRAL ZONE (4202). ALL DISTANCES AND AREAS SHOWN ARE SURFACE UTILIZING A SURFACE ADJUSTMENT FACTOR OF 1.00012.

SUBJECT TRACT &
LOCATION OF EASEMENT



City of Fort Worth

200 TEXAS STREET • FORT WORTH, TEXAS 76102

**NORTHSIDE III 54-INCH
WATER TRANSMISSION MAIN**

PARCEL NO. 17 PWE CoFW Project No. 104940-3
PERMANENT WATER EASEMENT
OWNER: ADG CAPITAL HOLDINGS, LTD
SURVEY: MEMPHIS, EL PASO AND PACIFIC RAILROAD CO. SURVEY, ABSTRACT NO. 1109
LOCATION: CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
ACQUISITION AREA: 7,961 SQ. FT. OR 0.183 ACRES
WHOLE PROPERTY ACREAGE: APPROXIMATELY 13.280 ACRES (DEED)

JOB No. KHA_2401.00 DRAWN BY: PRL CAD FILE: P17 PWE.DWG
DATE: MAY 27, 2025 EXHIBIT B PAGE 4 OF 4 SCALE: 1"=60'

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

Thu May 22 09:08:43 2025

Lot File: \\gaines04\Active\Production04\KHA_2401.00 - CoFW Northside III Water
Main\SURVEY\CAD\LOT\PARCELS.lot

Lot: P17 PWE

Bearing Distance

N 89°35'59" E 266.04

S 22°12'47" E 32.31

S 89°35'59" W 264.66

N 24°26'32" W 32.85

Closure Error Distance> 0.0000

Total Distance> 595.87

7961 SQ. FT.

0.183 ACRES

Bearing Distance

P18

EXHIBIT "A"

**NORTHSIDE III 54-INCH
WATER TRANSMISSION MAIN
CITY PROJECT NO. 104940-3; PARCEL ID NO. 18
TEMPORARY CONSTRUCTION EASEMENT
MEMPHIS, EL PASO AND PACIFIC RAILROAD CO. SURVEY, ABSTRACT NO. 1109
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS**

Being a temporary construction easement situated in the Memphis, El Paso and Pacific Railroad Company Survey, Abstract No. 1109, City of Fort Worth, Tarrant County, Texas, and being a portion of a called 13.280 acre tract of land conveyed to ADG Capital Holdings, LTD as recorded in Instrument No. D224069107 of the Official Public Records of Tarrant County, Texas, said temporary construction easement being more particularly described by metes and bounds as follows:

COMMENCING at a Mag Nail found for the northwest corner of said called 13.280 acre tract of land, said Mag Nail being the intersection of the south line of Peden Road (no record information found), with the northeast line of U.S. Highway 287 (no record information found); **THENCE** South 24 degrees 26 minutes 32 seconds East, with the southwest line of said called 13.280 acre tract of land and the northeast line of said U.S. Highway 287, a distance of 32.85 feet to a calculated point for the **POINT OF BEGINNING**, said calculated point having grid coordinates of N=7,024,822.22 and E=2,300,631.95;

THENCE North 89 degrees 35 minutes 59 seconds East, a distance of 264.66 feet to a calculated point for corner in the northeast line of said called 13.280 acre tract of land and the southwest apparent line of said tract of land conveyed to Union Pacific Railroad (no record information found), from which a 1/2 inch iron found for the northeast corner of said called 13.280 acre tract of land, said 1/2 inch iron rod being in the south line of said Peden Road bears North 22 degrees 12 minutes 47 seconds West, a distance of 32.31 feet;

THENCE South 22 degrees 12 minutes 47 seconds East, with the northeast line of said called 13.280 acre tract of land and the southwest apparent line of said tract of land conveyed to Union Pacific Railroad, a distance of 196.74 feet to a calculated point for corner;

THENCE South 89 degrees 35 minutes 59 seconds West, a distance of 256.28 feet to a calculated point for corner in the southwest line of said called 13.280 acre tract of land and the northeast line of said U.S. Highway 287;

THENCE North 24 degrees 26 minutes 32 seconds West, with the southwest line of said called 13.280 acre tract of land and the northeast line of said U.S. Highway

287, a distance of 200.00 feet to the **POINT OF BEGINNING**, and containing 47,575 square feet or 1.092 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 utilizing a surface adjustment factor of 1.00012.

*** SURVEYOR'S CERTIFICATE ***

TO ALL PARTIES INTERESTED IN TITLE TO THE PREMISES SURVEYED, I DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED FROM PUBLIC RECORDS AND FROM AN ACTUAL AND ACCURATE SURVEY UPON THE GROUNDS AND THAT SAME IS TRUE AND CORRECT.

Date: May 27, 2025





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

EXHIBIT "B"

PARCEL No. 18 TCE

3.928 ACRES (DEED)
E.W. PLASEK AND WIFE,
M.K. PLASEK
VOLUME 7504, PAGE 145
D.R.T.C.T.

(NO RECORD INFORMATION FOUND)
COUNTY ROAD



60 30 0 60
SCALE IN FEET

P.O.C.

FND. MAG NAIL

PEDEN ROAD

(NO RECORD INFORMATION FOUND)

FND. 1"IR

N 89°35'59"E 264.66'

P.O.B.

GRID COORDINATE
N=7,024,822.22
E=2,300,631.95

13.280 ACRES
ADG CAPITAL HOLDINGS, LTD
INSTRUMENT No. D224069107
O.P.R.T.C.T.

MEMPHIS, EL PASO AND
PACIFIC RAILROAD COMPANY SURVEY
ABSTRACT No. 1109

(NO RECORD INFORMATION FOUND)
UNION PACIFIC RAILROAD

(VARIABLE WIDTH RIGHT-OF-WAY)
HIGHWAY 287
U.S.

N 2°42'36"32"W 200.00'

S 89°35'59"W 256.28'

S 22°12'47"E 196.74'



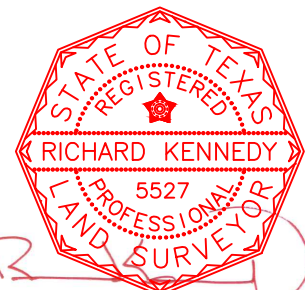
City of Fort Worth

200 TEXAS STREET • FORT WORTH, TEXAS 76102

NORTHSIDE III 54-INCH WATER TRANSMISSION MAIN

PARCEL NO. 18 TCE	CoFW Project No. 104940-3
TEMPORARY CONSTRUCTION EASEMENT	
OWNER: ADG CAPITAL HOLDINGS, LTD	
SURVEY: MEMPHIS, EL PASO AND PACIFIC RAILROAD CO. SURVEY, ABSTRACT NO. 1109	
LOCATION: CITY OF FORT WORTH, TARRANT COUNTY, TEXAS	
ACQUISITION AREA: 47,575 SQ. FT. OR 1.092 ACRES	
WHOLE PROPERTY ACREAGE: APPROXIMATELY 13.280 ACRES (DEED)	

JOB No. KHA_2401.00	DRAWN BY: PRL	CAD FILE: P18 TCE.DWG
DATE: MAY 27, 2025	EXHIBIT B PAGE 3 OF 4	SCALE: 1"=60'



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

EXHIBIT "B"
PARCEL No. 18 TCE

LEGEND

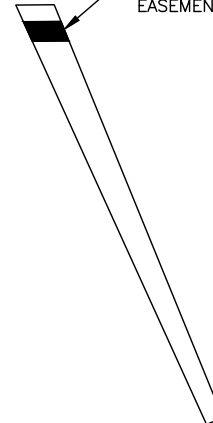
- ⊗ SET MONUMENTATION (SIZE AND TYPE NOTED)
- FND MONUMENTATION (SIZE AND TYPE NOTED)
- CALCULATED POINT
- — — — — PROPERTY/RIGHT-OF-WAY LINE
- - - - - EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- ±——— SURVEY/ABSTRACT LINE

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S 24°26'32"E	32.85'
L-2	N 22°12'47"W	32.31'

NOTES:

1. A LEGAL DESCRIPTION OF SAME DATE HEREWITH ACCOMPANIES THIS PLAT.
2. ALL BEARINGS AND COORDINATES ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD-83(2011), NORTH CENTRAL ZONE (4202). ALL DISTANCES AND AREAS SHOWN ARE SURFACE UTILIZING A SURFACE ADJUSTMENT FACTOR OF 1.00012.

PARCEL No. 18
TEMPORARY CONSTRUCTION
EASEMENT LOCATION



SUBJECT TRACT &
LOCATION OF EASEMENT



City of Fort Worth

200 TEXAS STREET • FORT WORTH, TEXAS 76102

**NORTHSIDE III 54-INCH
WATER TRANSMISSION MAIN**

PARCEL NO. 18 TCE CoFW Project No. 104940-3
TEMPORARY CONSTRUCTION EASEMENT
OWNER: ADG CAPITAL HOLDINGS, LTD
SURVEY: MEMPHIS, EL PASO AND PACIFIC RAILROAD CO. SURVEY, ABSTRACT NO. 1109
LOCATION: CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
ACQUISITION AREA: 47,575 SQ. FT. OR 1.092 ACRES
WHOLE PROPERTY ACREAGE: APPROXIMATELY 13.280 ACRES (DEED)

JOB No. KHA_2401.00 DRAWN BY: PRL CAD FILE: P18 TCE.DWG
DATE: MAY 27, 2025 EXHIBIT B PAGE 4 OF 4 SCALE: 1"=60'

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 May 23 08:33:35 2025

Lot File: \\gainas04\Active\Production04\KHA_2401.00 - CoFW Northside III Water
Main\SURVEY\CAD\LOT\PARCELS.lot

Lot: P18 TCE

Bearing Distance

N 89°35'59" E 264.66

S 22°12'47" E 196.74

S 89°35'59" W 256.28

N 24°26'32" W 200.00

Closure Error Distance> 0.0000

Total Distance> 917.68

47575 SQ. FT.

1.092 ACRES

Bearing Distance

EXHIBITS FOR VLMC, INC.

P40 - PWFE

&

P41 - TCE

P40

EXHIBIT "A"

**NORTHSIDE III 54-INCH
WATER TRANSMISSION MAIN
CITY PROJECT NO. 104940-1; PARCEL ID NO. 40
PERMANENT WATER EASEMENT
WILLIAM E. CONWILL SURVEY, ABSTRACT NO. 342
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS**

Being a permanent water easement situated in the William E. Conwill Survey, Abstract No. 342, City of Fort Worth, Tarrant County, Texas, and being a portion of a tract of land conveyed to VLMC, Inc. as recorded in Instrument No. D214113033 of the Official Public Records of Tarrant County, Texas, said permanent water easement being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8 inch capped iron rod stamped "Jacobs" found for the northeast corner of a tract of land described as Tract 2 conveyed to Jean Longspaugh as recorded in Instrument No. D212201793 of said Official Public Records of Tarrant County, Texas and the most northerly west corner of Lot 60X, Block 10 of Villages of Eagle Mountain, an addition to the City of Fort Worth, Texas as recorded in Instrument No. D217261990 of said Official Public Records of Tarrant County, Texas; THENCE South 00 degrees 15 minutes 10 seconds West, with the west line of said Lot 60X, a distance of 370.25 feet to a calculated point for the northeast corner of said tract of land conveyed to VLMC, Inc. and the southeast corner of a possible remainder tract of land conveyed to Patricia McLean Daves as recorded in Volume 6418, Page 825 of the Deed Records of Tarrant County, Texas, said calculated corner being the **POINT OF BEGINNING**, said calculated point having grid coordinates of N=6,998,188.94 and E=2,298,849.42;

THENCE South 00 degrees 15 minutes 10 seconds West, with the east line of said tract of land conveyed to VLMC, Inc. and the west line of said Lot 60X, a distance of 228.11 feet to a calculated point for corner in the north line of a 10' pipeline easement as recorded in Instrument No. D205235643 of said Official Public Records of Tarrant County, Texas;

THENCE North 89 degrees 54 minutes 26 seconds West, with the north line of said 10' pipeline easement, a distance of 70.94 feet to a calculated point for corner, from which a 1/2 inch iron rod found for the southwest corner of said tract of land conveyed to VLMC, Inc. and the most north westerly corner of Lot 1R, Block 1 of Eagle Mountain Water Treatment Plant, an addition to the City of Fort Worth Texas as recorded in Volume A, Page 5913 of said Deed Records of Tarrant County, Texas bears South 83 degrees 22 minutes 44 seconds West, a distance of 296.56 feet;

THENCE North 00 degrees 01 minutes 48 seconds East, a distance of 35.71 feet to a calculated point for corner;

THENCE North 45 degrees 11 minutes 45 seconds East, a distance of 58.15 feet to a calculated point for corner;

THENCE North 00 degrees 15 minutes 10 seconds East, a distance of 151.31 feet to a calculated point for corner in the north line of said tract of land conveyed to VLMC, Inc. and the south line of said tract of land conveyed to Patricia McLean Daves;

THENCE South 89 degrees 59 minutes 14 seconds East, with the north line of said tract of land conveyed to VLMC, Inc. and the south line of said tract of land conveyed to Patricia McLean Daves, a distance of 30.00 feet to the **POINT OF BEGINNING**, and containing 9,150 square feet or 0.210 acres of land, more or less.



Notes:

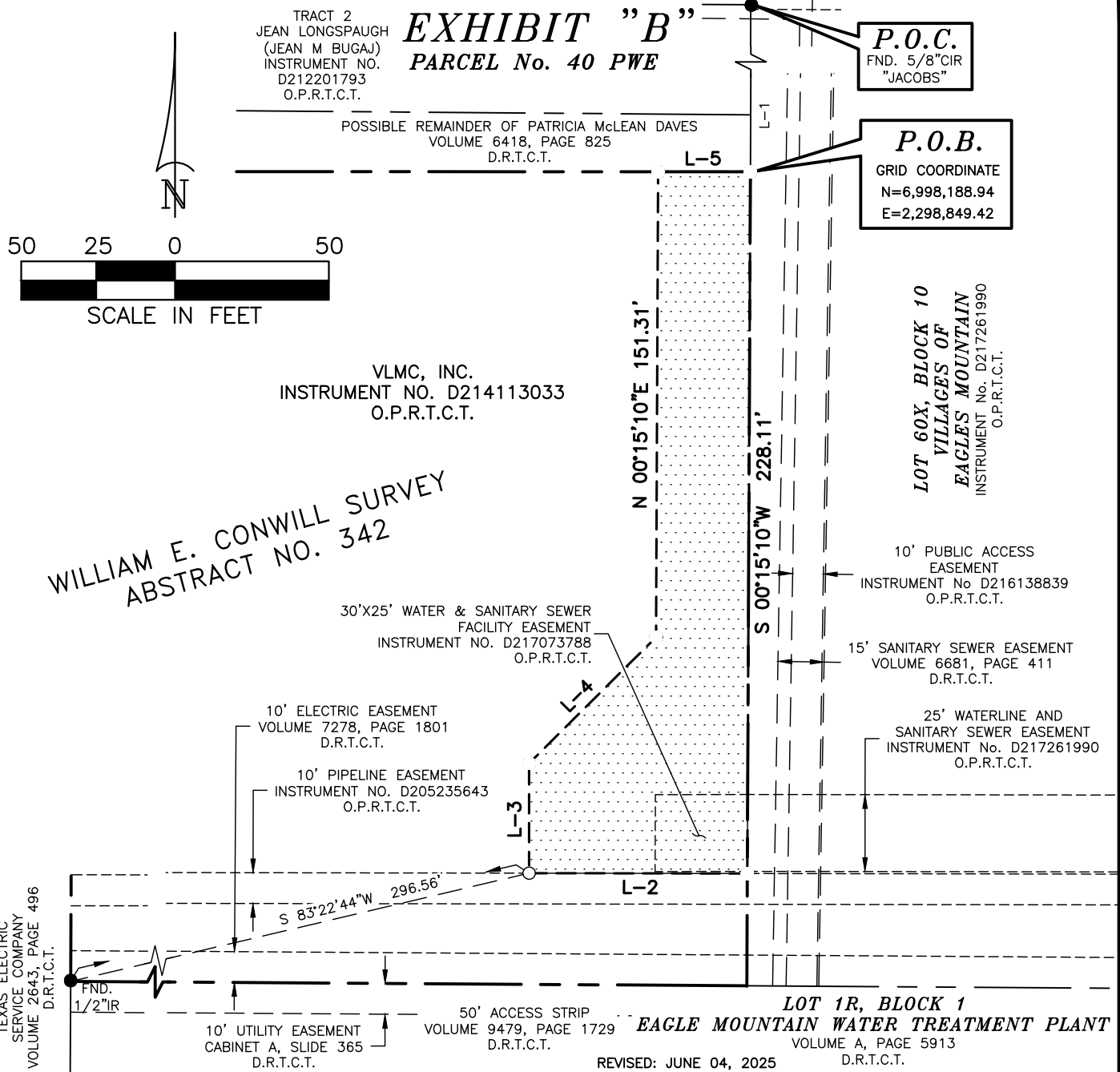
- 1.) A plat of the same survey date herewith accompanies this legal description.
- 2.) Bearings are referenced to the Texas State Plane Coordinate System, NAD-83 (2011), North Central Zone (4202). All distances and areas shown are surface utilizing a surface adjustment factor of 1.00012.

*** SURVEYOR'S CERTIFICATE ***

TO ALL PARTIES INTERESTED IN TITLE TO THE PREMISES SURVEYED, I DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED FROM PUBLIC RECORDS AND FROM AN ACTUAL AND ACCURATE SURVEY UPON THE GROUNDS AND THAT SAME IS TRUE AND CORRECT.

Date: April 30, 2025
Revised: June 04, 2025



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



City of Fort Worth

200 TEXAS STREET • FORT WORTH, TEXAS 76102

**NORTHSIDE III 54-INCH
WATER TRANSMISSION MAIN**

PARCEL NO. 40 PWE	CoFW Project No. 104940-1
PERMANENT WATER EASEMENT	
OWNER: VLMC, INC	
SURVEY: WILLIAM E. CONWILL SURVEY, ABSTRACT NO. 342	
LOCATION: CITY OF FORT WORTH, TARRANT COUNTY, TEXAS	
ACQUISITION AREA: 9,150 SQ. FT. OR 0.210 ACRES	
WHOLE PROPERTY ACREAGE: APPROXIMATELY 2.210 ACRES (CALCULATED)	

JOB No. KHA_2401.00	DRAWN BY: PRL	CAD FILE: P40 PWE_R01.DWG
DATE: APRIL 30, 2025	EXHIBIT B PAGE 3 OF 4	SCALE: 1"=50'

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



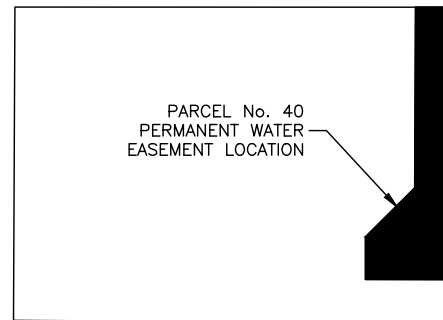
RICHARD KENNEDY
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5527 TEXAS FIRM No. 10106900

EXHIBIT "B"
PARCEL No. 40 PWE

LEGEND

- ⊗ SET MONUMENTATION (SIZE AND TYPE NOTED)
● 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	S 00°15'10"W	370.25'
L-2	N 89°54'26"W	70.94'
L-3	N 00°01'48"E	35.71'
L-4	N 45°11'45"E	58.15'
L-5	S 89°59'14"E	30.00'



SUBJECT TRACT &
LOCATION OF EASEMENT

NOTES:

1. A LEGAL DESCRIPTION OF SAME DATE HEREWITH ACCOMPANIES THIS PLAT.
2. ALL BEARINGS AND COORDINATES ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD-83(2011), NORTH CENTRAL ZONE (4202). ALL DISTANCES AND AREAS SHOWN ARE SURFACE UTILIZING A SURFACE ADJUSTMENT FACTOR OF 1.00012.

REVISED: JUNE 04, 2025



City of Fort Worth

200 TEXAS STREET • FORT WORTH, TEXAS 76102

**NORTHSIDE III 54-INCH
WATER TRANSMISSION MAIN**

PARCEL NO. 40 PWE CoFW Project No. 104940-1

PERMANENT WATER EASEMENT

OWNER: VLMC, INC

SURVEY: WILLIAM E. CONWILL SURVEY, ABSTRACT NO. 342

LOCATION: CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

ACQUISITION AREA: 9,150 SQ. FT. OR 0.210 ACRES

WHOLE PROPERTY ACREAGE: APPROXIMATELY 2.210 ACRES (CALCULATED)

JOB No. KHA_2401.00 DRAWN BY: PRL CAD FILE: P40_PWE_R01.DWG

DATE: APRIL 30, 2025 EXHIBIT B PAGE 4 OF 4 SCALE: 1"=50'



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

Lot Report

Thu May 01 10:37:33 2025

Lot File: \\gaines04\Active\Production04\KHA_2401.00 - CoFW Northside III Water
Main\SURVEY\CAD\LOT\PARCELS.lot

Lot: P40 PWE

Bearing	Distance
---------	----------

S 00°15'10" W	228.11
---------------	--------

N 89°54'26" W	70.94
---------------	-------

N 00°01'48" E	35.71
---------------	-------

N 45°11'45" E	58.15
---------------	-------

N 00°15'10" E	151.31
---------------	--------

S 89°59'14" E	30.00
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Closure Error Distance> 0.0000

Total Distance> 574.22

9150 SQ. FT.

0.210 ACRES

Bearing Distance

P41

EXHIBIT "A"

**NORTHSIDE III 54-INCH
WATER TRANSMISSION MAIN
CITY PROJECT NO. 104940-1; PARCEL ID NO. 41
TEMPORARY CONSTRUCTION EASEMENT
WILLIAM E. CONWILL SURVEY, ABSTRACT NO. 342
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS**

Being a temporary construction easement situated in the William E. Conwill Survey, Abstract No. 342, City of Fort Worth, Tarrant County, Texas, and being a portion of a tract of land conveyed to VLMC, Inc. as recorded in Instrument No. D214113033 of the Official Public Records of Tarrant County, Texas, said temporary construction easement being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8 inch capped iron rod stamped "Jacobs" found for the northeast corner of a tract of land described as Tract 2 conveyed to Jean Longspaugh as recorded in Instrument No. D212201793 of said Official Public Records of Tarrant County, Texas and the most northerly west corner of Lot 60X, Block 10 of Villages of Eagle Mountain, an addition to the City of Fort Worth, Texas as recorded in Instrument No. D217261990 of said Official Public Records of Tarrant County, Texas; **THENCE** South 00 degrees 15 minutes 10 seconds West, with the west line of said Lot 60X, a distance of 370.25 feet to a calculated point for the northeast corner of said tract of land conveyed to VLMC, Inc. and the southeast corner of a possible remainder tract of land conveyed to Patricia McLean Daves as recorded in Volume 6418, Page 825 of the Deed Records of Tarrant County, Texas; **THENCE** North 89 degrees 59 minutes 14 seconds West, with the north line of said tract of land conveyed to VLMC, Inc. and the south line of said tract of land conveyed to Patricia McLean Daves, a distance of 30.00 feet, said calculated corner being the **POINT OF BEGINNING**, said calculated point having grid coordinates of N=6,998,188.95 and E=2,298,819.42;

THENCE South 00 degrees 15 minutes 10 seconds West, a distance of 151.31 feet to a calculated point for corner;

THENCE South 45 degrees 11 minutes 45 seconds West, a distance of 58.15 feet to a calculated point for corner;

THENCE South 00 degrees 01 minutes 48 seconds West, a distance of 35.71 feet to a calculated point for corner in the north line of a 10' pipeline easement as recorded in Instrument No. D205235643 of said Official Public Records of Tarrant County of Texas;

THENCE North 89 degrees 54 minutes 26 seconds West, with the north line of said 10' pipeline easement, a distance of 45.00 feet to a calculated point for corner, from which a 1/2 inch iron rod found for the southwest corner of said tract of

land conveyed to VLMC, Inc. and the northwest corner of Lot 1R, Block 1 of Eagle Mountain Treatment Plant, an addition to the City of Fort Worth, Texas as recorded in Volume A, Page 5913 of said Deed Records of Tarrant County, Texas bears South 82 degrees 10 minutes 56 seconds West, a distance of 251.92 feet;

THENCE North 00 degrees 01 minutes 48 seconds East, a distance of 54.38 feet to a calculated point for corner;

THENCE North 45 degrees 11 minutes 45 seconds East, a distance of 58.25 feet to a calculated point for corner;

THENCE North 00 degrees 15 minutes 10 seconds East, a distance of 132.51 feet to a calculated point for corner in the north line of said tract of land conveyed to VLM, Inc. and the south line of said tract of land conveyed to Patricia McLean Daves;

THENCE South 89 degrees 59 minutes 14 seconds East, with the north line of said tract of land conveyed to VLM, Inc. and the south line of said tract of land conveyed to Patricia McLean Daves, a distance of 45.00 feet to the **POINT OF BEGINNING**, and containing 11,032 square feet or 0.253 acres of land, more or less.



Notes:

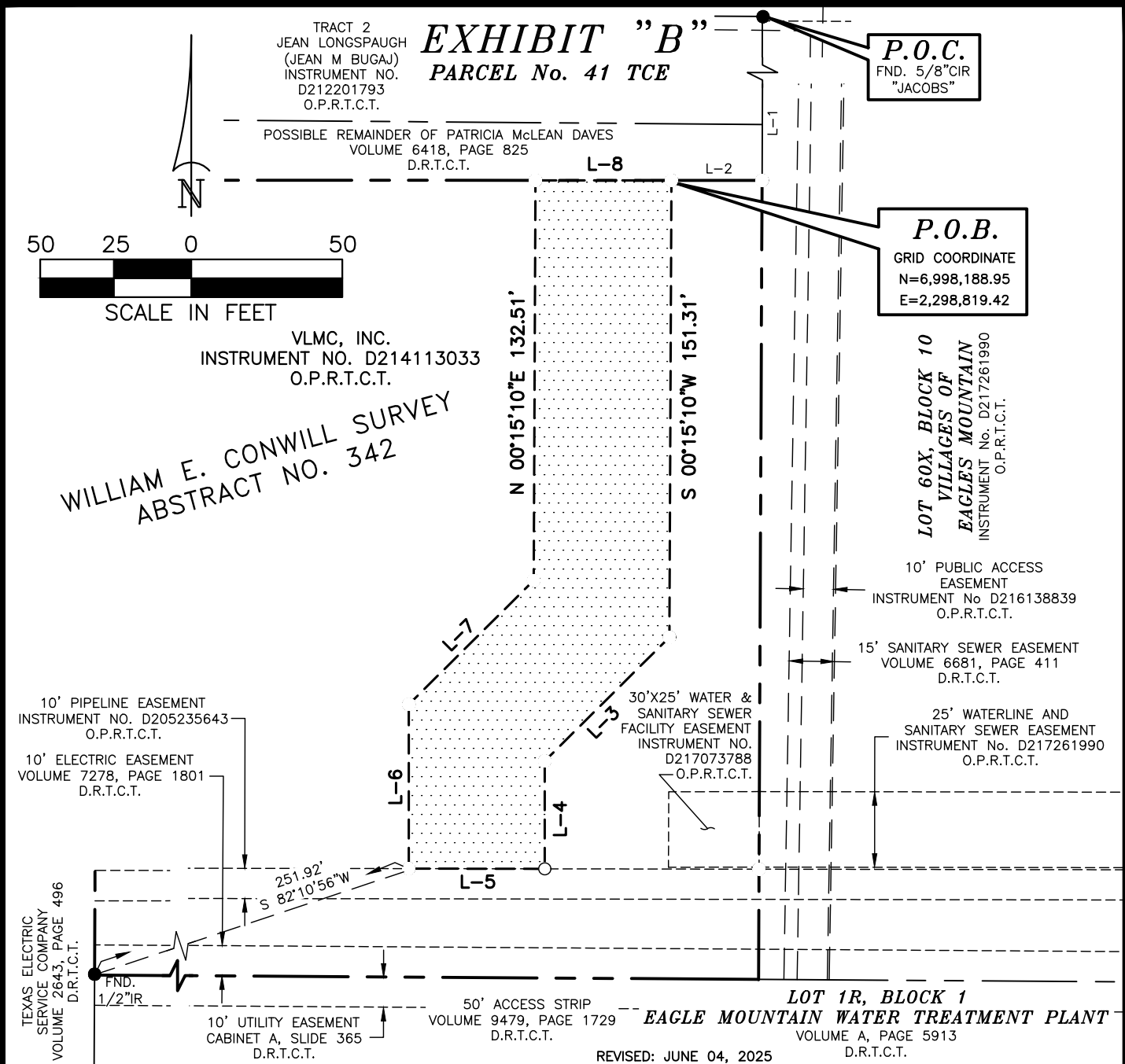
- 1.) A plat of the same survey date herewith accompanies this legal description.
- 2.) Bearings are referenced to the Texas State Plane Coordinate System, NAD-83 (2011), North Central Zone (4202). All distances and areas shown are surface utilizing a surface adjustment factor of 1.00012.

*** SURVEYOR'S CERTIFICATE ***

TO ALL PARTIES INTERESTED IN TITLE TO THE PREMISES SURVEYED, I DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED FROM PUBLIC RECORDS AND FROM AN ACTUAL AND ACCURATE SURVEY UPON THE GROUNDS AND THAT SAME IS TRUE AND CORRECT.

Date: April 30, 2025
Revised: June 04, 2025



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



City of Fort Worth

200 TEXAS STREET • FORT WORTH, TEXAS 76102

NORTHSIDE III 54-INCH WATER TRANSMISSION MAIN

PARCEL NO. 41 TCE	CoFW Project No. 104940-1
TEMPORARY CONSTRUCTION EASEMENT	
OWNER: VLMC, INC	
SURVEY: WILLIAM E. CONWILL SURVEY, ABSTRACT NO. 342	
LOCATION: CITY OF FORT WORTH, TARRANT COUNTY, TEXAS	
ACQUISITION AREA: 11,032 SQ. FT. OR 0.253 ACRES	
WHOLE PROPERTY ACREAGE: APPROXIMATELY 2.210 ACRES (CALCULATED)	
JOB No. KHA_2401.00	DRAWN BY: PRL
DATE: APRIL 30, 2025	EXHIBIT B PAGE 4 OF 5
	CAD FILE: P41 TCE_R01.DWG
	SCALE: 1"=50'



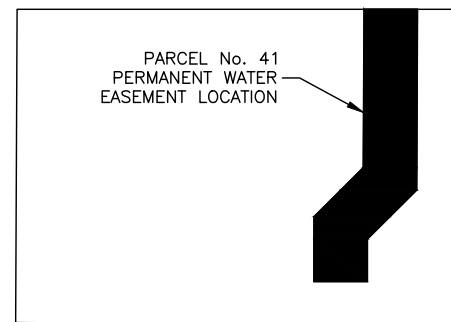
RICHARD KENNEDY
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5527 TEXAS FIRM No. 10106900

EXHIBIT "B"
PARCEL No. 41 TCE

LEGEND

- ⊗ SET MONUMENTATION (SIZE AND TYPE NOTED)
● 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	S 00°15'10"W	370.25'
L-2	N 89°59'14"W	30.00'
L-3	S 45°11'45"W	58.15'
L-4	S 00°01'48"W	35.71'
L-5	N 89°54'26"W	45.00'
L-6	N 00°01'48"E	54.38'
L-7	N 45°11'45"E	58.25'
L-8	S 89°59'14"E	45.00'



SUBJECT TRACT &
LOCATION OF EASEMENT

NOTES:

1. A LEGAL DESCRIPTION OF SAME DATE HEREWITH ACCOMPANIES THIS PLAT.
2. ALL BEARINGS AND COORDINATES ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD-83(2011), NORTH CENTRAL ZONE (4202). ALL DISTANCES AND AREAS SHOWN ARE SURFACE UTILIZING A SURFACE ADJUSTMENT FACTOR OF 1.00012.

REVISED: JUNE 04, 2025



City of Fort Worth

200 TEXAS STREET • FORT WORTH, TEXAS 76102

**NORTHSIDE III 54-INCH
WATER TRANSMISSION MAIN**

PARCEL NO. 41 TCE		CoFW Project No. 104940-1
TEMPORARY CONSTRUCTION EASEMENT		
OWNER: VLMC, INC		
SURVEY: WILLIAM E. CONWILL SURVEY, ABSTRACT NO. 342		
LOCATION: CITY OF FORT WORTH, TARRANT COUNTY, TEXAS		
ACQUISITION AREA: 11,032 SQ. FT. OR 0.253 ACRES		
WHOLE PROPERTY ACREAGE: APPROXIMATELY 2.210 ACRES (CALCULATED)		
JOB No. KHA_2401.00	DRAWN BY: PRL	CAD FILE: P41 TCE_R01.DWG
DATE: APRIL 30, 2025	EXHIBIT B PAGE 5 OF 5	SCALE: 1"=50'



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

Lot Report

Thu May 01 16:22:00 2025

Lot File: \\gainas04\Active\Production04\KHA_2401.00 - CoFW Northside III Water
Main\SURVEY\CAD\LOT\PARCELS.lot

Lot: P41 TCE

Bearing	Distance
---------	----------

S 00°15'10" W	151.31
---------------	--------

S 45°11'45" W	58.15
---------------	-------

S 00°01'48" W	35.71
---------------	-------

N 89°54'26" W	45.00
---------------	-------

N 00°01'48" E	54.38
---------------	-------

N 45°11'45" E	58.25
---------------	-------

N 00°15'10" E	132.51
---------------	--------

S 89°59'14" E	45.00
---------------	-------

Closure Error Distance> 0.0000

Total Distance> 580.31

11032 SQ. FT.

0.253 ACRES

Bearing Distance

EXHIBITS FOR LONGSPAUGH

P42 - PWFE

P43 - TCE

P44 - PWFE

&

P45 - TCE

EXHIBIT "A"

**NORTHSIDE III 54-INCH
WATER TRANSMISSION MAIN
CITY PROJECT NO. 104940-1; PARCEL ID NO. 42
PERMANENT WATER EASEMENT
WILLIAM E. CONWILL SURVEY, ABSTRACT NO. 342
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS**

Being a permanent water easement situated in the William E. Conwill Survey, Abstract No. 342, City of Fort Worth, Tarrant County, Texas, and being a portion of a tract of land described as Tract 2 conveyed to Jean Longspaugh as recorded in Instrument No. D212201793 of the Official Public Records of Tarrant County, Texas, said permanent water easement being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found for the northwest corner of tract of land conveyed to Jerry Longspaugh, Theodore Bucaj, and Josephine Bucaj as recorded in Volume 7508, Page 1732 of the Deed Records of Tarrant County, Texas and the southwest corner of a tract of land conveyed to D.R. Horton-Texas, LTD. as recorded in Instrument No. D217023961 of said Official Public Records of Tarrant County, Texas; THENCE South 89 degrees 44 minutes 32 seconds East, with the north line of said tract of land conveyed to Jerry Longspaugh, Theodore Bucaj, and Josephine Bucaj and the south line of said tract of land conveyed to D.R. Horton-Texas, LTD., passing at a distance of 299.77 feet the southeast corner of said tract of land conveyed to D.R. Horton-Texas, LTD. and the most northerly southwest corner of Lot 60X, Block 10 of Villages of Eagles Mountain, an addition in the City of Fort Worth, Tarrant County, Texas as recorded in Instrument No. D217261990 of said Official Public Records of Tarrant County, Texas, in all, a distance of 365.31 feet to a 5/8 inch iron rod with cap stamped "Jacobs" found for the northeast corner of said tract of land conveyed to Jerry Longspaugh, Theodore Bucaj and Josephine Bucaj and the interior ell corner of said Lot 60X; THENCE South 00 degrees 15 minutes 10 seconds West, with the east line of said tract of land conveyed to Jerry Longspaugh, Theodore Bucaj, and Josephine Bucaj and the west line of said Lot 60X, a distance of 40.59 feet to a calculated point for the southeast corner of said tract of land conveyed to Jerry Longspaugh, Theodore Bucaj, and Josephine Bucaj and the northeast corner of said Tract 2, said calculated corner being the **POINT OF BEGINNING**, said calculated point having grid coordinates of N=6,998,518.56 and E=2,298,850.87;

THENCE South 00 degrees 15 minutes 10 seconds West, with the east line of said Tract 2 and the west line of said Lot 60X, a distance of 270.55 feet to a calculated point for the southeast corner of said Tract 2 and the northeast corner of a tract of land conveyed to SFI Spectrum, Inc. as recorded in Volume 9800, Page 791 of said Deed Records of Tarrant County, Texas;

THENCE North 89 degrees 43 minutes 04 seconds West, with the south line of said Tract 2 and the north line of said tract of land conveyed to SFI Spectrum, Inc., a distance of 30.00 feet to a calculated point for corner;

THENCE North 00 degrees 15 minutes 10 seconds East, a distance of 270.63 feet to a calculated point for corner in the north line of said Tract 2 and the south line of said tract of land conveyed to Jerry Longspaugh, Theodore Bucaj, and Josephine Bucaj;

THENCE South 89 degrees 34 minutes 15 seconds East, with the north line of said Tract 2 and the south line of said tract of land conveyed to Jerry Longspaugh, Theodore Bucaj, and Josephine Bucaj, a distance of 30.00 feet to the **POINT OF BEGINNING**, and containing 8,118 square feet or 0.186 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 utilizing a surface adjustment factor of 1.00012.

*** SURVEYOR'S CERTIFICATE ***

TO ALL PARTIES INTERESTED IN TITLE TO THE PREMISES SURVEYED, I DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED FROM PUBLIC RECORDS AND FROM AN ACTUAL AND ACCURATE SURVEY UPON THE GROUNDS AND THAT SAME IS TRUE AND CORRECT.

Date: May 19, 2025


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


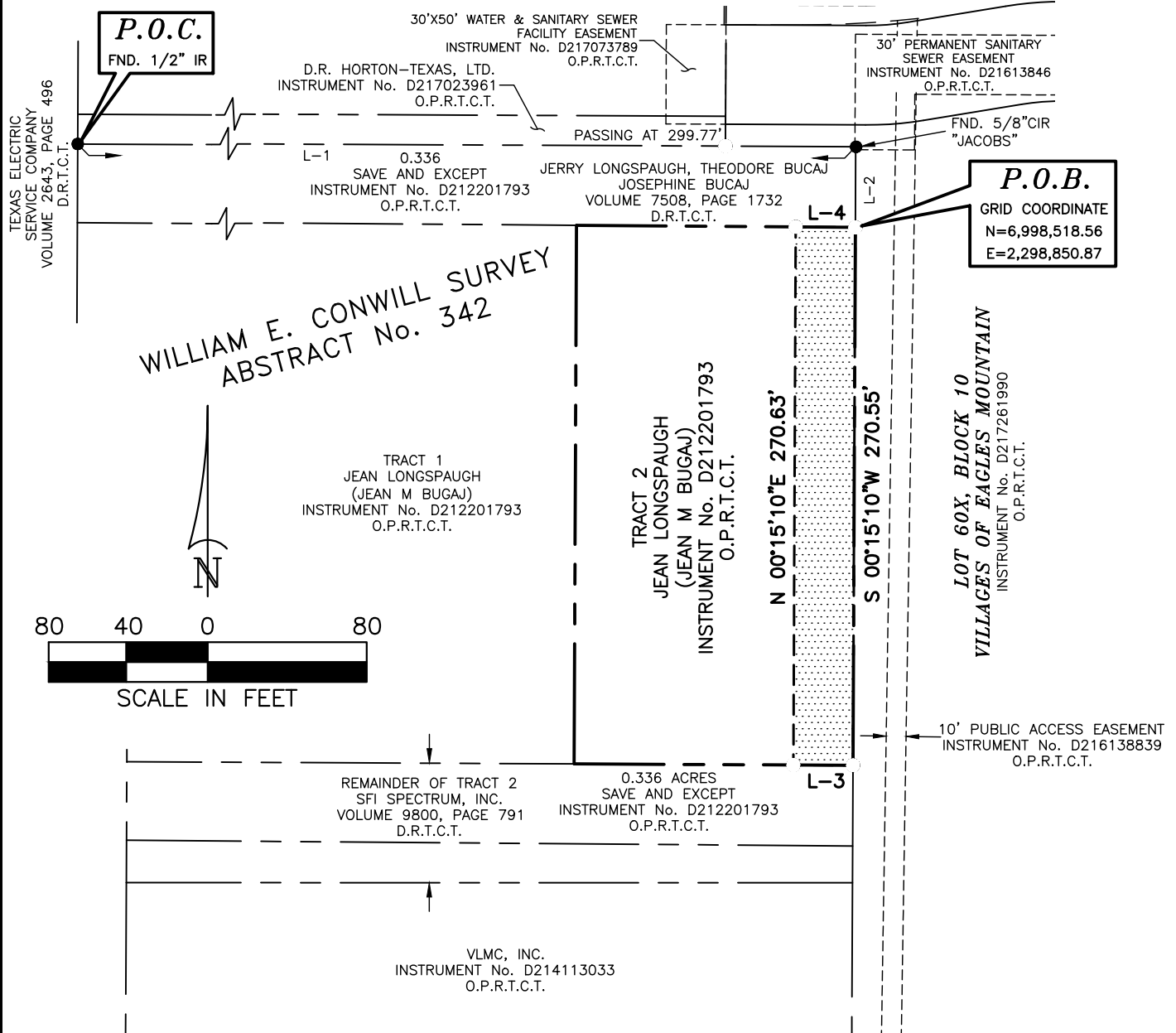


EXHIBIT "B"

PARCEL No. 42 PWE

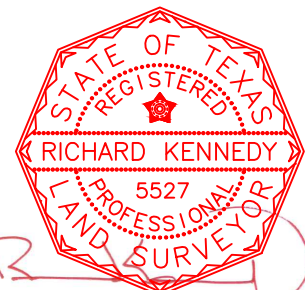


City of Fort Worth

200 TEXAS STREET • FORT WORTH, TEXAS 76102

NORTHSIDE III 54-INCH WATER TRANSMISSION MAIN

PARCEL NO. 42 PWE		CoFW Project No. 104940-1
PERMANENT WATER EASEMENT		
OWNER: JEAN LONGSPAUGH		
SURVEY: WILLIAM E. CONWILL SURVEY, ABSTRACT NO. 342		
LOCATION: CITY OF FORT WORTH, TARRANT COUNTY, TEXAS		
ACQUISITION AREA: 8,118 SQ. FT. OR 0.186 ACRES		
WHOLE PROPERTY ACREAGE: APPROXIMATELY 0.872 ACRES (CALCULATED)		
JOB No. KHA_2401.00	DRAWN BY: PRL	CAD FILE: P42 PWE.DWG
DATE: MAY 19, 2025	EXHIBIT B PAGE 3 OF 4	SCALE: 1"=80'



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

EXHIBIT "B"
PARCEL No. 42 PWE

LEGEND

- ⊗ SET MONUMENTATION (SIZE AND TYPE NOTED)
● 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	S 89°44'32"E	365.31'
L-2	S 00°15'10"W	40.59'
L-3	N 89°43'04"W	30.00'
L-4	S 89°34'15"E	30.00'

NOTES:

1. A LEGAL DESCRIPTION OF SAME DATE HERewith ACCOMPANIES THIS PLAT.
2. ALL BEARINGS AND COORDINATES ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD-83(2011), NORTH CENTRAL ZONE (4202). ALL DISTANCES AND AREAS SHOWN ARE SURFACE UTILIZING A SURFACE ADJUSTMENT FACTOR OF 1.00012.



City of Fort Worth

200 TEXAS STREET • FORT WORTH, TEXAS 76102

**NORTHSIDE III 54-INCH
WATER TRANSMISSION MAIN**

PARCEL NO. 42 PWE | CoFW Project No. 104940-1

PERMANENT WATER EASEMENT

OWNER: JEAN LONGSPAUGH

SURVEY: WILLIAM E. CONWILL SURVEY, ABSTRACT NO. 342

LOCATION: CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

ACQUISITION AREA: 8,118 SQ. FT. OR 0.186 ACRES

WHOLE PROPERTY ACREAGE: APPROXIMATELY 0.872 ACRES (CALCULATED)

JOB No. KHA_2401.00 | DRAWN BY: PRL | CAD FILE: P42 PWE.DWG

DATE: MAY 19, 2025 | EXHIBIT B PAGE 4 OF 4 | SCALE: 1"=80'



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

Lot Report

Tue May 06 08:53:36 2025

Lot File: \\gainas04\Active\Production04\KHA_2401.00 - CoFW Northside III Water
Main\SURVEY\CAD\LOT\PARCELS.lot

Lot: P42 PWE

Bearing Distance

S 00°15'10" W 270.55

N 89°43'04" W 30.00

N 00°15'10" E 270.63

S 89°34'15" E 30.00

Closure Error Distance> 0.0000

Total Distance> 601.18

8118 SQ. FT.

0.186 ACRES

Bearing Distance

P43

EXHIBIT "A"

**NORTHSIDE III 54-INCH
WATER TRANSMISSION MAIN
CITY PROJECT NO. 104940-1; PARCEL ID NO. 43
TEMPORARY CONSTRUCTION EASEMENT
WILLIAM E. CONWILL SURVEY, ABSTRACT NO. 342
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS**

Being a temporary construction easement situated in the William E. Conwill Survey, Abstract No. 342, City of Fort Worth, Tarrant County, Texas, and being a portion of a tract of land described as Tract 2 conveyed to Jean Longspaugh as recorded in Instrument No. D212201793 of the Official Public Records of Tarrant County, Texas, said temporary construction easement being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod for the northwest corner of tract of land conveyed to Jerry Longspaugh, Theodore Bucaj Josephine Bucaj as recorded in Volume 7508, Page 1732 of the Deed Records of Tarrant County, Texas and the southwest corner of a tract of land conveyed to D.R. Horton-Texas, LTD. as recorded in Instrument No. D217023961 of said Official Public Records of Tarrant County, Texas; **THENCE** South 89 degrees 44 minutes 32 seconds East, with the north line of said tract of land conveyed to Jerry Longspaugh, Theodore Bucaj Josephine Bucaj and the south line of said tract of land conveyed to D.R. Horton-Texas, LTD., passing at a distance of 299.77 feet the southeast corner of said tract of land conveyed to D.R. Horton-Texas, LTD. and the most northerly southwest corner of Lot 60X, Block 10 of Villages of Eagles Mountain, an addition in the City of Fort Worth, Tarrant County, Texas as recorded in Instrument No. D217261990 of said Official Public Records of Tarrant County, Texas, in all, a distance of 365.31 feet to a 5/8 inch iron rod with cap stamped "Jacobs" found for the northeast corner of said tract of land conveyed to Jerry Longspaugh, Theodore Bucaj and Josephine Bucaj and the interior ell corner of said Lot 60X; **THENCE** South 00 degrees 15 minutes 10 seconds West, with the east line of said tract of land conveyed to Jerry Longspaugh, Theodore Bucaj, and Josephine Bucaj and the west line of said Lot 60X, a distance of 40.59 feet to a calculated point for the southeast corner of said tract of land conveyed to Jerry Longspaugh, Theodore Bucaj, and Josephine Bucaj and the northeast corner of said Tract 2; **THENCE** North 89 degrees 34 minutes 15 seconds West, with the north line of said Tract 2 and the south line of said tract of land conveyed to Jerry Longspaugh, Theodore Bucaj, and Josephine Bucaj, a distance of 30.00 feet to a calculated point for the **POINT OF BEGINNING**, said calculated point having grid coordinates of N=6,998,518.78 and E=2,298,820.88;

THENCE South 00 degrees 15 minutes 10 seconds West, a distance of 270.63 feet to a calculated point for corner in the south line of a tract of land conveyed to SFI Spectrum, Inc. as recorded in Volume 9800, Page 791 of said Deed Records of Tarrant County, Texas;

THENCE North 89 degrees 43 minutes 04 seconds West, with the south line of said Tract 2 and the north line of said tract of land conveyed to SFI Spectrum, Inc., a distance of 45.00 feet to a calculated point for corner;

THENCE North 00 degrees 15 minutes 10 seconds East, a distance of 270.74 feet to a calculated point for corner in the north line of said Tract 2 and the south line of said tract of land conveyed to Jerry Longspaugh, Theodore Bucaj, and Josephine Bucaj;

THENCE South 89 degrees 34 minutes 15 seconds East, with the north line of said Tract 2 and the south line of said tract of land conveyed to Jerry Longspaugh, Theodore Bucaj, and Josephine Bucaj, a distance of 45.00 feet to the **POINT OF BEGINNING**, and containing 12,181 square feet or 0.280 acres of land, more or less.

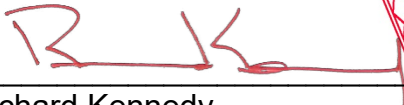

Notes:

- 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 utilizing a surface adjustment factor of 1.00012.

*** SURVEYOR'S CERTIFICATE ***

TO ALL PARTIES INTERESTED IN TITLE TO THE PREMISES SURVEYED, I DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED FROM PUBLIC RECORDS AND FROM AN ACTUAL AND ACCURATE SURVEY UPON THE GROUNDS AND THAT SAME IS TRUE AND CORRECT.

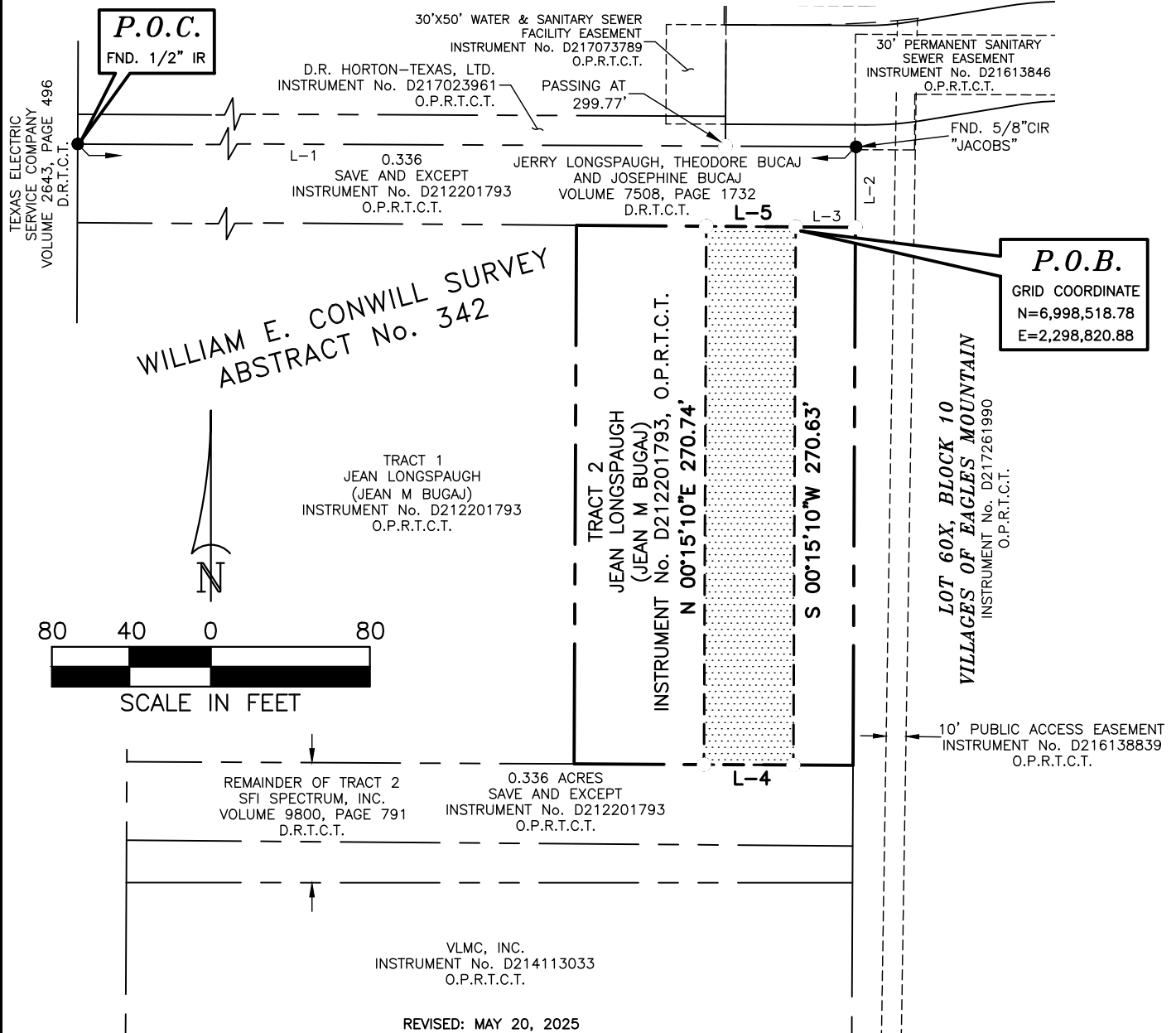
Date: May 19, 2025
Revised: May 20, 2025

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

EXHIBIT "B"

PARCEL No. 43 TCE



City of Fort Worth

200 TEXAS STREET • FORT WORTH, TEXAS 76102

NORTHSIDE III 54-INCH WATER TRANSMISSION MAIN

PARCEL NO. 43 TCE	CoFW Project No. 104940-1
TEMPORARY CONSTRUCTION EASEMENT	
OWNER: JEAN LONGSPAUGH	
SURVEY: WILLIAM E. CONWILL SURVEY, ABSTRACT NO. 342	
LOCATION: CITY OF FORT WORTH, TARRANT COUNTY, TEXAS	
ACQUISITION AREA: 12,181 SQ. FT. OR 0.280 ACRES	
WHOLE PROPERTY ACREAGE: APPROXIMATELY 0.872 ACRES (CALCULATED)	
JOB No. KHA_2401.00	DRAWN BY: PRL
DATE: MAY 19, 2025	EXHIBIT B PAGE 3 OF 4
CAD FILE: P43 TCE_R01.DWG	
SCALE: 1"=80'	



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

EXHIBIT "B"
PARCEL No. 43 TCE

LEGEND

- ⊗ SET MONUMENTATION (SIZE AND TYPE NOTED)
● 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	S 89°44'32"E	365.31'
L-2	S 00°15'10"W	40.59'
L-3	N 89°34'15"W	30.00'
L-4	N 89°43'04"W	45.00'
L-5	S 89°34'15"E	45.00'

NOTES:

1. A LEGAL DESCRIPTION OF SAME DATE HEREWITH ACCOMPANIES THIS PLAT.
2. ALL BEARINGS AND COORDINATES ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD-83(2011), NORTH CENTRAL ZONE (4202). ALL DISTANCES AND AREAS SHOWN ARE SURFACE UTILIZING A SURFACE ADJUSTMENT FACTOR OF 1.00012.

REVISED: MAY 20, 2025



City of Fort Worth

200 TEXAS STREET • FORT WORTH, TEXAS 76102

**NORTHSIDE III 54-INCH
WATER TRANSMISSION MAIN**

PARCEL NO. 43 TCE		CoFW Project No. 104940-1
TEMPORARY CONSTRUCTION EASEMENT		
OWNER: JEAN LONGSPAUGH		
SURVEY: WILLIAM E. CONWILL SURVEY, ABSTRACT NO. 342		
LOCATION: CITY OF FORT WORTH, TARRANT COUNTY, TEXAS		
ACQUISITION AREA: 12,181 SQ. FT. OR 0.280 ACRES		
WHOLE PROPERTY ACREAGE: APPROXIMATELY 0.872 ACRES (CALCULATED)		
JOB No. KHA_2401.00	DRAWN BY: PRL	CAD FILE: P43 TCE_R01.DWG
DATE: MAY 19, 2025	EXHIBIT B PAGE 4 OF 4	SCALE: 1"=80'



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

Lot Report

Mon May 12 15:15:34 2025

Lot File: \\gainas04\Active\Production04\KHA_2401.00 - CoFW Northside III Water
Main\SURVEY\CAD\LOT\PARCELS.lot

Lot: P43 TCE

Bearing Distance

S 00°15'10" W 270.63

N 89°43'04" W 45.00

N 00°15'10" E 270.74

S 89°34'15" E 45.00

Closure Error Distance> 0.0000

Total Distance> 631.37

12181 SQ. FT.

0.280 ACRES

Bearing Distance

EXHIBIT "A"

**NORTHSIDE III 54-INCH
WATER TRANSMISSION MAIN
CITY PROJECT NO. 104940-1; PARCEL ID NO. 44
PERMANENT WATER EASEMENT
WILLIAM E. CONWILL SURVEY, ABSTRACT NO. 342
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS**

Being a permanent water easement situated in the William E. Conwill Survey, Abstract No. 342, City of Fort Worth, Tarrant County, Texas, and being a portion of a tract of land conveyed to Jerry Longspaugh, Theodore Bucaj and Josephine Bucaj as recorded in Volume 7508, Page 1732 of the Deed Records of Tarrant County, Texas, said permanent water easement being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch capped iron rod stamped "Jacobs" found for the northeast corner of said tract of land conveyed to Jerry Longspaugh, Theodore Bucaj and Josephine Bucaj an interior ell corner of Lot 60X, Block 10 of Villages of Eagles Mountain, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Instrument No. D217261990 of the Official Public Records of Tarrant County, Texas, said 5/8 inch capped iron rod stamped "Jacobs" having grid coordinates of N=6,998,559.14 and E=2,298,851.05;

THENCE South 00 degrees 15 minutes 10 seconds West, with the east line of said tract of land conveyed to Jerry Longspaugh, Theodore Bucaj and Josephine Bucaj and the west line of said Lot 60X, a distance of 40.59 feet to a calculated point for the southeast corner of said tract of land conveyed to Jerry Longspaugh, Theodore Bucaj and Josephine Bucaj and the northeast corner of tract of land described as Tract 2 conveyed to Jean Longspaugh as recorded in Instrument No. D212201793 of said Official Public Records of Tarrant County, Texas;

THENCE North 89 degrees 34 minutes 15 seconds West, with the south line of tract of land conveyed to Jerry Longspaugh, Theodore Bucaj and Josephine Bucaj and the north line of said Tract 2, a distance of 30.00 feet to a calculated point for corner;

THENCE North 00 degrees 15 minutes 10 seconds East, a distance of 40.50 feet to a calculated point for corner in the north line of said tract of land conveyed to Jerry Longspaugh, Theodore Bucaj and Josephine Bucaj and a south line of said Lot 60X, from which a 1/2 inch iron rod found for the northwest corner of said tract of land conveyed to Jerry Longspaugh, Theodore Bucaj and Josephine Bucaj and the southwest corner of a tract of land conveyed to D.R. Horton-Texas, LTD. as recorded in Instrument No. D217023961 of said Official Public Records of Tarrant County, Texas bears North 89 degrees 44 minutes 32 seconds West, passing at 35.54 feet the southeast corner of said tract of

land conveyed to D.R. Horton and the most northerly southwest corner of said Lot 60x, in all, a distance of 335.31 feet;

THENCE South 89 degrees 44 minutes 32 seconds East, with the north line of said tract of land conveyed to Jerry Longspaugh, Theodore Bucaj and Josephine Bucaj and said re-entrant line of said Lot 60X, a distance of 30.00 feet to the **POINT OF BEGINNING**, and containing 1,216 square feet or 0.028 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 utilizing a surface adjustment factor of 1.00012.

* SURVEYOR'S CERTIFICATE *

TO ALL PARTIES INTERESTED IN TITLE TO THE PREMISES SURVEYED, I DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED FROM PUBLIC RECORDS AND FROM AN ACTUAL AND ACCURATE SURVEY UPON THE GROUNDS AND THAT SAME IS TRUE AND CORRECT.

Date: May 19, 2025
Revised: May 20, 2025



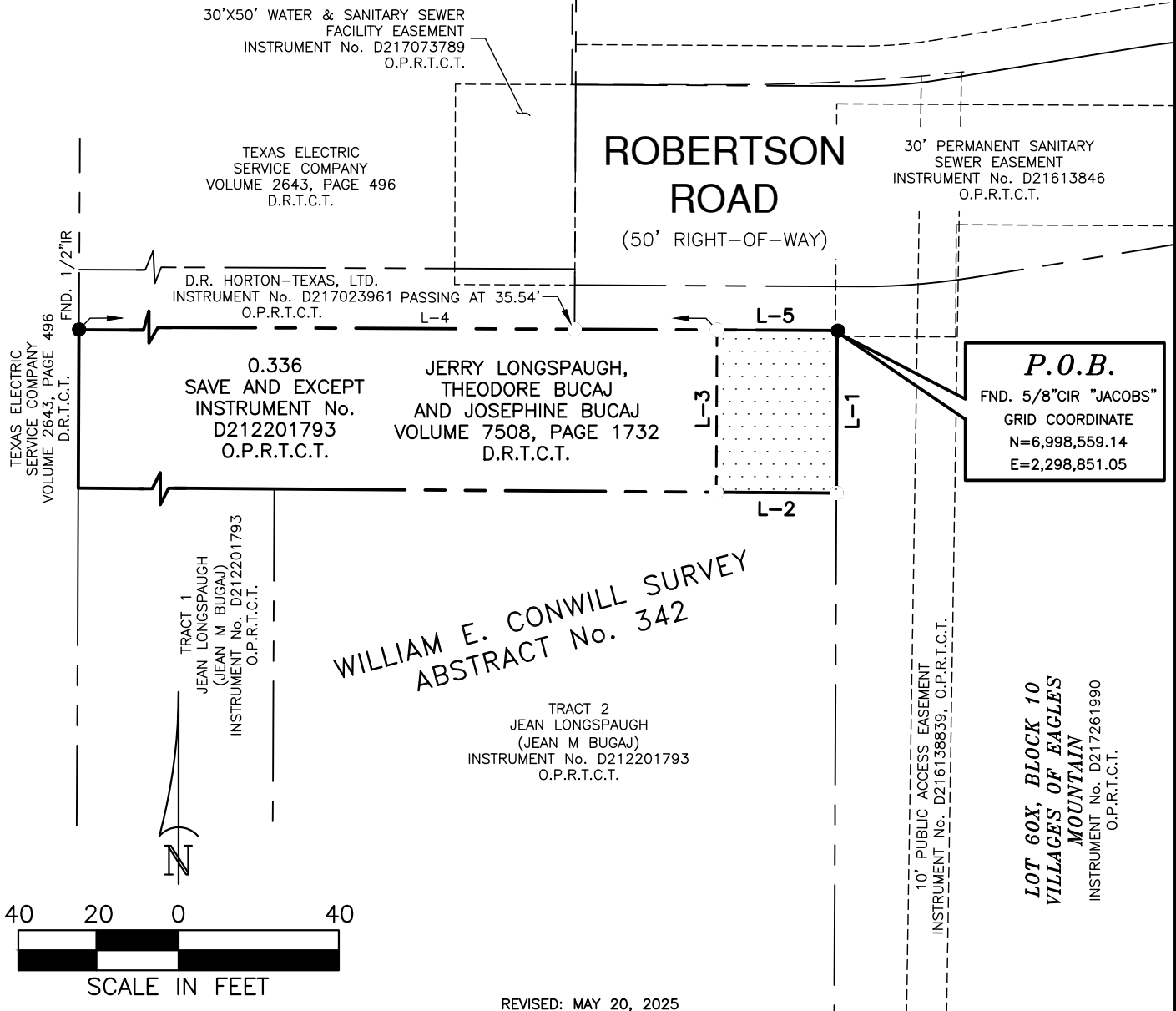


Richard Kennedy
Registered Professional Land Surveyor
No. 5527
Gorrondona & Associates, Inc.
Texas Firm No. 10106900

EXHIBIT "B"
PARCEL No. 44 PWE



City of Fort Worth

200 TEXAS STREET • FORT WORTH, TEXAS 76102

**NORTHSIDE III 54-INCH
WATER TRANSMISSION MAIN**

PARCEL NO. 44 PWE	CoFW Project No. 104940-1
PERMANENT WATER EASEMENT	
OWNER: JERRY LONGSPAUGH, THEODORE BUCAJ, AND JOSEPHINE BUCAJ	
SURVEY: WILLIAM E. CONWILL SURVEY, ABSTRACT NO. 342	
LOCATION: CITY OF FORT WORTH, TARRANT COUNTY, TEXAS	
ACQUISITION AREA: 1,216 SQ. FT. OR 0.028 ACRES	
WHOLE PROPERTY ACREAGE: APPROXIMATELY 0.336 ACRES (CALCULATED)	

JOB No. KHA_2401.00	DRAWN BY: PRL	CAD FILE: P44_PWE_R01.DWG
DATE: MAY 19, 2025	EXHIBIT B PAGE 3 OF 4	SCALE: 1"=40'

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. 44 PWE

LEGEND

- ⊗ SET MONUMENTATION (SIZE AND TYPE NOTED)
● 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	S 00°15'10"W	40.59'
L-2	N 89°34'15"W	30.00'
L-3	N 00°15'10"E	40.50'
L-4	N 89°44'32"W	335.31'
L-5	S 89°44'32"E	30.00'

NOTES:

1. A LEGAL DESCRIPTION OF SAME DATE HERewith ACCOMPANIES THIS PLAT.
2. ALL BEARINGS AND COORDINATES ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD-83(2011), NORTH CENTRAL ZONE (4202). ALL DISTANCES AND AREAS SHOWN ARE SURFACE UTILIZING A SURFACE ADJUSTMENT FACTOR OF 1.00012.

REVISED: MAY 20, 2025



City of Fort Worth

200 TEXAS STREET • FORT WORTH, TEXAS 76102

**NORTHSIDE III 54-INCH
WATER TRANSMISSION MAIN**

PARCEL NO. 44 PWE CoFW Project No. 104940-1

PERMANENT WATER EASEMENT

OWNER: JERRY LONGSPAUGH, THEODORE BUCAJ, AND JOSEPHINE BUCAJ

SURVEY: WILLIAM E. CONWILL SURVEY, ABSTRACT NO. 342

LOCATION: CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

ACQUISITION AREA: 1,216 SQ. FT. OR 0.028 ACRES

WHOLE PROPERTY ACREAGE: APPROXIMATELY 0.336 ACRES (CALCULATED)

JOB No. KHA_2401.00 DRAWN BY: PRL CAD FILE: P44_PWE_R01.DWG

DATE: MAY 19, 2025 EXHIBIT B PAGE 4 OF 4 SCALE: 1"=40'



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

Lot Report

Tue May 13 16:46:53 2025

Lot File: \\gaines04\Active\Production04\KHA_2401.00 - CoFW Northside III Water
Main\SURVEY\CAD\LOT\PARCELS.lot

Lot: P44 PWE

Bearing Distance

S 00°15'10" W 40.59

N 89°34'15" W 30.00

N 00°15'10" E 40.50

S 89°44'32" E 30.00

Closure Error Distance> 0.0000

Total Distance> 141.09

1216 SQ. FT.

0.028 ACRES

Bearing Distance

P45

EXHIBIT "A"

**NORTHSIDE III 54-INCH
WATER TRANSMISSION MAIN
CITY PROJECT NO. 104940-1; PARCEL ID NO. 45
TEMPORARY CONSTRUCTION EASEMENT
WILLIAM E. CONWILL SURVEY, ABSTRACT NO. 342
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS**

Being a temporary construction easement situated in the William E. Conwill Survey, Abstract No. 342, City of Fort Worth, Tarrant County, Texas, and being a portion of a tract of land conveyed to Jerry Longspagh, Theodore Bucaj and Josephine Bucaj as recorded in Volume 7508, Page 1732 of the Deed Records of Tarrant County, Texas, said temporary construction easement being more particularly described by metes and bounds as follows:

BEGINNING at a calculated point for corner in the north line of said tract of land conveyed to Jerry Longspagh, Theodore Bucaj, and Josephine Bucaj and the south line of said Lot 60X, from which at a 5/8 inch capped iron rod stamped "Jacobs" found for the northeast corner of said tract of land conveyed to Jerry Longspagh, Theodore Bucaj and Josephine Bucaj and an interior ell corner of Lot 60X, Block 10 of Villages of Eagles Mountain, an addition of to the City of Fort Worth, Tarrant County, Texas as recorded in Instrument No. D217261990 of the Official Public Records of Tarrant County, Texas bears South 89 degrees 44 minutes 32 seconds East, a distance of 30.00 feet, said calculated point having grid coordinates of N=6,998,559.28 and E=2,298,821.06;

THENCE South 00 degrees 15 minutes 10 seconds West, a distance of 40.50 feet to a calculated point for corner in the south line of said tract of land conveyed to Jerry Longspagh, Theodore Bucaj and Josephine Bucaj and the north line of a tract of land described as Tract 2 conveyed to Jean Longspagh as recorded in Instrument No. D212201793 of said Official Public Records of Tarrant County, Texas;

THENCE North 89 degrees 34 minutes 15 seconds West, with the south line of said tract of land conveyed to Jerry Longspagh, Theodore Bucaj and Josephine Bucaj and the north line of said Tract 2, a distance of 45.00 feet to a calculated point for corner;

THENCE North 00 degrees 15 minutes 10 seconds East, a distance of 40.37 feet to a calculated point for corner in the north line of said tract of land conveyed to Jerry Longspagh, Theodore Bucaj and Josephine Bucaj and the south line of a tract of land conveyed to D.R. Horton-Texas, LTD. as recorded in Instrument No. D217023961 of said Official Public Records of Tarrant County, Texas, from which a 1/2 iron rod found for the northwest corner of said tract of land conveyed to Jerry Longspagh, Theodore Bucaj and Josephine Bucaj and the

southwest corner of said tract of land conveyed to D.R. Horton-Texas, LTD. bears North 89 degrees 44 minutes 32 seconds West, a distance of 290.31 feet;

THENCE South 89 degrees 44 minutes 32 seconds East, with the north line of said tract of land conveyed to Jerry Longspaugh, Theodore Bucaj and Josephine Bucaj and the south line of said tract of land conveyed to D.R. Horton-Texas, LTD., passing at a distance of 9.46 feet a calculated point for the southeast corner of said tract of land conveyed to D.R. Horton-Texas, LTD. and the most northerly southwest corner of said Lot 60X, in all, a distance of 45.00 feet to the **POINT OF BEGINNING**, and containing 1,819 square feet or 0.042 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 utilizing a surface adjustment factor of 1.00012.

*** SURVEYOR'S CERTIFICATE ***

TO ALL PARTIES INTERESTED IN TITLE TO THE PREMISES SURVEYED, I DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED FROM PUBLIC RECORDS AND FROM AN ACTUAL AND ACCURATE SURVEY UPON THE GROUNDS AND THAT SAME IS TRUE AND CORRECT.

Date: May 19, 2025



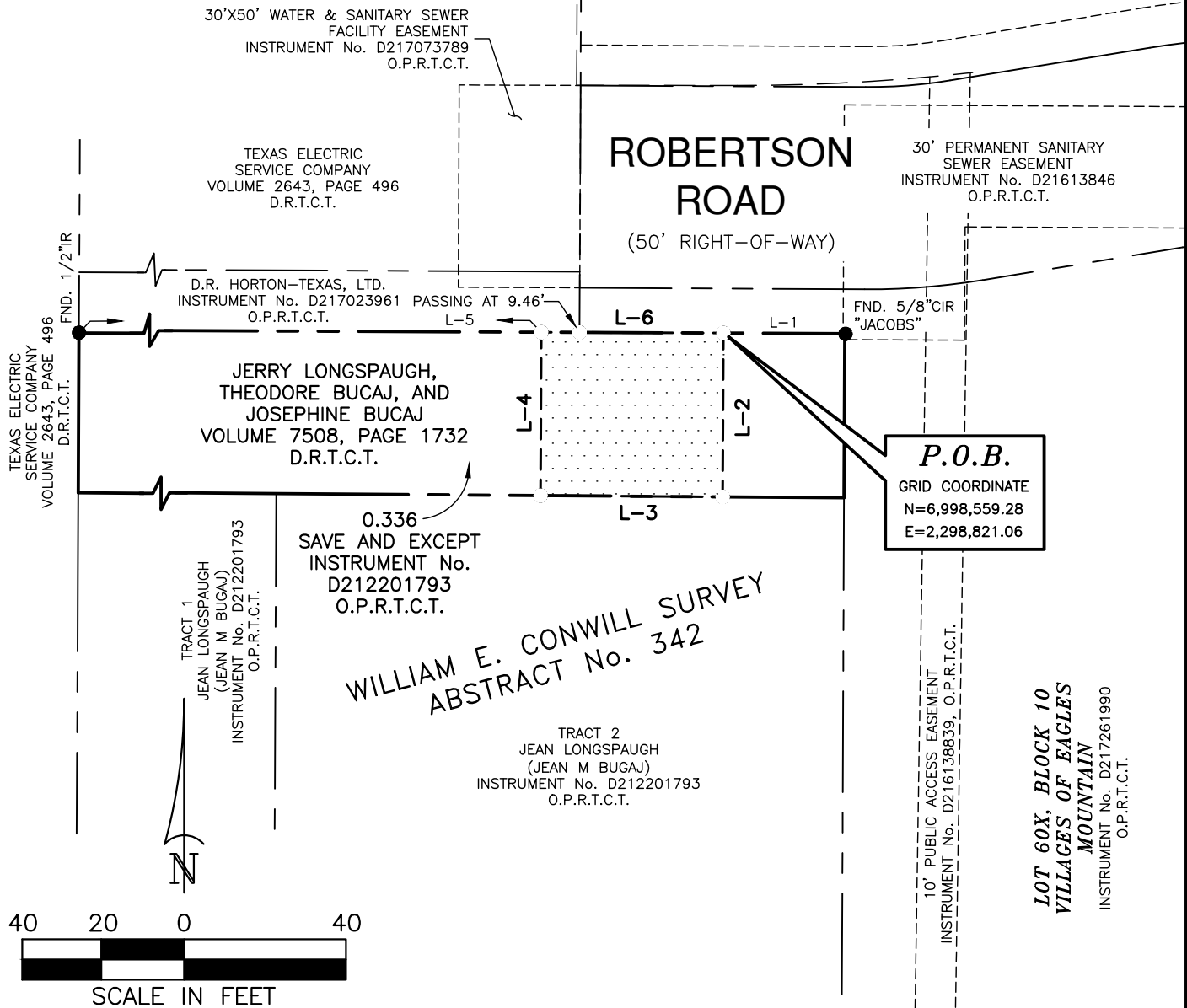


Richard Kennedy
Registered Professional Land Surveyor
No. 5527
Gorrondona & Associates, Inc.
Texas Firm No. 10106900

EXHIBIT "B"
PARCEL No. 45 TCE



City of Fort Worth

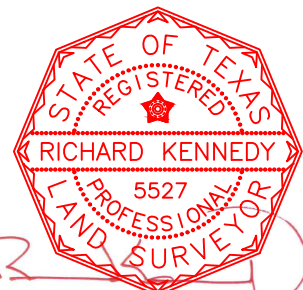
200 TEXAS STREET • FORT WORTH, TEXAS 76102

**NORTHSIDE III 54-INCH
WATER TRANSMISSION MAIN**

PARCEL NO. 45 TCE	CoFW Project No. 104940-1
TEMPORARY CONSTRUCTION EASEMENT	
OWNER: JERRY LONGSPAUGH, THEODORE BUCAJ AND JOSEPHINE BUCAJ	
SURVEY: WILLIAM E. CONWILL SURVEY, ABSTRACT NO. 342	
LOCATION: CITY OF FORT WORTH, TARRANT COUNTY, TEXAS	
ACQUISITION AREA: 1,819 SQ. FT. OR 0.042 ACRES	
WHOLE PROPERTY ACREAGE: APPROXIMATELY 0.336 ACRES (CALCULATED)	

JOB No. KHA_2401.00	DRAWN BY: PRL	CAD FILE: P45 TCE.DWG
DATE: MAY 19, 2025	EXHIBIT B PAGE 3 OF 4	SCALE: 1"=40'

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. 45 TCE

LEGEND

- ⊗ SET MONUMENTATION (SIZE AND TYPE NOTED)
● 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	S 89°44'32"E	30.00'
L-2	S 00°15'10"W	40.50'
L-3	N 89°34'15"W	45.00'
L-4	N 00°15'10"E	40.37'
L-5	N 89°44'32"W	290.31'
L-6	S 89°44'32"E	45.00'

NOTES:

1. A LEGAL DESCRIPTION OF SAME DATE HERewith ACCOMPANIES THIS PLAT.
2. ALL BEARINGS AND COORDINATES ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD-83(2011), NORTH CENTRAL ZONE (4202). ALL DISTANCES AND AREAS SHOWN ARE SURFACE UTILIZING A SURFACE ADJUSTMENT FACTOR OF 1.00012.



City of Fort Worth

200 TEXAS STREET • FORT WORTH, TEXAS 76102

**NORTHSIDE III 54-INCH
WATER TRANSMISSION MAIN**

PARCEL NO. 45 TCE CoFW Project No. 104940-1

TEMPORARY CONSTRUCTION EASEMENT

OWNER: JERRY LONGSPAUGH, THEODORE BUCAJ AND JOSEPHINE BUCAJ

SURVEY: WILLIAM E. CONWILL SURVEY, ABSTRACT NO. 342

LOCATION: CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

ACQUISITION AREA: 1,819 SQ. FT. OR 0.042 ACRES

WHOLE PROPERTY ACREAGE: APPROXIMATELY 0.336 ACRES (CALCULATED)

JOB No. KHA_2401.00 DRAWN BY: PRL CAD FILE: P45 TCE.DWG

DATE: MAY 19, 2025 EXHIBIT B PAGE 4 OF 4 SCALE: 1"=40'



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

Lot Report

Wed May 14 14:30:33 2025

Lot File: \\gainas04\Active\Production04\KHA_2401.00 - CoFW Northside III Water
Main\SURVEY\CAD\LOT\PARCELS.lot

Lot: P45 TCE

Bearing Distance

S 00°15'10" W 40.50

N 89°34'15" W 45.00

N 00°15'10" E 40.37

S 89°44'32" E 45.00

Closure Error Distance> 0.0000

Total Distance> 170.87

1819 SQ. FT.

0.042 ACRES

Bearing Distance

EXHIBITS FOR VLMC, INC.

Parcel 46 - PWFE

&

Parcel 47 - TCE

P46

EXHIBIT "A"

**NORTHSIDE III 54-INCH
WATER TRANSMISSION MAIN
CITY PROJECT NO. 104940-1; PARCEL ID NO. 46
PERMANENT WATER EASEMENT
A. S. ROBERTS SURVEY, ABSTRACT NO. 1262
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS**

Being a permanent water easement situated in the A. S. Roberts Survey, Abstract No. 1262, City of Fort Worth, Tarrant County, Texas, and being a portion of a tract of land conveyed to VLM, Inc as recorded in Instrument No. D214113033 of the Official Public Records of Tarrant County, Texas, said permanent water easement being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found for the southwest corner of a tract of land conveyed to D.R. Horton-Texas, LTD. as recorded in Instrument No. D217023961 of said Official Public Records of Tarrant County, Texas and the northwest corner of a tract of land conveyed to Jerry Longspaugh, Theodore Bucaj, and Josephine Bucaj as recorded in Volume 7508, Page 1732 of the Deed Records of Tarrant County, Texas, said 1/2 inch iron rod being in the east line of a tract of land conveyed to the Texas Electric Service Company as recorded in Volume 2643, Page 496 of the Deed Records of Tarrant County, Texas; THENCE North 00 degrees 15 minutes 33 seconds East, with the west line of said tract of land conveyed to D.R. Horton-Texas, LTD. and the east line of said tract of land conveyed to Texas Electric Service Company, passing at a distance of 15.00 feet the northwest corner of said tract of land conveyed to D.R. Horton-Texas, LTD. and the southwest corner of said tract of land conveyed to VLM, Inc, in all, a distance of 453.83 feet to a 5/8 inch iron rod found for the northwest corner of said tract of land conveyed to VLMC, Inc. and the southwest corner of Lot 1X, Block 8 of Villages of Eagle Mountain, an addition to the City of Fort Worth, Tarrant County as recorded in Instrument No. D216223437 of said Official Public Records of Tarrant County, Texas; THENCE South 89 degrees 41 minutes 43 seconds East, with the north line of said tract of land conveyed to VLMC, Inc. and the south line of said Lot 1X, a distance of 30.00 feet to a calculated point for the **POINT OF BEGINNING**, said calculated point having grid coordinates of N=6,999,014.40 and E=2,298,517.84;

THENCE South 89 degrees 41 minutes 43 seconds East, with the north line of said tract of land conveyed to VLMC, Inc. and the south line of said Lot 1X, a distance of 30.00 feet to a calculated point for corner;

THENCE South 00 degrees 15 minutes 17 seconds West, a distance of 411.15 feet to a calculated point for corner;

THENCE South 89 degrees 19 minutes 30 seconds East, a distance of 239.74 feet to a calculated point for corner in the east line of said tract of land conveyed to VLMC, Inc. and the west line of Robertson Road (50.0' right-of-way);

THENCE South 00 degrees 15 minutes 10 seconds West, with the east line of said tract of land conveyed to VLMC, Inc. and the west line of said Robertson Road, a distance of 25.89 feet to a calculated point for corner;

THENCE North 89 degrees 44 minutes 32 seconds West, a distance of 269.733 feet to a calculated point for corner;

THENCE North 00 degrees 15 minutes 17 seconds East, a distance of 438.81 feet to the **POINT OF BEGINNING**, and containing 19,579 square feet or 0.449 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 utilizing a surface adjustment factor of 1.00012.

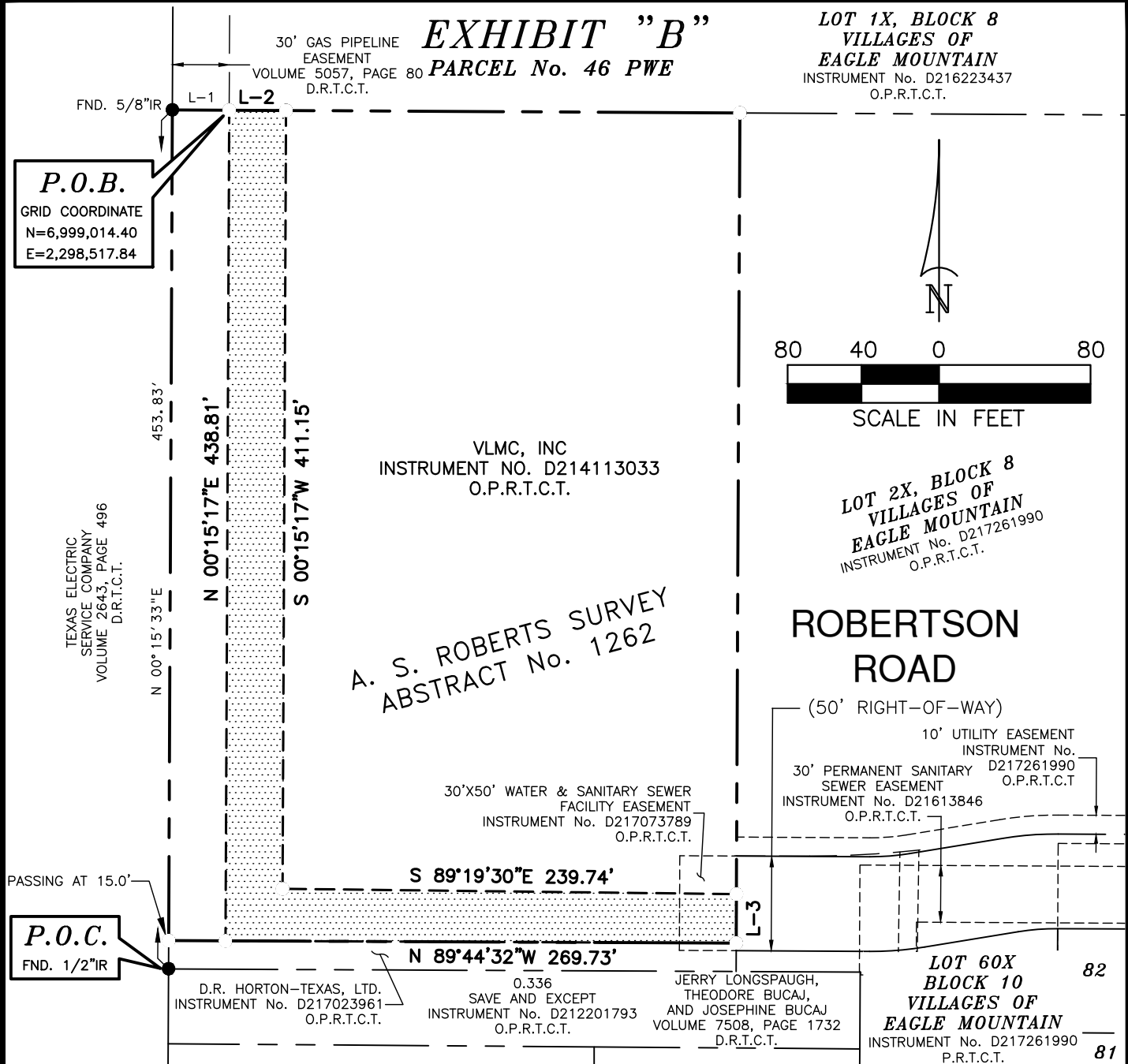
*** SURVEYOR'S CERTIFICATE ***

TO ALL PARTIES INTERESTED IN TITLE TO THE PREMISES SURVEYED, I DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED FROM PUBLIC RECORDS AND FROM AN ACTUAL AND ACCURATE SURVEY UPON THE GROUNDS AND THAT SAME IS TRUE AND CORRECT.

Date: May 27, 2025


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





City of Fort Worth

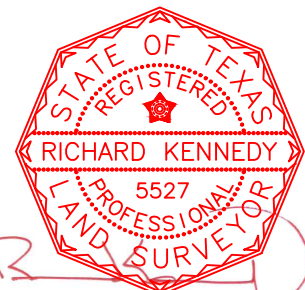
200 TEXAS STREET • FORT WORTH, TEXAS 76102

**NORTHSIDE III 54-INCH
WATER TRANSMISSION MAIN**

PARCEL NO. 46 PWE	CoFW Project No. 104940-1
PERMANENT WATER EASEMENT	
OWNER: VLMC, INC	
SURVEY: A. S. ROBERTS SURVEY, ABSTRACT NO. 1262	
LOCATION: CITY OF FORT WORTH, TARRANT COUNTY, TEXAS	
ACQUISITION AREA: 19,579 SQ. FT. OR 0.449 ACRES	
WHOLE PROPERTY ACREAGE: APPROXIMATELY 3.019 ACRES (CALCULATED)	

JOB No. KHA_2401.00	DRAWN BY: PRL	CAD FILE: P46 PWE.DWG
DATE: MAY 27, 2025	EXHIBIT B PAGE 3 OF 4	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. 46 PWE

LEGEND

- ⊗ SET MONUMENTATION (SIZE AND TYPE NOTED)
● 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	S 89°41'43"E	30.00'
L-2	S 89°41'43"E	30.00'
L-3	S 00°15'10"W	25.89'

NOTES:

1. A LEGAL DESCRIPTION OF SAME DATE HERewith ACCOMPANIES THIS PLAT.
2. ALL BEARINGS AND COORDINATES ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD-83(2011), NORTH CENTRAL ZONE (4202). ALL DISTANCES AND AREAS SHOWN ARE SURFACE UTILIZING A SURFACE ADJUSTMENT FACTOR OF 1.00012.



City of Fort Worth

200 TEXAS STREET • FORT WORTH, TEXAS 76102

***NORTHSIDE III 54-INCH
WATER TRANSMISSION MAIN***

PARCEL NO. 46 PWE		CoFW Project No. 104940-1
PERMANENT WATER EASEMENT		
OWNER: VLMC, INC		
SURVEY: A. S. ROBERTS SURVEY, ABSTRACT NO. 1262		
LOCATION: CITY OF FORT WORTH, TARRANT COUNTY, TEXAS		
ACQUISITION AREA: 19,579 SQ. FT. OR 0.449 ACRES		
WHOLE PROPERTY ACREAGE: APPROXIMATELY 3.019 ACRES (CALCULATED)		
JOB No. KHA_2401.00	DRAWN BY: PRL	CAD FILE: P46 PWE.DWG
DATE: MAY 27, 2025	EXHIBIT B PAGE 4 OF 4	SCALE: 1"=80'



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

Lot Report

Thu May 15 16:19:51 2025

Lot File: \\gainas04\Active\Production04\KHA_2401.00 - CoFW Northside III Water
Main\SURVEY\CAD\LOT\PARCELS.lot

Lot: P46 PWE

Bearing	Distance
---------	----------

S 89°41'43" E	30.00
---------------	-------

S 00°15'17" W	411.15
---------------	--------

S 89°19'30" E	239.74
---------------	--------

S 00°15'10" W	25.89
---------------	-------

N 89°44'32" W	269.73
---------------	--------

N 00°15'17" E	438.81
---------------	--------

Closure Error Distance> 0.0000

Total Distance> 1415.31

19579 SQ. FT.

0.449 ACRES

Bearing Distance

P47

EXHIBIT "A"

**NORTHSIDE III 54-INCH
WATER TRANSMISSION MAIN
CITY PROJECT NO. 104940-1; PARCEL ID NO. 47
TEMPORARY CONSTRUCTION EASEMENT
A. S. ROBERTS SURVEY, ABSTRACT NO. 1262
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS**

Being a temporary construction easement situated in the A. S. Roberts Survey, Abstract No. 1262, City of Fort Worth, Tarrant County, Texas, and being a portion of a tract of land conveyed to VLMC, Inc as recorded in Instrument No. D214113033 of the Official Public Records of Tarrant County, Texas, said temporary construction easement being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found for the southwest corner of a tract of land conveyed to D.R. Horton-Texas, LTD. as recorded in Instrument No. D217023961 of said Official Public Records of Tarrant County, Texas and the northwest corner of a tract of land conveyed to Jerry Longspaugh, Theodore Bucaj, and Josephine Bucaj as recorded in Volume 7508, Page 1732 of the Deed Records of Tarrant County, Texas, said 1/2 inch iron rod being in the east line of a tract of land conveyed to the Texas Electric Service Company as recorded in Volume 2643, Page 496 of the Deed Records of Tarrant County, Texas; THENCE North 00 degrees 15 minutes 33 seconds East, with the west line of said tract of land conveyed to D.R. Horton-Texas, LTD. and the east line of said tract of land conveyed to Texas Electric Service Company, passing at a distance of 15.00 feet the northwest corner of said tract of land conveyed to D.R. Horton-Texas, LTD. and the southwest corner of said tract of land conveyed to VLM, Inc, in all, a distance of 453.83 feet to a 5/8 inch iron rod found for the northwest corner of said tract of land conveyed to VLMC, Inc. and the southwest corner of Lot 1X, Block 8 of Villages of Eagle Mountain, an addition to the City of Fort Worth, Tarrant County as recorded in Instrument No. D216223437 of said Official Public Records of Tarrant County, Texas; THENCE South 89 degrees 41 minutes 43 seconds East, with the north line of said tract of land conveyed to VLMC, Inc. and the south line of said Lot 1X, a distance of 60.00 feet to a calculated point for the **POINT OF BEGINNING**, said calculated point having grid coordinates of N=6,999,014.24 and E=2,298,547.84;

THENCE South 89 degrees 41 minutes 43 seconds East, with the north line of said tract of land conveyed to VLMC, Inc. and the south line of said Lot 1X, a distance of 45.00 feet to a calculated point for corner;

THENCE South 00 degrees 15 minutes 17 seconds West, a distance of 366.44 feet to a calculated point for corner;

THENCE South 89 degrees 19 minutes 30 seconds East, a distance of 194.74 feet to a calculated point for corner in the east line of said tract of land conveyed to

VLMC, Inc. and the west line of Lot 2X, Block 8 of Villages of Eagle Mountain, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Instrument No. D217261990 of said Official Public Records of Tarrant County, Texas;

THENCE South 00 degrees 15 minutes 10 seconds West, with the east line of said tract of land conveyed to VLMC, Inc. and the west line of said Lot 2X, passing at a distance of 24.86 feet a calculated point in the east line of said tract of land conveyed to VLMC, Inc. and the northwest corner of Robertson Road (50' right-of-way), in all, a distance of 45.00 feet to a calculated point for corner;

THENCE North 89 degrees 19 minutes 30 seconds West, a distance of 239.74 feet to a calculated point for corner;

THENCE North 00 degrees 15 minutes 17 seconds East, a distance of 411.15 feet to the **POINT OF BEGINNING**, and containing 27,271 square feet or 0.626 acres of land, more or less.


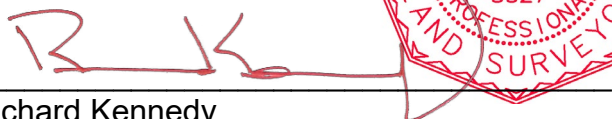
Notes:

- 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 utilizing a surface adjustment factor of 1.00012.

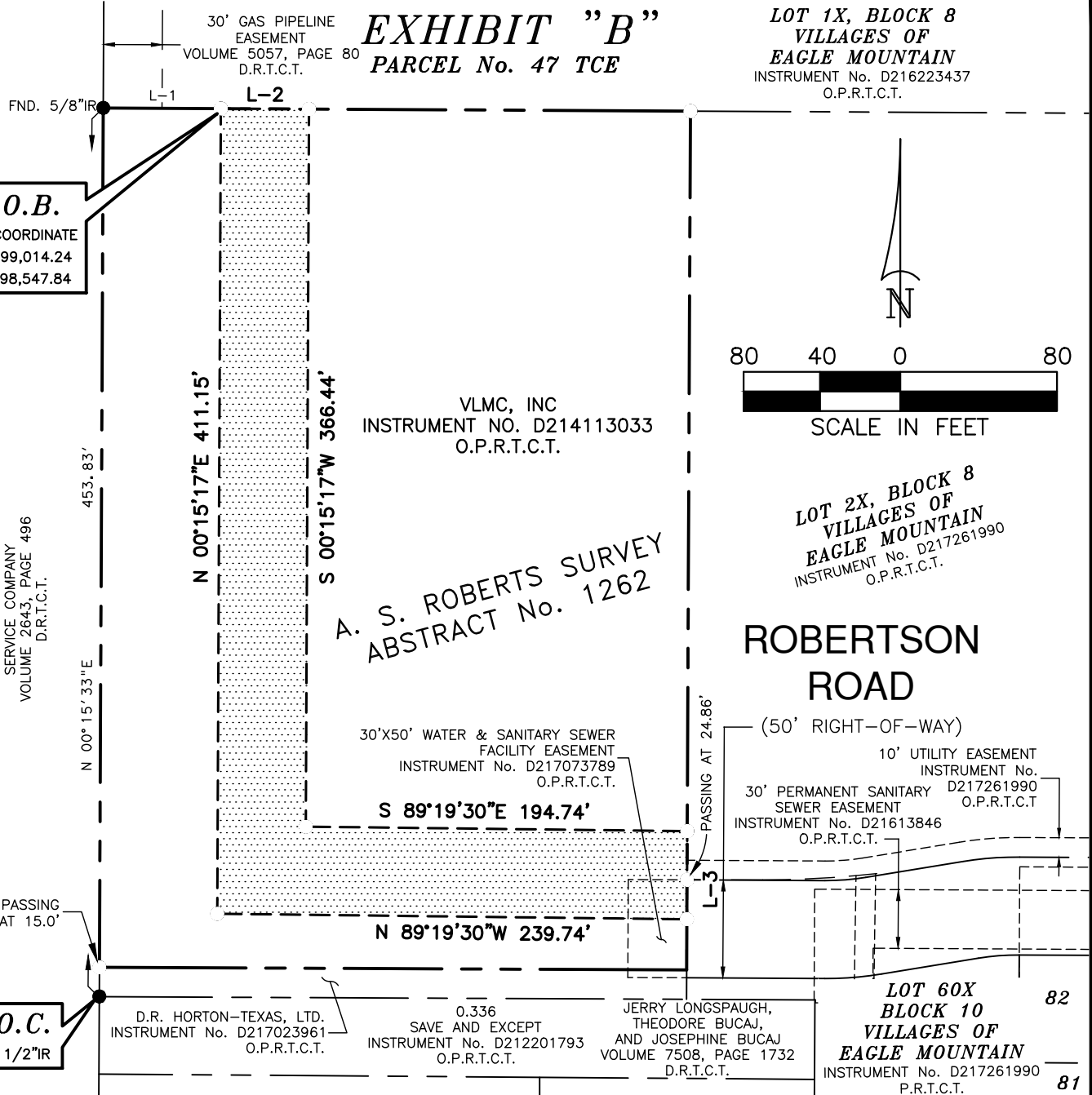
*** SURVEYOR'S CERTIFICATE ***

TO ALL PARTIES INTERESTED IN TITLE TO THE PREMISES SURVEYED, I DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED FROM PUBLIC RECORDS AND FROM AN ACTUAL AND ACCURATE SURVEY UPON THE GROUNDS AND THAT SAME IS TRUE AND CORRECT.

Date: May 27, 2025



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



City of Fort Worth

200 TEXAS STREET • FORT WORTH, TEXAS 76102

NORTHSIDE III 54-INCH WATER TRANSMISSION MAIN

PARCEL NO. 47 TCE	CoFW Project No. 104940-1
TEMPORARY CONSTRUCTION EASEMENT	
OWNER: VLMC, INC	
SURVEY: A. S. ROBERTS SURVEY, ABSTRACT NO. 1262	
LOCATION: CITY OF FORT WORTH, TARRANT COUNTY, TEXAS	
ACQUISITION AREA: 27,271 SQ. FT. OR 0.626 ACRES	
WHOLE PROPERTY ACREAGE: APPROXIMATELY 3.019 ACRES (CALCULATED)	
JOB No. KHA_2401.00	DRAWN BY: PRL
DATE: MAY 27, 2025	EXHIBIT B PAGE 4 OF 5
CAD FILE: P47 TCE.DWG	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. 47 TCE

LEGEND

- ⊗ SET MONUMENTATION (SIZE AND TYPE NOTED)
● 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	S 89°41'43"E	60.00'
L-2	S 89°41'43"E	45.00'
L-3	S 00°15'10"W	45.00'

NOTES:

1. A LEGAL DESCRIPTION OF SAME DATE HERewith ACCOMPANIES THIS PLAT.
2. ALL BEARINGS AND COORDINATES ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD-83(2011), NORTH CENTRAL ZONE (4202). ALL DISTANCES AND AREAS SHOWN ARE SURFACE UTILIZING A SURFACE ADJUSTMENT FACTOR OF 1.00012.



City of Fort Worth

200 TEXAS STREET • FORT WORTH, TEXAS 76102

**NORTHSIDE III 54-INCH
WATER TRANSMISSION MAIN**

PARCEL NO. 47 TCE CoFW Project No. 104940-1

TEMPORARY CONSTRUCTION EASEMENT

OWNER: VLMC, INC

SURVEY: A. S. ROBERTS SURVEY, ABSTRACT NO. 1262

LOCATION: CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

ACQUISITION AREA: 27,271 SQ. FT. OR 0.626 ACRES

WHOLE PROPERTY ACREAGE: APPROXIMATELY 3.019 ACRES (CALCULATED)

JOB No. KHA_2401.00 DRAWN BY: PRL CAD FILE: P47 TCE.DWG

DATE: MAY 27, 2025 EXHIBIT B PAGE 5 OF 5 SCALE: 1"=80'



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

Lot Report

Tue May 20 16:50:52 2025

Lot File: \\gainas04\Active\Production04\KHA_2401.00 - CoFW Northside III Water
Main\SURVEY\CAD\LOT\PARCELS.lot

Lot: P47 TCE

Bearing Distance

S 89°41'43" E 45.00

S 00°15'17" W 366.44

S 89°19'30" E 194.74

S 00°15'10" W 45.00

N 89°19'30" W 239.74

N 00°15'17" E 411.15

Closure Error Distance > 0.0000

Total Distance > 1302.06

27271 SQ. FT.

0.626 ACRES

Bearing Distance

EXHIBITS FOR VILLAGES OF EAGLE MOUNTAIN OWNERS ASSOCIATION

P48 - PWFE

&

P49 - TCE

EXHIBIT "A"

**NORTHSIDE III 54-INCH
WATER TRANSMISSION MAIN
CITY PROJECT NO. 104940-1; PARCEL ID NO. 48
PERMANENT WATER EASEMENT
A. S. ROBERTS SURVEY, ABSTRACT NO. 1262
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS**

Being a permanent water easement situated in the A. S. Roberts Survey, Abstract No. 1262, City of Fort Worth, Tarrant County, Texas, and being a portion of Lot 1X, Block 8 of Villages of Eagle Mountain, an addition in the City of Fort Worth, Texas as recorded in Instrument No. D216223437 of the Official Public Records of Tarrant County, Texas, said Lot 1X being conveyed to Villages of Eagle Mountain Owners Association as recorded in Instrument No. D217220067 of said Official Public Records of Tarrant County, Texas, said permanent water easement being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found for the southwest corner of a tract of land conveyed to D.R. Horton-Texas, LTD. as recorded in Instrument No. D217023961 of said Official Public Records of Tarrant County, Texas and the northwest corner of a tract of land conveyed to Jerry Longspaugh, Theodore Bucaj, and Josephine Bucaj as recorded in Volume 7508, Page 1732 of the Deed Records of Tarrant County, Texas, said 1/2 inch iron rod being in the east line of a tract of land conveyed to the Texas Electric Service Company as recorded in Volume 2643, Page 496 of the Deed Records of Tarrant County, Texas; **THENCE** North 00 degrees 15 minutes 33 seconds East, with the west line of said tract of land conveyed to D.R. Horton-Texas, LTD. and the east line of said tract of land conveyed to Texas Electric Service Company, passing at a distance of 15.00 feet the northwest corner of said tract of land conveyed to D.R. Horton-Texas, LTD. and the southwest corner of said tract of land conveyed to VLMC, Inc, as recorded in Instrument No. D214113033 of said Official Public Records of Tarrant County, Texas, in all, a distance of 453.83 feet to a 5/8 inch iron rod found for the northwest corner of tract of land conveyed to VLMC, Inc. and the southwest corner of said Lot 1X; **THENCE** South 89 degrees 41 minutes 43 seconds East, with the north line of said tract of land conveyed to VLMC, Inc. and the south line of said Lot 1X, a distance of 30.00 feet to a calculated point for the **POINT OF BEGINNING**, said calculated point having grid coordinates of N=6,999,014.40 and E=2,298,517.84;

THENCE North 00 degrees 15 minutes 17 seconds East, a distance of 379.99 feet to a calculated point for corner in the north line of said Lot 1X and the south line of Eagle Pier Way (50.0' width right-of-way);

THENCE South 89 degrees 41 minutes 07 seconds East, with the north line of said Lot 1X and the south line of said Eagle Pier Way, a distance of 30.00 feet to a calculated point for corner;

THENCE South 00 degrees 15 minutes 17 seconds West, a distance of 379.99 feet to a calculated point in the south line of said Lot 1X and the north line of said tract of land conveyed to VLMC, Inc.;

THENCE North 89 degrees 41 minutes 43 seconds West, with the south line of said Lot 1X and the north line of said tract of line conveyed to VLMC, Inc., a distance of 30.00 feet to the **POINT OF BEGINNING**, and containing 11,400 square feet or 0.262 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 utilizing a surface adjustment factor of 1.00012.

*** SURVEYOR'S CERTIFICATE ***

TO ALL PARTIES INTERESTED IN TITLE TO THE PREMISES SURVEYED, I DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED FROM PUBLIC RECORDS AND FROM AN ACTUAL AND ACCURATE SURVEY UPON THE GROUNDS AND THAT SAME IS TRUE AND CORRECT.

Date: May 30, 2025



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



EXHIBIT "B"

PARCEL No. 48 PWE

EAGLE PIER WAY

(50.0' WIDTH RIGHT-OF-WAY)

INGRESS/EGRESS EASEMENT
TO CLARENCE HUFFMAN
VOLUME 12721, PAGE 1248
D.R.T.C.T.

80' ACCESS EASEMENT
TO LAFAYETT PROPERTIES, INC.
VOLUME 14053, PAGE 206
D.R.T.C.T.

TEXAS ELECTRIC
SERVICE COMPANY
VOLUME 2643, PAGE 496
D.R.T.C.T.

30' GAS PIPELINE
EASEMENT
VOLUME 5057, PAGE 80
D.R.T.C.T.

P.O.B.

GRID COORDINATE
N=6,999,014.40
E=2,298,517.84

FND. 5/8"IR

P.O.C.

FND. 1/2"IR

L-3

N 00°15'17"E 379.99'

S 00°15'17"W 379.99'

D.R. HORTON-TEXAS, LTD.
INSTRUMENT No. D217023961
O.P.R.T.C.T.

VLMC, INC
INSTRUMENT NO. D214113033
O.P.R.T.C.T.

PASSING AT 15.00'

0.336
SAVE AND EXCEPT
INSTRUMENT No. D212201793
O.P.R.T.C.T.

JERRY LONGSPAUGH,
THEODORE BUCAJ,
AND JOSEPHINE BUCAJ
VOLUME 7508, PAGE 1732, D.R.T.C.T.

80 40 0 80

SCALE IN FEET



City of Fort Worth

200 TEXAS STREET • FORT WORTH, TEXAS 76102

NORTHSIDE III 54-INCH WATER TRANSMISSION MAIN

PARCEL NO. 48 PWE CoFW Project No. 104940-1

PERMANENT WATER EASEMENT

OWNER: VILLAGES OF EAGLE MOUNTAIN OWNERS ASSOCIATION

SUBDIVISION: LOT 1X, BLOCK 8 VILLAGES OF EAGLE MOUNTAIN

SURVEY: A. S. ROBERTS SURVEY, ABSTRACT NO. 1262

LOCATION: CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

ACQUISITION AREA: 11,400 SQ. FT. OR 0.262 ACRES

WHOLE PROPERTY ACREAGE: APPROXIMATELY 5.062 ACRES (PER PLAT)

JOB No. KHA_2401.00

DRAWN BY: PRL

CAD FILE: P48 PWE.DWG

DATE: MAY 30, 2025

EXHIBIT B PAGE 3 OF 4

SCALE: 1"=80'

RICHARD KENNEDY

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

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

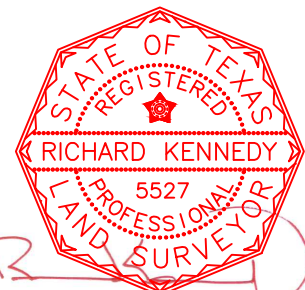
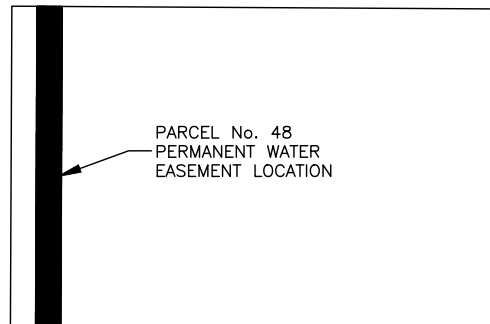


EXHIBIT "B"
PARCEL No. 48 PWE

LEGEND

- ⊗ SET MONUMENTATION (SIZE AND TYPE NOTED)
● 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°15'33"E	453.83'
L-2	S 89°41'43"E	30.00'
L-3	S 89°41'07"E	30.00'
L-4	N 89°41'43"W	30.00'



SUBJECT TRACT &
LOCATION OF EASEMENT

NOTES:

1. A LEGAL DESCRIPTION OF SAME DATE HEREWITH ACCOMPANIES THIS PLAT.
2. ALL BEARINGS AND COORDINATES ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD-83(2011), NORTH CENTRAL ZONE (4202). ALL DISTANCES AND AREAS SHOWN ARE SURFACE UTILIZING A SURFACE ADJUSTMENT FACTOR OF 1.00012.



City of Fort Worth

200 TEXAS STREET • FORT WORTH, TEXAS 76102

**NORTHSIDE III 54-INCH
WATER TRANSMISSION MAIN**

PARCEL NO. 48 PWE CoFW Project No. 104940-1

PERMANENT WATER EASEMENT

OWNER: VILLAGES OF EAGLE MOUNTAIN OWNERS ASSOCIATION

SUBDIVISION: LOT 1X, BLOCK 8 VILLAGES OF EAGLE MOUNTAIN

SURVEY: A. S. ROBERTS SURVEY, ABSTRACT NO. 1262

LOCATION: CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

ACQUISITION AREA: 11,400 SQ. FT. OR 0.262 ACRES

WHOLE PROPERTY ACREAGE: APPROXIMATELY 5.062 ACRES (PER PLAT)

JOB No. KHA_2401.00 DRAWN BY: PRL CAD FILE: P48 PWE.DWG

DATE: MAY 30, 2025 EXHIBIT B PAGE 4 OF 4 SCALE: 1"=80'



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

Lot Report

Tue May 27 16:22:21 2025

Lot File: \\gaines04\Active\Production04\KHA_2401.00 - CoFW Northside III Water
Main\SURVEY\CAD\LOT\PARCELS.lot

Lot: P48 PWE

Bearing Distance

N 00°15'17" E 379.99

S 89°41'07" E 30.00

S 00°15'17" W 379.99

N 89°41'43" W 30.00

Closure Error Distance> 0.0000

Total Distance> 819.98

11400 SQ. FT.

0.262 ACRES

Bearing Distance

P49

EXHIBIT "A"

**NORTHSIDE III 54-INCH
WATER TRANSMISSION MAIN
CITY PROJECT NO. 104940-1; PARCEL ID NO. 49
TEMPORARY CONSTRUCTION EASEMENT
A. S. ROBERTS SURVEY, ABSTRACT NO. 1262
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS**

Being a temporary construction easement situated in the A. S. Roberts Survey, Abstract No. 1262, City of Fort Worth, Tarrant County, Texas, and being a portion of Lot 1X, Block 8 of Villages of Eagle Mountain, an addition in the City of Fort Worth, Texas as recorded in Instrument No. D216223437 of the Official Public Records of Tarrant County, Texas, said Lot 1X being conveyed to Villages of Eagle Mountain Owners Association as recorded in Instrument No. D217220067 of said Official Public Records of Tarrant County, Texas, said temporary construction easement being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found for the southwest corner of a tract of land conveyed to D.R. Horton-Texas, LTD. as recorded in Instrument No. D217023961 of said Official Public Records of Tarrant County, Texas and the northwest corner of a tract of land conveyed to Jerry Longspaugh, Theodore Bucaj, and Josephine Bucaj as recorded in Volume 7508, Page 1732 of the Deed Records of Tarrant County, Texas, said 1/2 inch iron rod being in the east line of a tract of land conveyed to the Texas Electric Service Company as recorded in Volume 2643, Page 496 of the Deed Records of Tarrant County, Texas; THENCE North 00 degrees 15 minutes 33 seconds East, with the west line of said tract of land conveyed to D.R. Horton-Texas, LTD. and the east line of said tract of land conveyed to Texas Electric Service Company, passing at a distance of 15.00 feet the northwest corner of said tract of land conveyed to D.R. Horton-Texas, LTD. and the southwest corner of said tract of land conveyed to VLMC, Inc, as recorded in Instrument No. D214113033 of said Official Public Records of Tarrant County, Texas, in all, a distance of 453.83 feet to a 5/8 inch iron rod found for the northwest corner of said tract of land conveyed to VLMC, Inc. and the southwest corner of said Lot 1X; THENCE South 89 degrees 41 minutes 43 seconds East, with the north line of said tract of land conveyed to VLMC, Inc. and the south line of said Lot 1X, a distance of 60.00 feet to a calculated point for the **POINT OF BEGINNING**, said calculated point having grid coordinates of N=6,999,014.24 and E=2,298,547.84;

THENCE North 00 degrees 15 minutes 17 seconds East, a distance of 379.99 feet to a calculated point for corner in the north line of said Lot 1X and the south line of Eagle Pier Way (50.0' width right-of-way);

THENCE South 89 degrees 41 minutes 07 seconds East, with the north line of said Lot 1X and the south line of said Eagle Pier Way, a distance of 45.00 feet to a calculated point for corner;

THENCE South 00 degrees 15 minutes 17 seconds West, a distance of 379.98 feet to a calculated point in the south line of said Lot 1X and the north line of said tract of land conveyed to VLMC, Inc.;

THENCE North 89 degrees 41 minutes 43 seconds West, with the south line of said Lot 1X and the north line of said tract of line conveyed to VLMC, Inc., a distance of 45.00 feet to the **POINT OF BEGINNING**, and containing 17,099 square feet or 0.393 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 utilizing a surface adjustment factor of 1.00012.

*** SURVEYOR'S CERTIFICATE ***

TO ALL PARTIES INTERESTED IN TITLE TO THE PREMISES SURVEYED, I DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED FROM PUBLIC RECORDS AND FROM AN ACTUAL AND ACCURATE SURVEY UPON THE GROUNDS AND THAT SAME IS TRUE AND CORRECT.

Date: May 30, 2025



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



EXHIBIT "B"

PARCEL No. 49 TCE

EAGLE PIER WAY

(50.0' WIDTH RIGHT-OF-WAY)

INGRESS/EGRESS EASEMENT
TO CLARENCE HUFFMAN
VOLUME 12721, PAGE 1248
D.R.T.C.T.

80' ACCESS EASEMENT
TO LAFAYETTE PROPERTIES, INC.
VOLUME 14053, PAGE 206
D.R.T.C.T.

TEXAS ELECTRIC
SERVICE COMPANY
VOLUME 2643, PAGE 496
D.R.T.C.T.

30' GAS PIPELINE
EASEMENT
VOLUME 5057, PAGE 80
D.R.T.C.T.

P.O.B.

GRID COORDINATE
N=6,999,014.24
E=2,298,547.84

FND. 5/8"IR

D.R. HORTON-TEXAS, LTD.
INSTRUMENT No. D217023961
O.P.R.T.C.T.

VLMC, INC
INSTRUMENT NO. D214113033
O.P.R.T.C.T.

PASSING AT 15.00'

P.O.C.

FND. 1/2"IR

0.336
SAVE AND EXCEPT
INSTRUMENT No. D212201793
O.P.R.T.C.T.

JERRY LONGSPAUGH,
THEODORE BUCAJ,
AND JOSEPHINE BUCAJ
VOLUME 7508, PAGE 1732, D.R.T.C.T.

80 40 0 80

SCALE IN FEET



City of Fort Worth

200 TEXAS STREET • FORT WORTH, TEXAS 76102

NORTHSIDE III 54-INCH WATER TRANSMISSION MAIN

PARCEL NO. 49 TCE CoFW Project No. 104940-1

TEMPORARY CONSTRUCTION EASEMENT

OWNER: VILLAGES OF EAGLE MOUNTAIN OWNERS ASSOCIATION

SUBDIVISION: LOT 1X, BLOCK 8 VILLAGES OF EAGLE MOUNTAIN

SURVEY: A. S. ROBERTS SURVEY, ABSTRACT NO. 1262

LOCATION: CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

ACQUISITION AREA: 17,099 SQ. FT. OR 0.393 ACRES

WHOLE PROPERTY ACREAGE: APPROXIMATELY 5.062 ACRES (PER PLAT)

JOB No. KHA_2401.00

DRAWN BY: PRL

CAD FILE: P49 TCE.DWG

DATE: MAY 30, 2025

EXHIBIT B PAGE 3 OF 4

SCALE: 1"=80'

RICHARD KENNEDY

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

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



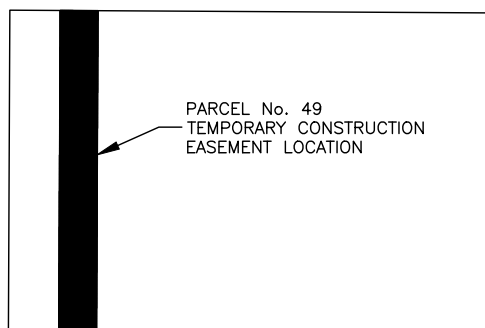
EXHIBIT "B"

PARCEL No. 49 TCE

LEGEND

- ⊗ SET MONUMENTATION (SIZE AND TYPE NOTED)
- 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°15'33"E	453.83'
L-2	S 89°41'43"E	60.00'
L-3	S 89°41'07"E	45.00'
L-4	N 89°41'43"W	45.00'



SUBJECT TRACT &
LOCATION OF EASEMENT

NOTES:

1. A LEGAL DESCRIPTION OF SAME DATE HERewith ACCOMPANIES THIS PLAT.
2. ALL BEARINGS AND COORDINATES ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD-83(2011), NORTH CENTRAL ZONE (4202). ALL DISTANCES AND AREAS SHOWN ARE SURFACE UTILIZING A SURFACE ADJUSTMENT FACTOR OF 1.00012.



City of Fort Worth

200 TEXAS STREET • FORT WORTH, TEXAS 76102

NORTHSIDE III 54-INCH WATER TRANSMISSION MAIN

PARCEL NO. 49 TCE CoFW Project No. 104940-1

TEMPORARY CONSTRUCTION EASEMENT

OWNER: VILLAGES OF EAGLE MOUNTAIN OWNERS ASSOCIATION

SUBDIVISION: LOT 1X, BLOCK 8 VILLAGES OF EAGLE MOUNTAIN

SURVEY: A. S. ROBERTS SURVEY, ABSTRACT NO. 1262

LOCATION: CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

ACQUISITION AREA: 17,099 SQ. FT. OR 0.393 ACRES

WHOLE PROPERTY ACREAGE: APPROXIMATELY 5.062 ACRES (PER PLAT)

JOB No. KHA_2401.00 DRAWN BY: PRL CAD FILE: P49 TCE.DWG

DATE: MAY 30, 2025 EXHIBIT B PAGE 4 OF 4 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

Lot Report

Thu May 29 09:50:05 2025

Lot File: \\gainas04\Active\Production04\KHA_2401.00 - CoFW Northside III Water
Main\SURVEY\CAD\LOT\PARCELS.lot

Lot: P49 TCE

Bearing Distance

N 00°15'17" E 379.99

S 89°41'07" E 45.00

S 00°15'17" W 379.98

N 89°41'43" W 45.00

Closure Error Distance> 0.0000

Total Distance> 849.97

17099 SQ. FT.

0.393 ACRES

Bearing Distance

EXHIBITS FOR WEBUYLAND, LLC

Parcel 53 - PWFE

&

Parcel 54 - TCE

P53

EXHIBIT "A"

**NORTHSIDE III 54-INCH
WATER TRANSMISSION MAIN
CITY PROJECT NO. 104940-1; PARCEL ID NO. 53
PERMANENT WATER EASEMENT
DEMPSEY C. PACE SURVEY, ABSTRACT NO. 1245
GEORGE S. RALL SURVEY, ABSTRACT NO. 1869
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS**

Being a permanent water easement situated in the Dempsey C. Pace Survey, Abstract No. 1245 and George S. Rall Survey, Abstract 1869, City of Fort Worth, Tarrant County, Texas, and being a portion of a Lot 1, Block 1 of Paul Krause Addition, an addition in the City of Fort Worth, Tarrant County, Texas as recorded in Volume A, Page 10153 of the Deed Records of Tarrant County, Texas, said Lot 1 being conveyed to Webuyland LLC as recorded in Instrument No. D223061933 of the Official Public Records of Tarrant County, Texas, said permanent water easement being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8 inch iron rod found for corner in the south line of of said Lot 1 and being the northwest corner of Lot 1, Block 1 of CVS Boat Club Addition, an addition in the City of Fort Worth, Texas as recorded in Instrument No. D214123614 of said Official Public Records of Tarrant County, Texas; **THENCE** North 89 degrees 53 minutes 09 seconds East, with the south line of said Lot 1 and the north line of said CVS Boat Club Addition, a distance of 363.58 feet to a calculated point for the **POINT OF BEGINNING**, said calculated point having grid coordinates of N=7,006,308.07 and E=2,296,848.22;

THENCE North 23 degrees 57 minutes 23 seconds East, a distance of 38.33 feet to a calculated point for corner;

THENCE North 89 degrees 53 minutes 09 seconds East, a distance of 796.03 feet to calculated point for corner;

THENCE North 00 degrees 44 minutes 20 seconds West, a distance of 856.75 feet to a calculated point for corner;

THENCE North 89 degrees 43 minutes 06 seconds East, a distance of 25.00 feet to a calculated point corner in the west line of 10' Utility Easement as recorded in Instrument No. D205129708 of said Official Public Records of Tarrant County, Texas, from which a 5/8 inch iron with cap stamped "Brooks Baker Survey" found for the most easterly northeast corner of said Lot 1 bears North 02 degrees 56 minutes 40 seconds East, a distance of 155.61 feet, said 5/8 inch iron rod with cap stamped "Brooks Baker Survey" being in the west line of tract of land conveyed to DBE Realty Investments, LTD. as recorded in Instrument No. D22422870 of said Official Public Records of Tarrant County, Texas and

east line of tract of land conveyed to DBE Realty Investments, LTD. as recorded in Instrument No. D211069547 of said Official Public Records of Tarrant County, Texas;

- THENCE** South 00 degrees 44 minutes 20 seconds East, with the west line of said 10' Utility Easement, a distance of 881.83 feet to a calculated point for corner;
- THENCE** South 89 degrees 53 minutes 09 seconds West, with the north line of said 10' Utility Easement, a distance of 799.61 feet to a calculated point for corner;
- THENCE** South 23 degrees 57 minutes 23 seconds West, a distance of 10.95 feet to the south line of said Lot 1 and the north line of said CVS Boat Club Addition;
- THENCE** South 89 degrees 53 minutes 09 seconds West, with the south line of said Lot 1 and the north line of said CVS Boat Club Addition, a distance of 32.86 feet to the **POINT OF BEGINNING**, and containing 42,417 square feet or 0.974 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 utilizing a surface adjustment factor of 1.00012.

*** SURVEYOR'S CERTIFICATE ***

TO ALL PARTIES INTERESTED IN TITLE TO THE PREMISES SURVEYED, I DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED FROM PUBLIC RECORDS AND FROM AN ACTUAL AND ACCURATE SURVEY UPON THE GROUNDS AND THAT SAME IS TRUE AND CORRECT.

Date: April 30, 2025
Revised: May 02, 2025


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



EXHIBIT "B"
PARCEL No. 53 PWE

DBE REALTY
INVESTMENTS, LTD.
INSTRUMENT NO. D22422870
O.P.R.T.C.T.

FND 5/8"IR W/CAP STAMPED
"BROOKS BAKER SURVEY"



GEORGE S. RALL SURVEY
ABSTRACT 1869

WEBUYLAND LLC
INSTRUMENT NO. D223061933
O.P.R.T.C.T.

60' FLOODPLAIN EASEMENT
VOLUME A, PAGE 10153
D.R.T.C.T.

DEMPSEY C. PACE SURVEY
ABSTRACT 1245

60' FLOODPLAIN EASEMENT
VOLUME A, PAGE 10153
D.R.T.C.T.

P.O.B.

GRID COORDINATE
N=7,006,308.07
E=2,296,848.22

P.O.C.
FND. 5/8"IR

10' UTILITY EASEMENT
INSTRUMENT No.
D205129708
O.P.R.T.C.T.

N 89°53'09"E 363.58'

SEE
DETAIL "A"

7.5' UTILITY EASEMENT
INSTRUMENT No. D204025306
O.P.R.T.C.T.

LOT 1, BLOCK 1
PAUL KRAUSE ADDITION
VOLUME A, PAGE 10153
D.R.T.C.T.

N 89°53'09"E 796.03'

S 89°53'09"W 799.61'

LOT 1, BLOCK 1
CVS BOAT CLUB ADDITION
INSTRUMENT No. D214123614
O.P.R.T.C.T.

REVISED: MAY 02, 2025

10' UTILITY EASEMENT
INSTRUMENT No. D205129708
O.P.R.T.C.T.

DBE REALTY INVESTMENTS, LTD.
INSTRUMENT NO. D211069547
O.P.R.T.C.T.

EXHIBIT A
MHC 249 SEAGOVILLE
& FORT WORTH TX LLC
INSTRUMENT NO. D223140730
D.R.T.C.T.

TRACT 2
WILSON D. BOAZ &
WILLIAM J III BOAZ
INSTRUMENT NO.
D214031206
O.P.R.T.C.T.

TRACT 1
WILSON D. BOAZ &
WILLIAM J III BOAZ
INSTRUMENT NO. D214031206
O.P.R.T.C.T.



City of Fort Worth

200 TEXAS STREET • FORT WORTH, TEXAS 76102

**NORTHSIDE III 54-INCH
WATER TRANSMISSION MAIN**

PARCEL NO. 53 PWE	CoFW Project No. 104940-1
PERMANENT WATER EASEMENT	
OWNER: WEBUYLAND LLC	
SURVEY: DEMPSEY C. PACE SURVEY, ABSTRACT NO. 1245	
SURVEY: GEORGE S. RALL SURVEY, ABSTRACT NO. 1869	
LOCATION: CITY OF FORT WORTH, TARRANT COUNTY, TEXAS	
ACQUISITION AREA: 42,417 SQ. FT. OR 0.974 ACRES	
WHOLE PROPERTY ACREAGE: APPROXIMATELY 36.843 ACRES (PER PLAT)	

JOB No. KHA_2401.00	DRAWN BY: PRL	CAD FILE: P53 PWE_R01.DWG
DATE: APRIL 30, 2025	EXHIBIT B PAGE 3 OF 4	SCALE: 1"=200'

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

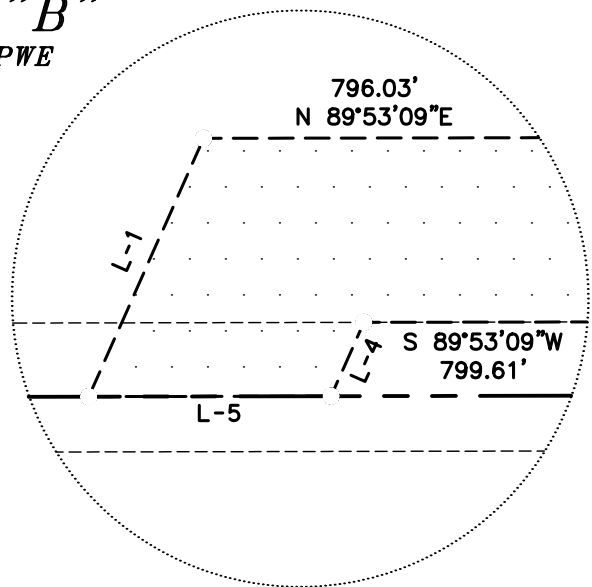


RICHARD KENNEDY
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5527 TEXAS FIRM No. 10106900

EXHIBIT "B"
PARCEL No. 53 PWE

LEGEND

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

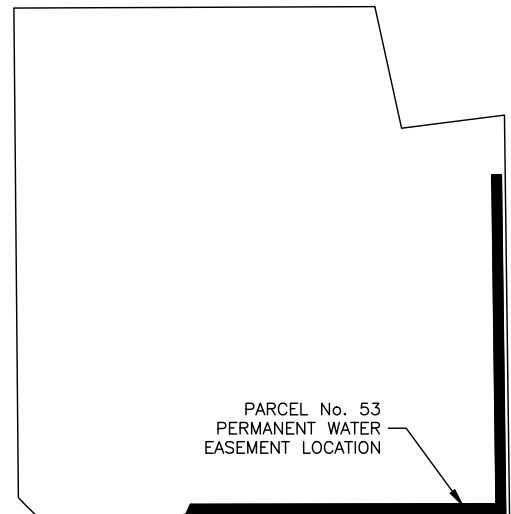


DETAIL "A"
NOT TO SCALE

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N 23°57'23"E	38.33'
L-2	N 89°43'06"E	25.00'
L-3	N 02°56'40"E	155.61'
L-4	S 23°57'23"W	10.95'
L-5	S 89°53'09"W	32.86'

NOTES:

1. A LEGAL DESCRIPTION OF SAME DATE HERewith ACCOMPANIES THIS PLAT.
2. ALL BEARINGS AND COORDINATES ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD-83(2011), NORTH CENTRAL ZONE (4202). ALL DISTANCES AND AREAS SHOWN ARE SURFACE UTILIZING A SURFACE ADJUSTMENT FACTOR OF 1.00012.



SUBJECT TRACT &
LOCATION OF EASEMENT

REVISED: MAY 02, 2025



City of Fort Worth

200 TEXAS STREET • FORT WORTH, TEXAS 76102

**NORTHSIDE III 54-INCH
WATER TRANSMISSION MAIN**

PARCEL NO. 53 PWE CoFW Project No. 104940-1

PERMANENT WATER EASEMENT

OWNER: WEBUYLAND LLC

SURVEY: DEMPSEY C. PACE SURVEY, ABSTRACT NO. 1245

SURVEY: GEORGE S. RALL SURVEY, ABSTRACT NO. 1869

LOCATION: CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

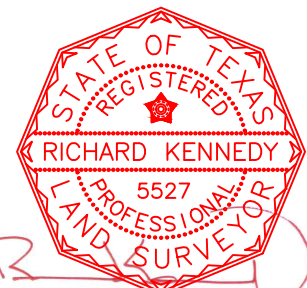
ACQUISITION AREA: 42,417 SQ. FT. OR 0.974 ACRES

WHOLE PROPERTY ACREAGE: APPROXIMATELY 36.843 ACRES (PER PLAT)

JOB No. KHA_2401.00 DRAWN BY: PRL CAD FILE: P53_PWE_R01.DWG

DATE: APRIL 30, 2025 EXHIBIT B PAGE 4 OF 4 SCALE: 1"=200'

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 Apr 30 14:19:09 2025

Lot File: \\gainas04\Active\Production04\KHA_2401.00 - CoFW Northside III Water
Main\SURVEY\CAD\LOT\PARCELS.lot

Lot: P53 PWE

Bearing	Distance
---------	----------

N 23°57'23" E	38.33
---------------	-------

N 89°53'09" E	796.03
---------------	--------

N 00°44'20" W	856.75
---------------	--------

N 89°43'06" E	25.00
---------------	-------

S 00°44'20" E	881.83
---------------	--------

S 89°53'09" W	799.61
---------------	--------

S 23°57'23" W	10.95
---------------	-------

S 89°53'09" W	32.86
---------------	-------

Closure Error Distance> 0.0000

Total Distance> 3441.36

42417 SQ. FT.

0.974 ACRES

Bearing Distance

P54

EXHIBIT "A"

**NORTHSIDE III 54-INCH
WATER TRANSMISSION MAIN
CITY PROJECT NO. 104940-1; PARCEL ID NO. 54
TEMPORARY CONSTRUCTION EASEMENT
DEMPSEY C. PACE SURVEY, ABSTRACT NO. 1245
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS**

Being a temporary construction easement situated in the Dempsey C. Pace Survey, Abstract No. 1245, City of Fort Worth, Tarrant County, Texas, and being a portion of a Lot 1, Block 1 of Paul Krause Addition, an addition in the City of Fort Worth, Tarrant County, Texas as recorded in Volume A, Page 10153 of the Deed Records of Tarrant County, Texas, said Lot 1 being conveyed to Webuyland LLC as recorded in Instrument No. D223061933 of the Official Public Records of Tarrant County, Texas, said temporary construction easement being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8 inch iron rod found in the south line of said Lot 1 and being the northwest corner of Lot 1, Block 1 of CVS Boat Club Addition, an addition in the City of Fort Worth, Texas as recorded in Instrument No. D214123614 of said Official Public Records of Tarrant County, Texas; **THENCE** North 89 degrees 53 minutes 09 seconds East, with the south line of said Lot 1 and the north line of said CVS Boat Club Addition, a distance of 314.29 feet to a calculated point for the **POINT OF BEGINNING**, said calculated point having grid coordinates of N=7,006,307.97 and E=2,296,798.94;

THENCE North 23 degrees 57 minutes 23 seconds East, a distance of 87.62 feet to a calculated point for corner;

THENCE North 89 degrees 53 minutes 09 seconds East, a distance of 779.72 feet to calculated point for corner;

THENCE North 00 degrees 44 minutes 20 seconds West, a distance of 664.94 feet to a calculated point for corner;

THENCE North 89 degrees 15 minutes 40 seconds East, a distance of 45.00 feet to a calculated point corner, from which a 5/8 inch iron with cap stamped "Brooks Baker Survey" found for the most easterly northeast corner of said Lot 1, bears North 05 degrees 53 minutes 05 seconds East, a distance of 303.43 feet, said 5/8 inch iron rod with cap stamped "Brooks Baker Survey" being in the west line of tract of land conveyed to DBE Realty Investments, LTD. as recorded in Instrument No. D22422870 of said Official Public Records of Tarrant County, Texas and east line of tract of land conveyed to DBE Realty Investments, LTD. as recorded in Instrument No. D211069547 of said Official Public Records of Tarrant County, Texas;

;

THENCE South 00 degrees 44 minutes 20 seconds East, a distance of 710.43 feet to a calculated point for corner;

THENCE South 89 degrees 53 minutes 09 seconds West, a distance of 796.03 feet to a calculated point for corner;

THENCE South 23 degrees 57 minutes 23 seconds West, a distance of 38.33 feet to the south line of said Lot 1 and the north line of said CVS Boat Club Addition;

THENCE South 89 degrees 53 minutes 09 seconds West, with the south line of said Lot 1 and the north line of said CVS Boat Club Addition, a distance of 49.29 feet to the **POINT OF BEGINNING**, and containing 69,234 square feet or 1.589 acres of land, more or less.

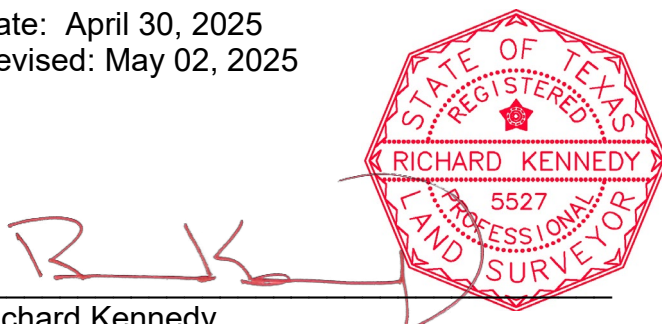
Notes:

- 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 utilizing a surface adjustment factor of 1.00012.

*** SURVEYOR'S CERTIFICATE ***

TO ALL PARTIES INTERESTED IN TITLE TO THE PREMISES SURVEYED, I DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED FROM PUBLIC RECORDS AND FROM AN ACTUAL AND ACCURATE SURVEY UPON THE GROUNDS AND THAT SAME IS TRUE AND CORRECT.

Date: April 30, 2025
Revised: May 02, 2025



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

EXHIBIT "B"

PARCEL No. 54 TCE

DBE REALTY
INVESTMENTS, LTD.
INSTRUMENT NO. D22422870
O.P.R.T.C.T.

FND 5/8"IR W/CAP STAMPED
"BROOKS BAKER SURVEY"

10' UTILITY EASEMENT
INSTRUMENT No. D205129708
O.P.R.T.C.T.

DBE REALTY INVESTMENTS, LTD.
INSTRUMENT NO. D211069547
O.P.R.T.C.T.

200 100 0 200
SCALE IN FEET

GEORGE S. RALL SURVEY
ABSTRACT 1869

WEBUYLAND LLC
INSTRUMENT NO. D223061933
O.P.R.T.C.T.

DEMPSEY C. PACE SURVEY
ABSTRACT 1245

60' FLOODPLAIN EASEMENT
VOLUME A, PAGE 10153
D.R.T.C.T.

60' FLOODPLAIN EASEMENT
VOLUME A, PAGE 10153
D.R.T.C.T.

P.O.B.

GRID COORDINATE
N=7,006,307.97
E=2,296,798.94

P.O.C.
FND. 5/8"IR

10' UTILITY EASEMENT
INSTRUMENT No.
D205129708
O.P.R.T.C.T.

LOT 1, BLOCK 1
PAUL KRAUSE ADDITION
VOLUME A, PAGE 10153
D.R.T.C.T.

N 89°53'09"E 779.72'

S 89°53'09"W 796.03'

LOT 1, BLOCK 1
CVS BOAT CLUB ADDITION
INSTRUMENT No. D214123614
O.P.R.T.C.T.

7.5' UTILITY EASEMENT
INSTRUMENT No. D204025306
O.P.R.T.C.T.

TRACT 2
WILSON D. BOAZ &
WILLIAM J III BOAZ
INSTRUMENT NO.
D214031206
O.P.R.T.C.T.

TRACT 1
WILSON D. BOAZ &
WILLIAM J III BOAZ
INSTRUMENT NO. D214031206
O.P.R.T.C.T.

REVISED: MAY 02, 2025



City of Fort Worth

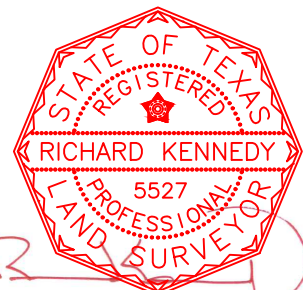
200 TEXAS STREET • FORT WORTH, TEXAS 76102

NORTHSIDE III 54-INCH WATER TRANSMISSION MAIN

PARCEL NO. 54 TCE	CoFW Project No. 104940-1
TEMPORARY CONSTRUCTION EASEMENT	
OWNER: WEBUYLAND LLC	
SURVEY: DEMPSEY C. PACE SURVEY, ABSTRACT NO. 1245	
LOCATION: CITY OF FORT WORTH, TARRANT COUNTY, TEXAS	
ACQUISITION AREA: 69,234 SQ. FT. OR 1.589 ACRES	
WHOLE PROPERTY ACREAGE: APPROXIMATELY 36.843 ACRES (PER PLAT)	

JOB No. KHA_2401.00	DRAWN BY: PRL	CAD FILE: P54 TCE_R01.DWG
DATE: APRIL 30, 2025	EXHIBIT B PAGE 3 OF 4	SCALE: 1"=200'

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. 54 TCE

LEGEND

- ⊗ SET MONUMENTATION (SIZE AND TYPE NOTED)
- 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 23°57'23"E	87.62'
L-2	N 89°15'40"E	45.00'
L-3	N 05°53'05"E	303.43'
L-4	S 23°57'23"W	38.33'
L-5	S 89°53'09"W	49.29'

NOTES:

1. A LEGAL DESCRIPTION OF SAME DATE HERewith ACCOMPANIES THIS PLAT.
2. ALL BEARINGS AND COORDINATES ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD-83(2011), NORTH CENTRAL ZONE (4202). ALL DISTANCES AND AREAS SHOWN ARE SURFACE UTILIZING A SURFACE ADJUSTMENT FACTOR OF 1.00012.

PARCEL No. 54
TEMPORARY CONSTRUCTION
EASEMENT LOCATION

SUBJECT TRACT &
LOCATION OF EASEMENT

REVISED: MAY 02, 2025



City of Fort Worth

200 TEXAS STREET • FORT WORTH, TEXAS 76102

**NORTHSIDE III 54-INCH
WATER TRANSMISSION MAIN**

PARCEL NO. 54 TCE		CoFW Project No. 104940-1
TEMPORARY CONSTRUCTION EASEMENT		
OWNER: WEBUYLAND LLC		
SURVEY: DEMPSEY C. PACE SURVEY, ABSTRACT NO. 1245		
LOCATION: CITY OF FORT WORTH, TARRANT COUNTY, TEXAS		
ACQUISITION AREA: 69,234 SQ. FT. OR 1.589 ACRES		
WHOLE PROPERTY ACREAGE: APPROXIMATELY 36.843 ACRES (PER PLAT)		
JOB No. KHA_2401.00	DRAWN BY: PRL	CAD FILE: P54 TCE_R01.DWG
DATE: APRIL 30, 2025	EXHIBIT B PAGE 4 OF 4	SCALE: 1"=200'



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

Lot Report

Wed Apr 30 15:50:28 2025

Lot File: \\gainas04\Active\Production04\KHA_2401.00 - CoFW Northside III Water
Main\SURVEY\CAD\LOT\PARCELS.lot

Lot: P54 TCE

Bearing	Distance
---------	----------

N 23°57'23" E	87.62
---------------	-------

N 89°53'09" E	779.72
---------------	--------

N 00°44'20" W	664.94
---------------	--------

N 89°15'40" E	45.00
---------------	-------

S 00°44'20" E	710.43
---------------	--------

S 89°53'09" W	796.03
---------------	--------

S 23°57'23" W	38.33
---------------	-------

S 89°53'09" W	49.29
---------------	-------

Closure Error Distance> 0.0000

Total Distance> 3171.35

69234 SQ. FT.

1.589 ACRES

Bearing Distance