

## EXHIBIT "A"

**MARY'S CREEK FORCE MAIN SECTION 2  
35-FOOT WIDE PERMANENT SANITARY SEWER EASEMENT  
PARCEL NO. 18 PSSE  
LOT 1, BLOCK 10, LA CANTERA AT TEAM RANCH PHASE I  
F.M. WALES SURVEY ABST. NO. 1637  
CITY OF BENBROOK, TARRANT COUNTY, TEXAS**

Being a 35-Foot Wide Permanent Sanitary Sewer Easement situated in the F.M. Wales Survey, Abstract No. 1637, City of Benbrook, Tarrant County, Texas, and being a portion of Lot 1, Block 10 of La Cantera at Team Ranch Phase I, an addition to the City of Benbrook, Tarrant County, Texas, as recorded in Instrument No. D206102154 of the Official Public Records of Tarrant County, Texas, said Lot 1 being conveyed to James Gopffarth and Sheri Alane Gopffarth, as recorded in Instrument No. D220276835 of said Official Public Records of Tarrant County, Texas, said 35-Foot Wide Permanent Sanitary Sewer Easement being more particularly described by metes and bounds as follows:

**COMMENCING** at a calculated point for the most southerly southwest corner of said Lot A, and the northwest corner of Lot 1, Block 10, La Cantera Ranch Phase I, an addition to the City of Benbrook, Tarrant County, Texas as recorded in Instrument No. D206102154 of said Official Public Records of Tarrant County, Texas, said calculated point being in the east line of Corriente Lane (50.0' right-of-way), from which a 1/2 inch iron rod with cap stamped "GRAHAM" found for reference bears South 72 degrees 43 minutes 14 seconds West, a distance of 0.58 feet, and from which a 1/2 inch iron rod with cap stamped "PRECISE" found for the most northerly southwest corner of said Lot A, and the southeast corner of Lot 31, Block 4 of Reata Place at Team Ranch, an addition to the City of Benbrook Tarrant County, Texas as recorded in Cabinet A, Slide 5342 of the Plat Records of Tarrant County, Texas bears North 51 degrees 39 minutes 29 seconds West, a distance of 509.84 feet, said 1/2 inch iron rod with cap stamped "PRECISE" being in the north line of Reata Place Trail (50.0' right-of-way); **THENCE** North 73 degrees 35 minutes 13 seconds East, with the south line of said Lot 1, and the north line of said Lot A, a distance of 299.23 feet to a calculated point for the **POINT OF BEGINNING**, said calculated point having a grid coordinate of N=6,940,265.362 and E=2,287,197.890;

**THENCE** North 73 degrees 35 minutes 13 seconds East, with the north line of said Lot 1, and the south line of said Lot A, a distance of 45.32 feet to a calculated point for corner;

**THENCE** South 55 degrees 50 minutes 43 seconds East, a distance of 129.71 feet to a calculated point for corner in the south line of said Lot 1 and the north line of Lot 2, Block 10 of said La Cantera at Team Ranch Phase I;

**THENCE** South 46 degrees 10 minutes 00 seconds West, with the southeast line of said Lot 1, and the north line of said Lot 2, a distance of 35.79 feet to a calculated point for corner;

**THENCE** North 55 degrees 50 minutes 43 seconds West, with the northeast line of a 20-Foot Wide Temporary Construction Easement Middle, a distance of 151.05 feet to the **POINT OF BEGINNING**, and containing 0.113 acres or 4,914 square feet of land, more or less.

**Notes:**

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

Date: June 26, 2024  
Revised: August 6, 2024  
Revised: August 15, 2024

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



# EXHIBIT "B"

PARCEL No. 18 PSSE

BLOCK 4

REATA PLACE AT TEAM RANCH

CABINET A, SLIDE 5342  
P.R.T.C.T.

FND 1/2" IRON ROD  
W/CAP (PRECISE)  
(C.M.) BEARS

N 51°39'29"W 509.84'

LOT A

BLOCK 10  
LA CANTERA AT TEAM RANCH  
PHASE II  
INSTRUMENT NO. D208234862  
O.P.R.T.C.T.

REATA PLACE TRAIL

(50' RIGHT-OF-WAY)

F.M. WALES SURVEY  
ABSTRACT No. 1637

35-FOOT WIDE  
PERMANENT SANITARY  
SEWER EASEMENT AREA  
4,914 SQ. FT. OR  
0.113 ACRES

P.O.B.

N=6,940,265.362  
E=2,287,197.890

20-FOOT WIDE  
TEMPORARY CONSTRUCTION  
MIDDLE EASEMENT

SEE  
DETAIL "A"

P.O.C.

N 73°35'13"E 299.23'

20-FOOT WIDE  
TEMPORARY CONSTRUCTION  
EASEMENT

CORRIENTE LANE

(50' RIGHT-OF-WAY)

JAMES GOPFFARTH AND  
SHERI ALANE GOPFFARTH  
INSTRUMENT NO. D220276835  
O.P.R.T.C.T.

LOT 1

BLOCK 10  
LA CANTERA AT TEAM RANCH  
PHASE I  
INSTRUMENT NO. D206102154  
O.P.R.T.C.T.

DRAINAGE & FLOODPLAIN EASEMENT  
INSTRUMENT NO. D206102154  
O.P.R.T.C.T.

LOT 2

LOT 3



120 60 0 120



SCALE IN FEET

REVISED: AUGUST 15, 2024  
REVISED: AUGUST 9, 2024



## City of Fort Worth

200 TEXAS STREET • FORT WORTH, TEXAS 76102

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

PARCEL NO. 18 PSSE	CITY PROJ. NO. 103648-2
35-FOOT WIDE PERMANENT SANITARY SEWER EASEMENT	
OWNER: JAMES GOPFFARTH AND SHERI ALANE GOPFFARTH	
SUBDIVISION: LA CANTERA AT TEAM RANCH PHASE I	
SURVEY: F.M. WALES SURVEY, ABSTRACT NO. 1637	
LOCATION: CITY OF BENBROOK, TARRANT COUNTY, TEXAS	
ACQUISITION AREA: 0.113 ACRES OR 4,914 SQUARE FEET	
WHOLE PROPERTY ACREAGE: 2.622 ACRES OR 114,195 SQUARE FEET (CALCULATED)	
JOB No. PLUM_2201	DRAWN BY: NTK
DATE: JUNE 26, 2024	EXHIBIT B PAGE 1 OF 2
CAD FILE: MARYS_CREEK_PSSE_18_R02.DWG	SCALE: 1" = 120'

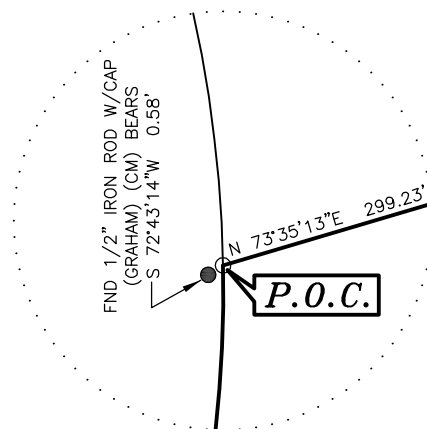


RICHARD KENNEDY  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 5527 TEXAS FIRM No. 10106900

**EXHIBIT "B"**  
**PARCEL No. 18 PSSE**

**LEGEND**

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

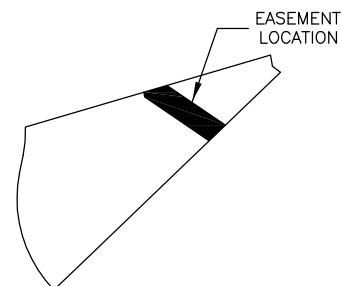


**DETAIL "A"**  
**NOT TO SCALE**

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N 73°35'13"E	45.32'
L-2	S 55°50'43"E	129.71'
L-3	S 46°10'00"W	35.79'
L-4	N 55°50'43"W	151.05'

**NOTES:**

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



**SUBJECT TRACT &  
LOCATION OF EASEMENT**

REVISED: AUGUST 15, 2024  
REVISED: AUGUST 9, 2024



**City of Fort Worth**

200 TEXAS STREET • FORT WORTH, TEXAS 76102

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

PARCEL NO. 18 PSSE		CITY PROJ. NO. 103648-2
35-FOOT WIDE PERMANENT SANITARY SEWER EASEMENT		
OWNER: JAMES GOPFFARTH AND SHERI ALANE GOPFFARTH		
SUBDIVISION: LA CANTERA AT TEAM RANCH PHASE I		
SURVEY: F.M. WALES SURVEY, ABSTRACT NO. 1637		
LOCATION: CITY OF BENBROOK, TARRANT COUNTY, TEXAS		
ACQUISITION AREA: 0.113 ACRES OR 4,914 SQUARE FEET		
WHOLE PROPERTY ACREAGE: 2.622 ACRES OR 114,195 SQUARE FEET (CALCULATED)		
JOB No. PLUM_2201	DRAWN BY: NTK	CAD FILE: MARYS_CREEK_PSSE_18_R02.DWG
DATE: JUNE 26, 2024	EXHIBIT B PAGE 2 OF 2	SCALE: 1" = 120'



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

Lot: 18\_PSSE

Bearing      Distance

N 73°35'13"E 45.32'  
S 55°50'43"E 129.71'  
S 46°10'00"W 35.79'  
N 55°50'43"W 151.05'

Closure Error Distance> 0.0036 Error Bearing> N 85°11'42" E  
Closure Precision> 1 in 101212.8 Total Distance> 361.88

4,914 SQ. FT.  
0.113 ACRES

## EXHIBIT "A"

**MARY'S CREEK FORCE MAIN SECTION 2  
20-FOOT WIDE TEMPORARY CONSTRUCTION EASEMENT  
PARCEL NO. 18 TCE  
LOT 1, BLOCK 10, LA CANTERA AT TEAM RANCH PHASE I  
F.M. WALES SURVEY ABST. NO. 1637  
CITY OF BENBROOK, TARRANT COUNTY, TEXAS**

Being a 20-Foot Wide Temporary Construction Easement situated in the F.M. Wales Survey, Abstract No. 1637, City of Benbrook, Tarrant County, Texas, and being a portion of Lot 1, Block 10 of La Cantera at Team Ranch Phase I, an addition to the City of Benbrook, Tarrant County, Texas, as recorded in Instrument No. D206102154 of the Official Public Records of Tarrant County, Texas, said Lot 1 being conveyed to James Gopffarth and Sheri Alane Gopffarth as recorded in Instrument No. D220276835 of said Official Public Records of Tarrant County, Texas, said 20-Foot Wide Temporary Construction Easement being more particularly described by metes and bounds as follows:

**COMMENCING** at a calculated point for the most southerly southwest corner of said Lot A and the northwest corner of Lot 1, Block 10 of La Cantera Ranch Phase I, an addition to the City of Benbrook, Tarrant County, Texas as recorded in Instrument No. D206102154 of said Official Public Records of Tarrant County, Texas, said calculated point being in the east line of Corriente Lane (50.0' right-of-way), from which a 1/2 inch iron rod with cap stamped "GRAHAM" found for reference bears South 72 degrees 43 minutes 14 seconds West, a distance of 0.58 feet, and from which a 1/2 inch iron rod with cap stamped "PRECISE" found for the most northerly southwest corner of said Lot A, and the southeast corner of Lot 31, Block 4 of Reata Place at Team Ranch, an addition to the City of Benbrook, Tarrant County, Texas, as recorded in Cabinet A, Slide 5342 of the Plat Records of Tarrant County, Texas bears North 51 degrees 39 minutes 29 seconds West, a distance of 509.84 feet, said 1/2 inch iron rod with cap stamped "PRECISE" being in the north line of Reata Place Trail (50.0' right-of-way); **THENCE** North 73 degrees 35 minutes 13 seconds East, with the south line of said Lot 1 and the north line of said Lot A, a distance of 256.86 feet to a calculated point for the **POINT OF BEGINNING**, said calculated point having a grid coordinate of N 6,940,253.382 and E 2,287,157.221;

**THENCE** North 73 degrees 35 minutes 13 seconds East, with the north line of said Lot 1 and the south line of said Lot A, a distance of 20.12 to a calculated point for the northwest corner of a 20-Foot Wide Temporary Construction Easement Middle;

**THENCE** South 10 degrees 07 minutes 09 seconds East, along the west line of said 20-Foot Wide Temporary Construction Easement Middle, a distance of 3.90 feet to a calculated point for corner;

**THENCE** South 55 degrees 50 minutes 43 seconds East, along the southwest line of said 20-Foot Wide Temporary Construction Easement Middle, a distance of 158.22 feet to a calculated point for corner in the south line of said Lot 1 and in the northwest line of Lot 2 of said La Cantera at Team Ranch Phase I;

**THENCE** South 46 degrees 10 minutes 00 seconds West, with the south line of said Lot 1 and the northwest line of said Lot 2, a distance of 20.45 feet to a calculated point for corner;

**THENCE** North 55 degrees 50 minutes 43 seconds West, a distance of 162.40 feet to a calculated point for corner;

**THENCE** North 10 degrees 07 minutes 09 seconds West, a distance of 10.13 feet to the **POINT OF BEGINNING**, and containing 3,347 square feet or 0.077 acres of land, more or less.

**Notes:**

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

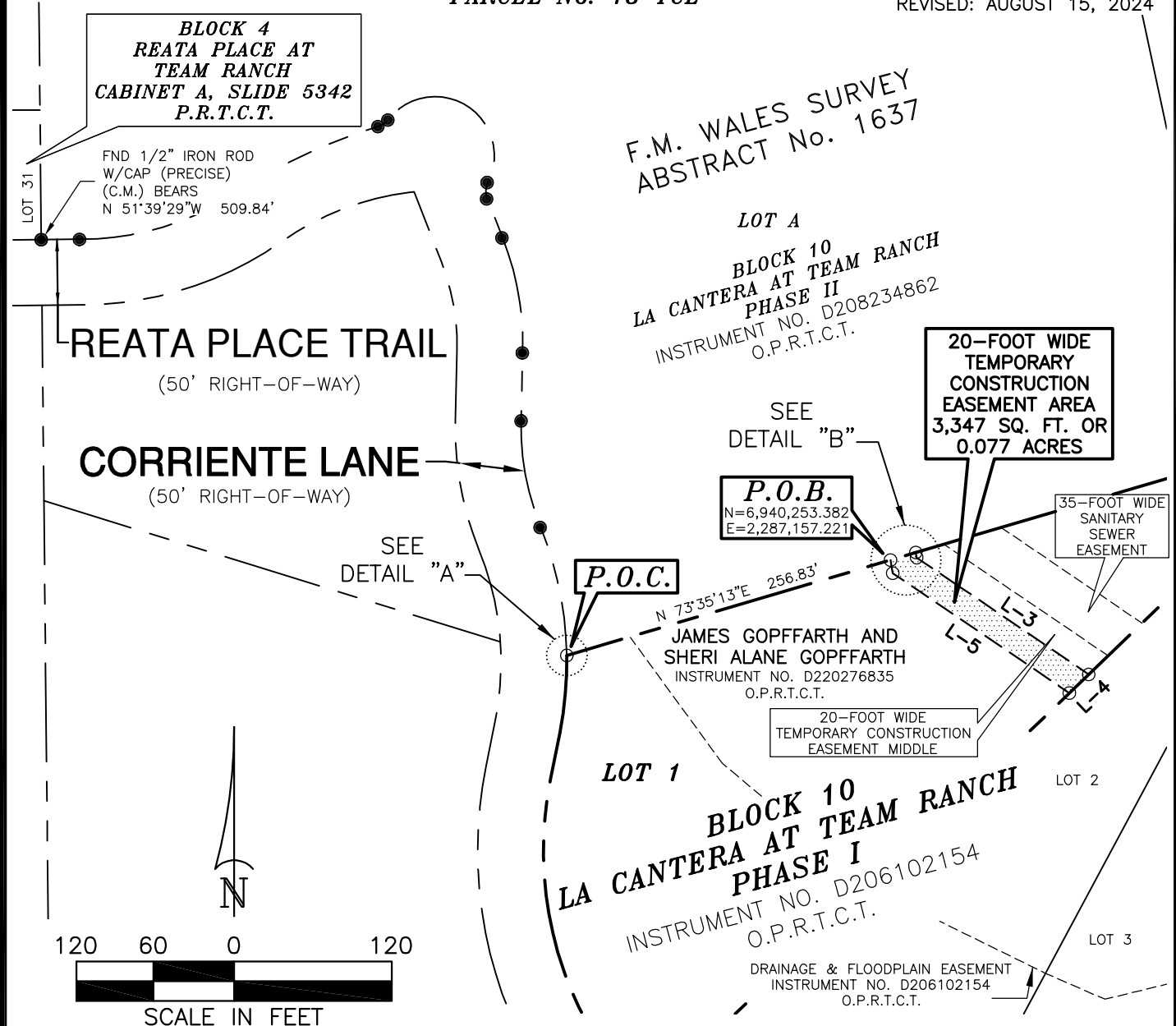
Date: June 26, 2024  
Revised: August 6, 2024  
Revised: August 9, 2024  
Revised: August 15, 2024



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

**EXHIBIT "B"**  
**PARCEL No. 18 TCE**

REVISED: AUGUST 6, 2024  
REVISED: AUGUST 9, 2024  
REVISED: AUGUST 15, 2024



**City of Fort Worth**

200 TEXAS STREET • FORT WORTH, TEXAS 76102

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

PARCEL NO. 18 TCE	CITY PROJ. NO. 103648-2
20-FOOT WIDE TEMPORARY CONSTRUCTION EASEMENT	
OWNER: JAMES GOPFFARTH AND SHERI ALANE GOPFFARTH	
SUBDIVISION: LA CANTERA AT TEAM RANCH PHASE I	
SURVEY: F.M. WALES SURVEY, ABSTRACT NO. 1637	
LOCATION: CITY OF BENBROOK, TARRANT COUNTY, TEXAS	
ACQUISITION AREA: 0.077 ACRES OR 3,347 SQUARE FEET	
WHOLE PROPERTY ACREAGE: 2.622 ACRES OR 114,195 SQUARE FEET (CALCULATED)	
JOB No. PLUM_2201	DRAWN BY: NTK
DATE: JUNE 26, 2024	EXHIBIT B PAGE 1 OF 2
CAD FILE: MARYS_CREEK_TCE_18_R03.DWG	SCALE: 1" = 120'



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

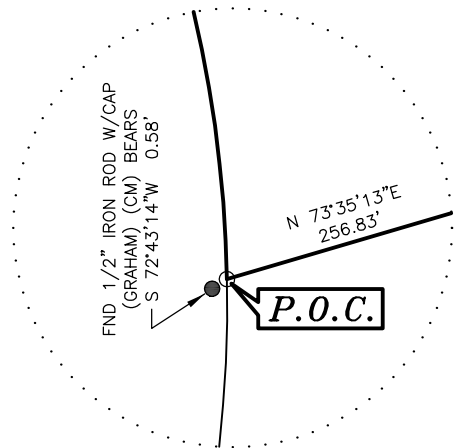


**EXHIBIT "B"**  
**PARCEL No. 18 TCE**

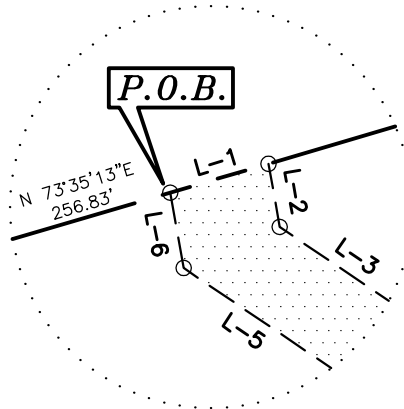
REVISED: AUGUST 6, 2024  
REVISED: AUGUST 9, 2024  
REVISED: AUGUST 15, 2024

**LEGEND**

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



DETAIL "A"  
NOT TO SCALE

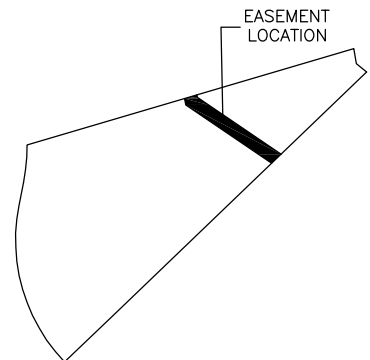


DETAIL "B"  
NOT TO SCALE

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N 73°35'13"E	20.12'
L-2	S 10°07'09"E	3.90'
L-3	S 55°50'43"E	158.22'
L-4	S 46°10'00"W	20.45'
L-5	N 55°50'43"W	162.40'
L-5	N 10°07'09"W	10.13'

**NOTES:**

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



SUBJECT TRACT &  
LOCATION OF EASEMENT



**City of Fort Worth**

200 TEXAS STREET • FORT WORTH, TEXAS 76102

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

PARCEL NO. 18 TCE		CITY PROJ. NO. 103648-2
20-FOOT WIDE TEMPORARY CONSTRUCTION EASEMENT		
OWNER: JAMES GOPFFARTH AND SHERI ALANE GOPFFARTH		
SUBDIVISION: LA CANTERA AT TEAM RANCH PHASE I		
SURVEY: F.M. WALES SURVEY, ABSTRACT NO. 1637		
LOCATION: CITY OF BENBROOK, TARRANT COUNTY, TEXAS		
ACQUISITION AREA: 0.077 ACRES OR 3,347 SQUARE FEET		
WHOLE PROPERTY ACREAGE: 2.622 ACRES OR 114,195 SQUARE FEET (CALCULATED)		
JOB No. PLUM_2201	DRAWN BY: NTK	CAD FILE: MARYS_CREEK_TCE_18_R03.DWG
DATE: JUNE 26, 2024	EXHIBIT B PAGE 2 OF 2	SCALE: 1" = 120'



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

Lot: TCE 18

Bearing	Distance
N 73°35'13" E	20.12'
S 10°07'09" E	3.90'
S 55°50'43" E	158.22'
S 46°10'00" W	20.45'
N 55°50'43" W	162.40'
N 10°07'09" W	10.13'

Closure Error Distance> 0.0057 Error Bearing> S 68°44'36" E  
Closure Precision> 1 in 66029.6 Total Distance> 375.23

3347 SQ. FT.  
0.077 ACRES

## EXHIBIT "A"

**MARY'S CREEK FORCE MAIN SECTION 2  
20-FOOT WIDE TEMPORARY CONSTRUCTION EASEMENT MIDDLE  
PARCEL NO. 18 TCEM  
LOT 1, BLOCK 10, LA CANTERA AT TEAM RANCH PHASE I  
F.M. WALES SURVEY ABST. NO. 1637  
CITY OF BENBROOK, TARRANT COUNTY, TEXAS**

Being a 20-Foot Wide Temporary Construction Easement Middle situated in the F.M. Wales Survey, Abstract No. 1637, City of Benbrook, Tarrant County, Texas, and being a portion of Lot 1, Block 10 of La Cantera at Team Ranch Phase I, an addition to the City of Benbrook, Tarrant County, Texas, as recorded in Instrument No. D206102154 of the Official Public Records of Tarrant County, Texas, said Lot 1 being conveyed to James Gopffarth and Sheri Alane Gopffarth as recorded in Instrument No. D220276835 of said Official Public Records of Tarrant County, Texas, said 20-Foot Wide Temporary Construction Easement Middle being more particularly described by metes and bounds as follows:

**COMMENCING** at a calculated point for the most southerly southwest corner of said Lot A and the northwest corner of Lot 1, Block 10 of La Cantera Ranch Phase I, an addition to the City of Benbrook, Tarrant County, Texas as recorded in Instrument No. D206102154 of said Official Public Records of Tarrant County, Texas, said calculated point being in the east line of Corriente Lane (50.0' right-of-way), from which a 1/2 inch iron rod with cap stamped "GRAHAM" found for reference bears South 72 degrees 43 minutes 14 seconds West, a distance of 0.58 feet, and from which a 1/2 inch iron rod with cap stamped "PRECISE" found for the most northerly southwest corner of said Lot A, and the southeast corner of Lot 31, Block 4 of Reata Place at Team Ranch, an addition to the City of Benbrook, Tarrant County, Texas, as recorded in Cabinet A, Slide 5342 of the Plat Records of Tarrant County, Texas bears North 51 degrees 39 minutes 29 seconds West, a distance of 509.84 feet, said 1/2 inch iron rod with cap stamped "PRECISE" being in the north line of Reata Place Trail (50.0' right-of-way); **THENCE** North 73 degrees 35 minutes 13 seconds East, with the south line of said Lot 1 and the north line of said Lot A, a distance of 276.95 feet to a calculated point for the **POINT OF BEGINNING**, said calculated point having a grid coordinate of N=6,940,259.068 and E=2,287,176.523;

**THENCE** North 73 degrees 35 minutes 13 seconds East, with the north line of said Lot 1 and the south line of said Lot A, a distance of 22.28 feet to a calculated point for the west corner of a 35-Foot Wide Permanent Sanitary Sewer Easement corner;

**THENCE** South 55 degrees 50 minutes 43 seconds East, with the southwest line of said 35-Foot Wide Permanent Sanitary Sewer Easement, a distance of 151.05 feet to a calculated point for corner in the southeast line of said Lot 1 and in the northwest line of Lot 2 of said La Cantera at Team Ranch Phase I;

**THENCE** South 46 degrees 10 minutes 00 seconds West, with the southeast line of said Lot 1 and the north line of said Lot 2, a distance of 20.45 feet to a calculated point for the east corner of a 20-Foot Wide Temporary Construction Easement;

**THENCE** North 55 degrees 50 minutes 43 seconds West, with the northeast line of said 20-Foot Wide Temporary Construction Easement, a distance of 158.22 feet to a calculated point for corner;

**THENCE** North 10 degrees 07 minutes 09 seconds West, with the east line of said 20-Foot Wide Temporary Construction Easement, a distance of 3.90 feet to the **POINT OF BEGINNING**, and containing 0.072 acres or 3,136 square feet of land, more or less.

**Notes:**

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

Date: June 26, 2024  
Revision Date: August 6, 2024  
Revision Date: August 15, 2024



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

**EXHIBIT "B"**  
**PARCEL No. 18 TCEM**

**BLOCK 4**  
**REATA PLACE AT**  
**TEAM RANCH**  
**CABINET A, SLIDE 5342**  
**P.R.T.C.T.**

FND 1/2" IRON ROD  
W/CAP (PRECISE)  
(C.M.) BEARS  
N 51°39'29"W 509.84'

**REATA PLACE TRAIL**  
(50' RIGHT-OF-WAY)

**F.M. WALES SURVEY**  
**ABSTRACT No. 1637**

**LOT A**

**BLOCK 10**  
**LA CANTERA AT TEAM RANCH**  
**PHASE II**  
INSTRUMENT NO. D208234862  
O.P.R.T.C.T.

**20-FOOT WIDE**  
**TEMPORARY CONSTRUCTION**  
**EASEMENT MIDDLE**  
**3,136 SQ. FT. OR**  
**0.072 ACRES**

SEE  
DETAIL "B"

**P.O.B.**  
N=6,940,259.068  
E=2,287,176.523

**35-FOOT WIDE**  
**PERMANENT**  
**SANITARY SEWER**  
**EASEMENT AREA**

SEE  
DETAIL "A"

**P.O.C.**

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

**DRAINAGE & FLOODPLAIN EASEMENT**  
INSTRUMENT NO. D206102154  
O.P.R.T.C.T.

**JAMES GOPFFARTH AND**  
**SHERI ALANE GOPFFARTH**  
INSTRUMENT NO. D220276835  
O.P.R.T.C.T.

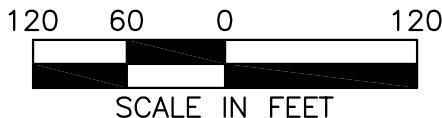
**CORRIENTE LANE**  
(50' RIGHT-OF-WAY)

**LOT 1**

**BLOCK 10**  
**LA CANTERA AT TEAM RANCH**  
**PHASE I**  
INSTRUMENT NO. D206102154  
O.P.R.T.C.T.

**LOT 2**

**LOT 3**



REVISED: AUGUST 15, 2024  
REVISED: AUGUST 6, 2024



**City of Fort Worth**

200 TEXAS STREET • FORT WORTH, TEXAS 76102

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

PARCEL NO. 18 TCEM		CITY PROJ. NO. 103648-2
20-FOOT WIDE TEMPORARY CONSTRUCTION EASEMENT MIDDLE		
OWNER: JAMES GOPFFARTH AND SHERI ALANE GOPFFARTH		
SUBDIVISION: LA CANTERA AT TEAM RANCH PHASE I		
SURVEY: F.M. WALES SURVEY, ABSTRACT NO. 1637		
LOCATION: CITY OF BENBROOK, TARRANT COUNTY, TEXAS		
ACQUISITION AREA: 0.072 ACRES OR 3,136 SQUARE FEET		
WHOLE PROPERTY ACREAGE: 2.622 ACRES OR 114,195 SQUARE FEET (CALCULATED)		
JOB No. PLUM_2201	DRAWN BY: NTK	CAD FILE: MARYS_CREEK_TCEM_18_R02.DWG
DATE: JUNE 26, 2024	EXHIBIT B PAGE 1 OF 2	SCALE: 1" = 120'

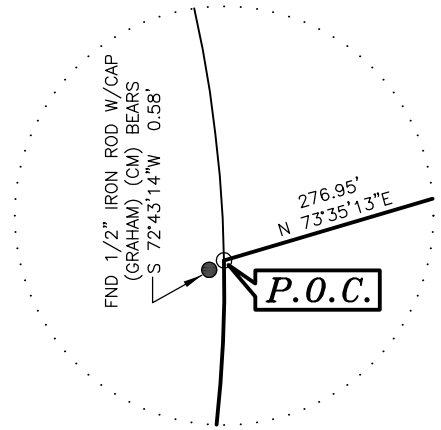


**RICHARD KENNEDY**  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 5527 TEXAS FIRM No. 10106900

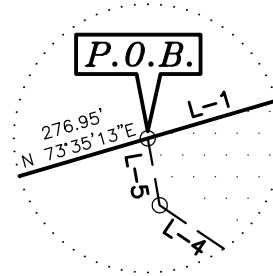
**EXHIBIT "B"**  
**PARCEL No. 18 TCEM**

**LEGEND**

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



DETAIL "A"  
NOT TO SCALE

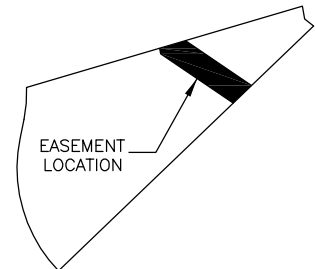


DETAIL "B"  
NOT TO SCALE

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N 73°35'13"E	22.28'
L-2	S 55°50'43"E	151.05'
L-3	S 46°10'00"W	20.45'
L-4	N 55°50'43"W	158.22'
L-5	N 10°07'09"W	3.90'

**NOTES:**

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



SUBJECT TRACT &  
LOCATION OF EASEMENT

REVISED: AUGUST 15, 2024  
REVISED: AUGUST 6, 2024



**City of Fort Worth**

200 TEXAS STREET • FORT WORTH, TEXAS 76102

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

PARCEL NO. 18 TCEM		CITY PROJ. NO. 103648-2
20-FOOT WIDE TEMPORARY CONSTRUCTION EASEMENT MIDDLE		
OWNER: JAMES GOPFFARTH AND SHERI ALANE GOPFFARTH		
SUBDIVISION: LA CANTERA AT TEAM RANCH PHASE I		
SURVEY: F.M. WALES SURVEY, ABSTRACT NO. 1637		
LOCATION: CITY OF BENBROOK, TARRANT COUNTY, TEXAS		
ACQUISITION AREA: 0.072 ACRES OR 3,136 SQUARE FEET		
WHOLE PROPERTY ACREAGE: 2.622 ACRES OR 114,195 SQUARE FEET (CALCULATED)		
JOB No. PLUM_2201	DRAWN BY: NTK	CAD FILE: MARYS CREEK_TCEM_18_R02.DWG
DATE: JUNE 26, 2024	EXHIBIT B PAGE 2 OF 2	SCALE: 1" = 120'



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

Lot: TCEM\_18

Bearing      Distance

- N 73°35'13" E 22.28'
- S 55°50'43" E 151.05'
- S 46°10'00" W 20.45'
- N 55°50'43" W 158.22'
- N 10°07'09" W 3.90'

Closure Error Distance> 0.0032 Error Bearing> N 33°08'03" W  
Closure Precision> 1 in 110744.0 Total Distance> 355.90

3136 SQ. FT.  
0.072 ACRES