

## EXHIBIT "A"

**MARY'S CREEK FORCE MAIN SECTION 2  
20-FOOT WIDE PERMANENT ACCESS EASEMENT  
PARCEL NO. 19 PAE  
LOT A, BLOCK 10, LA CANTERA AT TEAM RANCH PHASE II  
T.G. ZACHARY SURVEY, ABST. NO. 1759  
CITY OF BENBROOK, TARRANT COUNTY, TEXAS**

Being a 20-Foot Wide Permanent Access Easement situated in the T.G. Zachary Survey, Abstract No. 1759 and being a portion of Lot A, Block 10 of La Canterra at Team Ranch Phase II, an addition to the City of Benbrook, Tarrant County, Texas as recorded in Instrument No. D208234862 of the Official Public Records of Tarrant County, Texas, said Lot A, Block 10 being conveyed to Lago Canterra, LLC, as recorded in Instrument No. D222004798 of said Official Public Records of Tarrant County, Texas, said 20-Foot Wide Permanent Access Easement being more particularly described by metes and bounds as follows:

**COMMENCING** at a 1/2 inch iron rod with cap stamped "LANDCON INC" found for the southeast corner of a called 79.854 acre tract of land conveyed to W. Michael Greene, Trustee, as recorded in Instrument No. D224102894 of said Official Public Records, the most northerly northeast corner of Block 4 of Reata Place at Team Ranch, an addition to the City of Fort Worth as recorded in Cabinet A, Slide 5342 of the Plat Records of Tarrant County, Texas, said 1/2 inch iron rod with cap stamped "LANDCON INC" being in the west line of said Lot A, from which a 5/8 inch iron rod found for the southwest corner of said called 79.854 acre tract of land, the northwest corner of Block One of Team Ranch Addition, an addition to the City of Fort Worth as recorded in Volume 388-209, Page 48 of said Plat Records of Tarrant County, Texas, bears North 89 degrees 51 minutes 05 seconds West, a distance of 1,376.99 feet, said 5/8 inch iron rod found being in the northeast line of Loop 820 (variable width right-of-way); **THENCE** North 00 degrees 22 minutes 32 seconds West, with the east line of said called 79.854 acre tract of land and the west line of said Lot A, a distance of 525.91 feet to a calculated point for the **POINT OF BEGINNING**, said calculated point having a grid coordinate of N=6,941,655.715 and E=2,285,683.584;

**THENCE** North 00 degrees 22 minutes 31 seconds West, a distance of 23.30 feet to a calculated point for corner for the beginning of a curve to the right having a radius of 121.23 feet, a delta of 38 degrees 48 minutes 29 seconds, and whose chord bears North 81 degrees 07 minutes 53 seconds East, a chord distance of 80.55 feet;

**THENCE** Northeasterly, with said curve to the right, an arc distance of 82.11 feet to a calculated point for corner;

**THENCE** South 82 degrees 36 minutes 56 seconds East, a distance of 85.01 feet to a calculated point for corner in a northeast line of a 20-Foot Wide Temporary Construction Easement Middle;

**THENCE** South 54 degrees 32 minutes 39 seconds East, with a northeast line of said 20-Foot Wide Temporary Construction Easement Middle, a distance of 41.63 feet to a calculated point for corner;

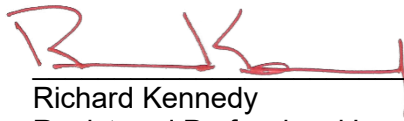
**THENCE** North 82 degrees 48 minutes 46 seconds West, a distance of 122.21 feet to a calculated point for the beginning of a curve to the left having a radius of 101.22 feet, a delta of 45 degrees 20 minutes 56 seconds, and whose chord bears South 78 degrees 13 minutes 10 seconds West, a chord distance of 78.04 feet;

**THENCE** Southwesterly, with said curve to the left, an arc distance of 80.12 feet to the **POINT OF BEGINNING**, and containing 3,676 square feet or 0.084 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: January 21, 2025

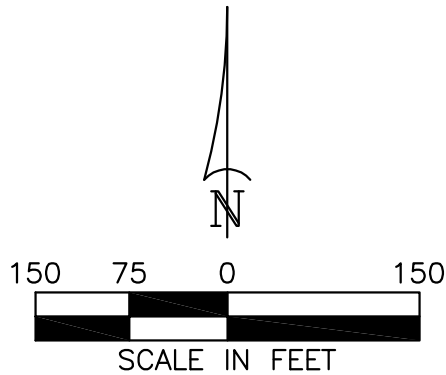


Richard Kennedy  
Registered Professional Land Surveyor  
No. 5527  
Gorrondona & Associates, Inc.  
Texas Firm No. 10106900



# EXHIBIT "B"

PARCEL No. 19 PAE



T.G. ZACHARY SURVEY  
ABSTRACT No. 1759

CALLED 79.854 ACRES  
W. MICHAEL GREENE, TRUSTEE  
INSTRUMENT NO. D224102894  
O.P.R.T.C.T.

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

20-FOOT WIDE PERMANENT  
ACCESS EASEMENT  
3,676 SQ. FT. OR  
0.084 ACRES

**P.O.B.**

N=6,941,655.715  
E=2,285,683.584

DRAINAGE &  
FLOODPLAIN  
EASEMENT

VARIABLE WIDTH  
PERMANENT SANITARY  
SEWER EASEMENT

VARIABLE WIDTH  
TEMPORARY  
CONSTRUCTION EASEMENT

20-FOOT WIDE  
TEMPORARY  
CONSTRUCTION EASEMENT  
MIDDLE

**LAGO CANTERA, LLC**  
INSTRUMENT NO. D222004798  
O.P.R.T.C.T.

**P.O.C.**

FND 1/2" IRON ROD  
W/CAP STAMPED  
"LANDCON INC."

FND 5/8" IR

N 89°51'05"W 1,376.99'

**BLOCK ONE  
TEAM RANCH  
ADDITION, PHASE 1A**  
VOLUME 388-209, PAGE 48  
P.R.T.C.T.

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

**JAMES F ELLIOTT**  
ABSTRACT NO. 493

**LOOP 820**  
(VARIABLE WIDTH  
RIGHT-OF-WAY)



## 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. 19 PAE		CITY PROJ. NO. 103648-2
20-FOOT WIDE PERMANENT ACCESS EASEMENT		
OWNER: LAGO CANTERA, LLC		
SUBDIVISION: LA CANTERA AT TEAM RANCH PHASE II		
SURVEY: T.G. ZACHARY SURVEY, ABST. NO. 1759		
LOCATION: CITY OF BENBROOK, TARRANT COUNTY, TEXAS		
ACQUISITION AREA: 3,676 SQUARE FEET OR 0.084 ACRES		
WHOLE PROPERTY ACREAGE: 1,509,996 SQUARE FEET OR 34.667 ACRES (PER PLAT)		
JOB No. PLUM2201.00	DRAWN BY: NTK	CAD FILE: MARYS_CREEK_PSSE_19_R04.DWG
DATE: JANUARY 21, 2025	EXHIBIT B PAGE 1 OF 2	SCALE: 1" = 150'



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

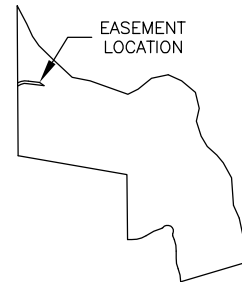
**EXHIBIT "B"**  
**PARCEL No. 19 PAE**

**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

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	ARC
C-1	121.23'	38°48'29"	N 81°07'53"E	80.55'	82.11'
C-2	101.22'	45°20'56"	S 78°13'10"W	78.04'	80.12'

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N 00°22'31"W	23.30'
L-2	S 82°36'56"E	85.01'
L-3	S 54°32'39"E	41.63'
L-4	N 82°48'46"W	122.21'



SUBJECT TRACT &  
LOCATION OF EASEMENT

**NOTES:**

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



**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. 19 PAE		CITY PROJ. NO. 103648-2
20-FOOT WIDE PERMANENT ACCESS EASEMENT		
OWNER: LAGO CANTARA, LLC		
SUBDIVISION: LA CANTERA AT TEAM RANCH PHASE II		
SURVEY: T.G. ZACHARY SURVEY, ABST. NO. 1759		
LOCATION: CITY OF BENBROOK, TARRANT COUNTY, TEXAS		
ACQUISITION AREA: 3,676 SQUARE FEET OR 0.084 ACRES		
WHOLE PROPERTY ACREAGE: 1,509,996 SQUARE FEET OR 34.667 ACRES (PER PLAT)		
JOB No. PLUM2201.00	DRAWN BY: NTK	CAD FILE: MARYS CREEK_PSSE_19_R04.DWG
DATE: JANUARY 21, 2025	EXHIBIT B PAGE 2 OF 2	SCALE: 1" = 150'



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

## EXHIBIT "A"

**MARY'S CREEK FORCE MAIN SECTION 2  
VARIABLE WIDTH PERMANENT SANITARY SEWER EASEMENT  
PARCEL NO. 19 PSSE  
LOT A, BLOCK 10, LA CANTERA AT TEAM RANCH PHASE II  
T.G. ZACHARY SURVEY, ABST. NO. 1759 & F.M. WALES SURVEY ABST. NO. 1637  
CITY OF BENBROOK, TARRANT COUNTY, TEXAS**

Being a Variable Width Permanent Sanitary Sewer Easement situated in the T.G. Zachary Survey, Abstract No. 1759 and F.M. Wales Survey, Abstract No. 1637, City of Benbrook, Tarrant County, Texas, and being a portion of Lot A, Block 10 of La Canterra at Team Ranch Phase II, an addition to the City of Benbrook, Tarrant County, Texas as recorded in Instrument No. D208234862 of the Official Public Records of Tarrant County, Texas, said Lot A, Block 10 being conveyed to Lago Canterra, LLC, as recorded in Instrument No. D222004798 of said Official Public Records of Tarrant County, Texas, said Variable Width Permanent Sanitary Sewer Easement being more particularly described by metes and bounds as follows:

**COMMENCING** at a calculated point for the most southerly southwest corner of said Lot A, Block 10, and the northwest corner of Lot 1, Block 10, La Canterra Ranch Phase I, an addition to the City of Benbrook, as recorded in Instrument No. D206102154 of said Official Public Records of Tarrant County, Texas, said calculated point being in the east right-of-way 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, Block 10, and the southeast corner of Lot 31, Block 4, Reata Place at Team Ranch, an addition to the City of Benbrook, as recorded in Cabinet A, Slide 5342 of the Plat Records of Tarrant County, Texas, bears North 51 degrees 39 minutes 29 seconds West, 509.84 feet, said 1/2 inch iron rod with cap stamped "PRECISE" being in the north right-of-way line of Reata Place Trail (50.0' right-of-way), **THENCE** North 73 degrees 35 minutes 12 seconds East, with the south line of said Lot A, Block 10, and the north line of said Lot 1, Block 10, a distance of 299.23 feet to a calculated point for the **POINT OF BEGINNING**, said calculated point having a grid coordinate of N=6,940,265.363 and E=2,287,197.893 and being the east corner of a 20-Foot Wide Temporary Construction Easement Middle;

**THENCE** North 55 degrees 50 minutes 43 seconds West, with a northeast line of said 20-Foot Wide Temporary Construction Easement Middle, a distance of 3.00 feet to a calculated point for corner;

**THENCE** North 10 degrees 07 minutes 09 seconds West, with the northeast line of said 20-Foot Wide Temporary Construction Easement Middle, a distance of 569.70 feet to a calculated point for corner;

**THENCE** North 31 degrees 18 minutes 58 seconds West, with the northeast line of said 20-Foot Wide Temporary Construction Easement Middle, a distance of 557.99 feet to a calculated point for corner;

**THENCE** North 74 degrees 10 minutes 11 seconds West, with the northeast line of said 20-Foot Wide Temporary Construction Easement Middle, a distance of 742.69 feet to a calculated point for corner;

**THENCE** North 54 degrees 32 minutes 39 seconds West, with the northeast line of said 20-Foot Wide Temporary Construction Easement Middle, a distance of 400.13 feet to a calculated point for corner;

**THENCE** North 19 degrees 13 minutes 58 seconds West, a distance of 253.66 feet to a calculated point for corner in the west line of said Lot A, Block 10, and the east line of a called 79.854 acre tract of land conveyed to W. Michael Greene, Trustee, as recorded in Instrument No. D224102894 of said Official Public Records of Tarrant County, Texas;

**THENCE** North 00 degrees 22 minutes 30 seconds West, with the west of said line of said Lot A, Block 10 and the east line of said called 79.854 acre tract of land, a distance of 182.94 feet to a calculated point for corner;

**THENCE** South 08 degrees 35 minutes 20 seconds East, a distance of 130.63 feet to a calculated point for corner;

**THENCE** South 19 degrees 13 minutes 58 seconds East, a distance of 287.26 feet to a calculated point for corner;

**THENCE** South 54 degrees 32 minutes 39 seconds East, a distance of 382.94 feet to a calculated point for corner;

**THENCE** South 74 degrees 10 minutes 11 seconds East, a distance of 750.38 feet to a calculated point for corner;

**THENCE** South 31 degrees 18 minutes 58 seconds East, a distance of 578.27 feet to a calculated point for corner;

**THENCE** South 10 degrees 07 minutes 09 seconds East, a distance of 561.49 feet to a calculated point for corner;

**THENCE** South 55 degrees 50 minutes 43 seconds East, a distance of 17.02 feet to a calculated point for corner in the south line of said Lot A, Block 10, and the north line of said Lot 1, Block 10;

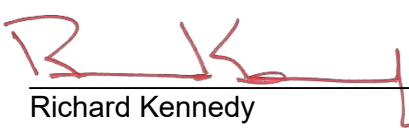
**THENCE** South 73 degrees 35 minutes 17 seconds West, with the south line of said Lot A, Block 10 and the north line of said Lot 1, Block 10, a distance of 45.32 feet to the **POINT OF BEGINNING**, and containing 2.09 acres or 91,047 square feet of land, more or less.

**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 15, 2024  
Revised: January 20, 2025



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

LOT A, BLOCK 10  
LA CANTERA AT  
TEAM RANCH  
PHASE II

# EXHIBIT "B"

PARCEL No. 19 PSSE

## MATCHLINE

INSTRUMENT NO. D208234862  
O.P.R.T.C.T.

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

20-FOOT WIDE  
TEMPORARY  
CONSTRUCTION EASEMENT  
MIDDLE

VARIABLE WIDTH  
TEMPORARY  
CONSTRUCTION EASEMENT

VARIABLE WIDTH  
PERMANENT SANITARY  
SEWER EASEMENT AREA  
91,047 SQ. FT. OR  
2.090 ACRES

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

LAGO CANTERA, LLC  
INSTRUMENT NO. D222004798  
O.P.R.T.C.T.

DRAINAGE &  
FLOODPLAIN  
EASEMENT

SEE  
DETAIL "B"

REATA PLACE TRAIL

(50' RIGHT-OF-WAY)

LOT 7

CORRIENTE LANE

(50' RIGHT-OF-WAY)

P.O.B.  
N=6,940,265.363  
E=2,287,197.893

N 73°35'12"E 299.23'

GOPFFARTH, JAMES ET UX  
INSTRUMENT NO.  
D220276835  
O.P.R.T.C.T.

SEE  
DETAIL "A"

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

F.M. WALES SURVEY  
ABSTRACT No. 1637

150 75 0 150



SCALE IN FEET

REVISED: JANUARY 20, 2025  
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

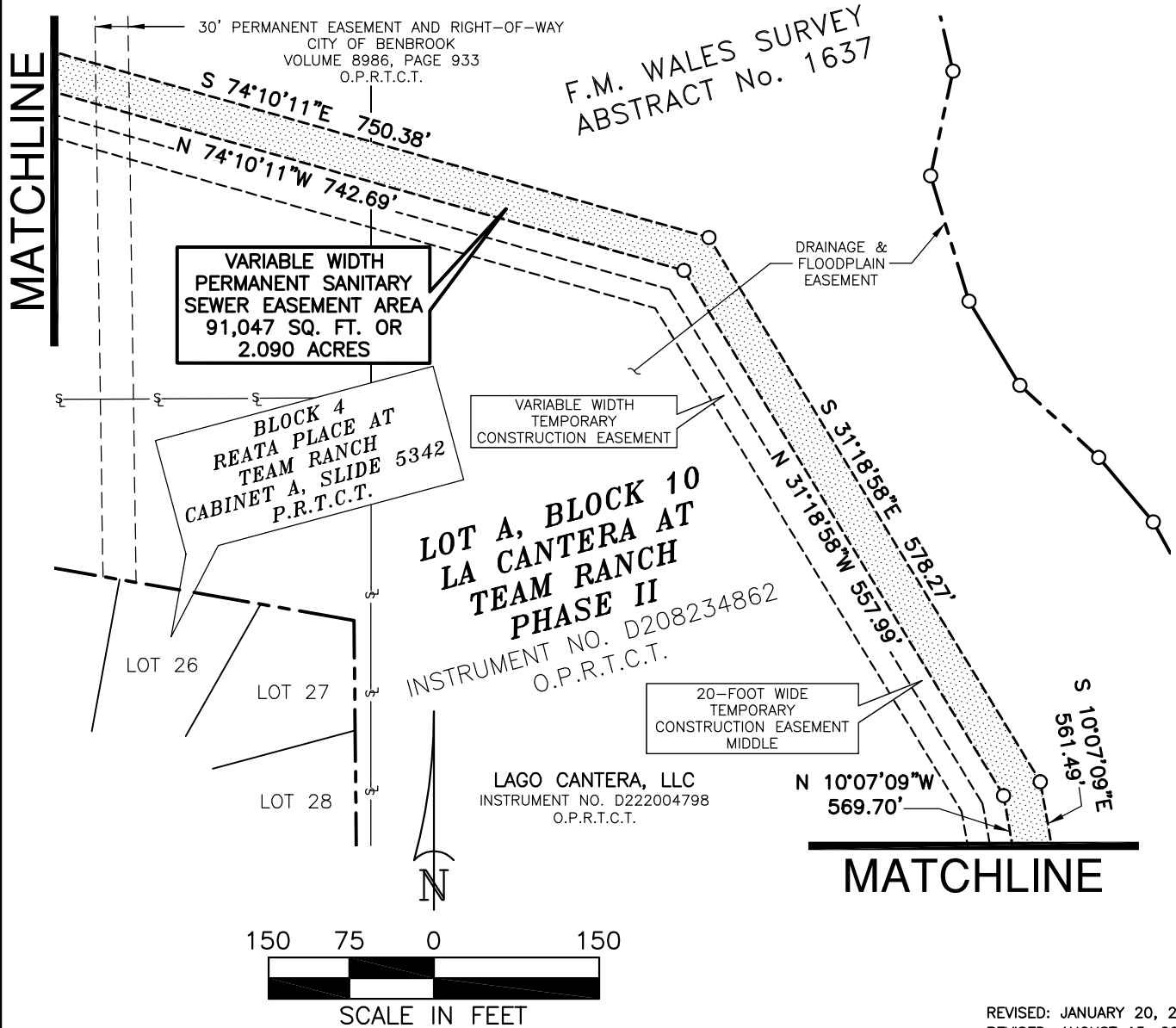
PARCEL NO. 19 PSSE	CITY PROJ. NO. 103648-2
VARIABLE WIDTH PERMANENT SANITARY SEWER EASEMENT	
OWNER: LAGO CANTERA, LLC	
SUBDIVISION: LA CANTERA AT TEAM RANCH PHASE II	
SURVEY: T.G. ZACHARY SURVEY, ABST. NO. 1759 & F.M. WALES SURVEY, ABST. NO. 1637	
LOCATION: CITY OF BENBROOK, TARRANT COUNTY, TEXAS	
ACQUISITION AREA: 91,047 SQUARE FEET OR 2.090 ACRES	
WHOLE PROPERTY ACREAGE: 1,509,996 SQUARE FEET OR 34.667 ACRES (PER PLAT)	
JOB No. PLUM2201.00	DRAWN BY: NTK
DATE: JUNE 26, 2024	EXHIBIT B PAGE 1 OF 4
CAD FILE: MARYS_CREEK_PSSE_19_R04.DWG	
SCALE: 1" = 150'	



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



**EXHIBIT "B"**  
**PARCEL No. 19 PSSE**



REVISED: JANUARY 20, 2025  
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. 19 PSSE	CITY PROJ. NO. 103648-2
VARIABLE WIDTH PERMANENT SANITARY SEWER EASEMENT	
OWNER: LAGO CANTERA, LLC	
SUBDIVISION: LA CANTERA AT TEAM RANCH PHASE II	
SURVEY: T.G. ZACHARY SURVEY, ABST. NO. 1759 & F.M. WALES SURVEY, ABST. NO. 1637	
LOCATION: CITY OF BENBROOK, TARRANT COUNTY, TEXAS	
ACQUISITION AREA: 91,047 SQUARE FEET OR 2.090 ACRES	
WHOLE PROPERTY ACREAGE: 1,509,996 SQUARE FEET OR 34.667 ACRES (PER PLAT)	
JOB No. PLUM2201.00	DRAWN BY: NTK
DATE: JUNE 26, 2024	EXHIBIT B PAGE 2 OF 4
CAD FILE: MARYS CREEK_PSSE_19_R04.DWG	
SCALE: 1" = 150'	



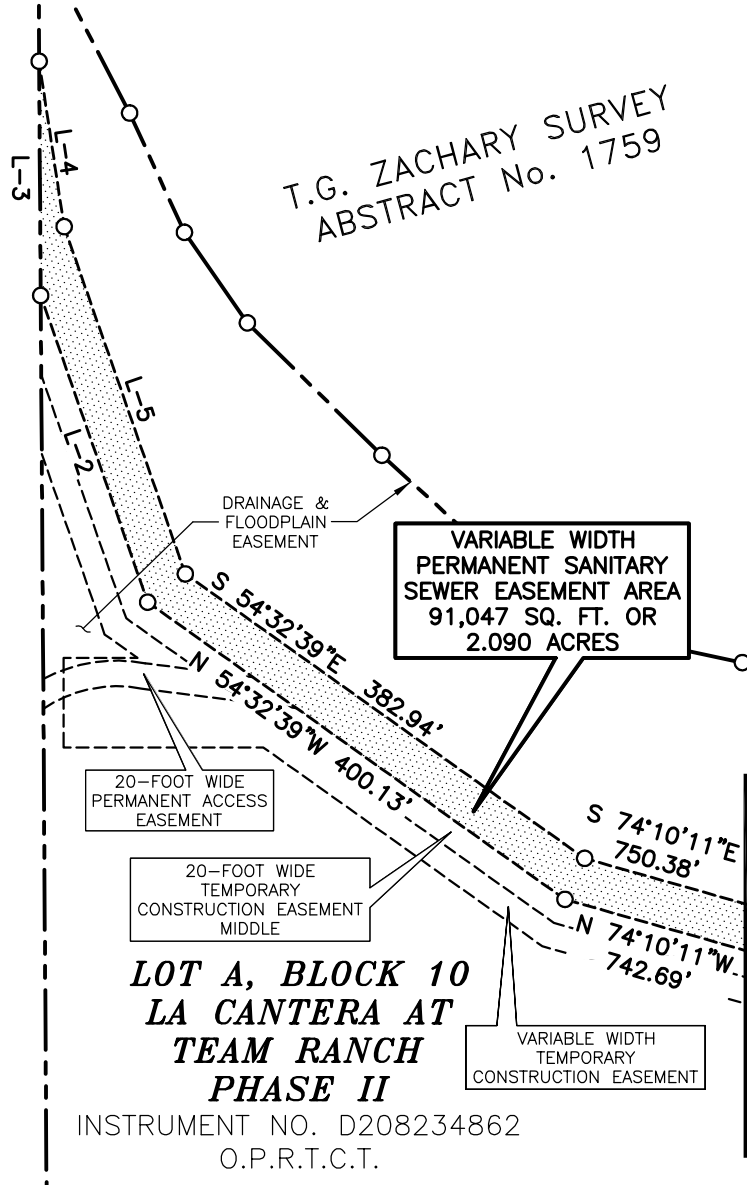
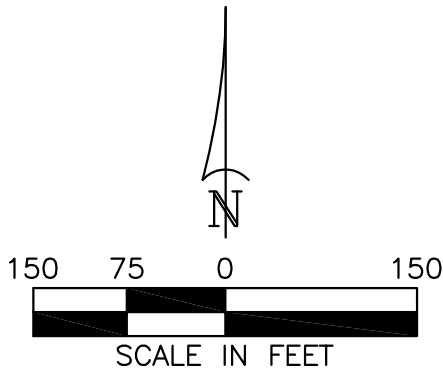
RICHARD KENNEDY  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 5527 TEXAS FIRM No. 10106900

# EXHIBIT "B"

PARCEL No. 19 PSSE

T.G. ZACHARY SURVEY  
ABSTRACT No. 1759

CALLED 79.854 ACRES  
W. MICHAEL GREENE, TRUSTEE  
INSTRUMENT NO. D224102894  
O.P.R.T.C.T.



INSTRUMENT NO. D208234862  
O.P.R.T.C.T.

REVISED: JANUARY 20, 2025  
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. 19 PSSE	CITY PROJ. NO. 103648-2
VARIABLE WIDTH PERMANENT SANITARY SEWER EASEMENT	
OWNER: LAGO CANTARA, LLC	
SUBDIVISION: LA CANTERA AT TEAM RANCH PHASE II	
SURVEY: T.G. ZACHARY SURVEY, ABST. NO. 1759 & F.M. WALES SURVEY, ABST. NO. 1637	
LOCATION: CITY OF BENBROOK, TARRANT COUNTY, TEXAS	
ACQUISITION AREA: 91,047 SQUARE FEET OR 2.090 ACRES	
WHOLE PROPERTY ACREAGE: 1,509,996 SQUARE FEET OR 34.667 ACRES (PER PLAT)	
JOB No. PLUM2201.00	DRAWN BY: NTK
DATE: JUNE 26, 2024	EXHIBIT B PAGE 3 OF 4
SCALE: 1" = 150'	

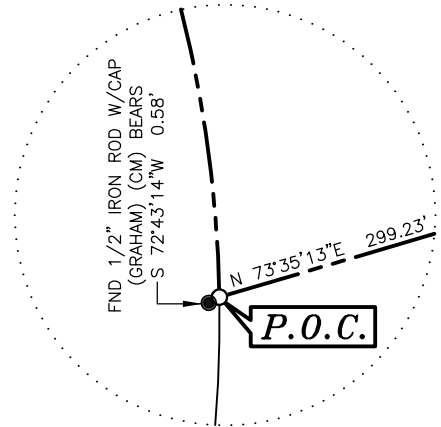
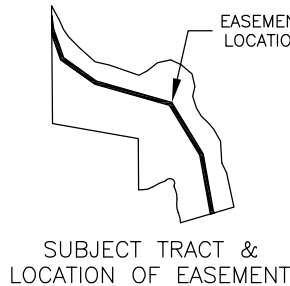


**EXHIBIT "B"**  
**PARCEL No. 19 PSSE**

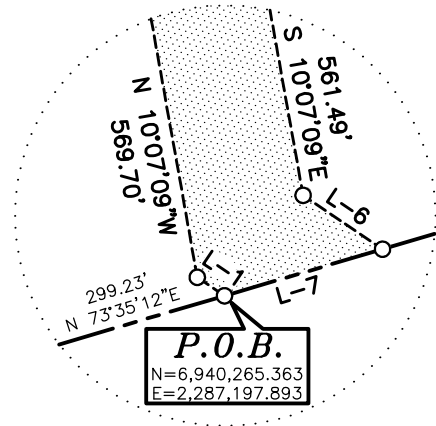
**LEGEND**

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

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N 55°50'43"W	3.00'
L-2	N 19°13'58"W	253.66'
L-3	N 00°22'30"W	182.94'
L-4	S 08°35'20"E	130.63'
L-5	S 19°13'58"E	287.26'
L-6	S 55°50'43"E	17.02'
L-7	S 73°35'12"W	45.32'



DETAIL "A"  
NOT TO SCALE



DETAIL "B"  
NOT TO SCALE

**NOTES:**

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

REVISED: JANUARY 20, 2025  
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. 19 PSSE	CITY PROJ. NO. 103648-2
VARIABLE WIDTH PERMANENT SANITARY SEWER EASEMENT	
OWNER: LAGO CANTARA, LLC	
SUBDIVISION: LA CANTERA AT TEAM RANCH PHASE II	
SURVEY: T.G. ZACHARY SURVEY, ABST. NO. 1759 & F.M. WALES SURVEY, ABST. NO. 1637	
LOCATION: CITY OF BENBROOK, TARRANT COUNTY, TEXAS	
ACQUISITION AREA: 91,047 SQUARE FEET OR 2.090 ACRES	
WHOLE PROPERTY ACREAGE: 1,509,996 SQUARE FEET OR 34.667 ACRES (PER PLAT)	
JOB No. PLUM2201.00	DRAWN BY: NTK
DATE: JUNE 26, 2024	EXHIBIT B PAGE 4 OF 4
SCALE: 1" = 150'	



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

Lot Report

Wed Jan 22 09:36:39 2025

Lot File: \\gainas04\Active\Production04\PLUM2201.00 - CoFW Mary's Creek\SURVEY\CAD\LOT\MARYS  
CREEK\_PSSE\_19.lot

Lot: 19\_PSSE\_R05

Bearing Distance

N 55°50'43" W 2.99

N 10°07'09" W 569.70

N 31°18'58" W 557.99

N 74°10'11" W 742.69

N 54°32'39" W 400.13

N 19°13'58" W 253.66

N 00°22'30" W 182.94

S 08°35'20" E 130.63

S 19°13'58" E 287.26

S 54°32'39" E 382.94

S 74°10'11" E 750.38

S 31°18'58" E 578.27

S 10°07'09" E 561.49

S 55°50'43" E 17.02

S 73°35'12" W 45.32

Closure Error Distance> 0.0115 Error Bearing> N 65°43'42" W

Closure Precision> 1 in 474847.7 Total Distance> 5463.42

91047 SQ. FT.

2.090 ACRES

Bearing Distance

Lot File: \\gainas04\Active\Production04\PLUM2201.00 - CoFW Mary's Creek\SURVEY\CAD\LOT\MARYS CREEK\_PSSE\_19.lot

Lot: 19\_PAE

Bearing	Distance	Radius	Delta	Chord	Ang	Length
N 00°22'31" W	23.30					
N 81°07'53" E	80.55	121.23	38°48'29"	N 81°07'53" E	82.11	
S 82°36'56" E	85.01					
S 54°32'39" E	41.63					
N 82°48'46" W	122.21					
S 78°13'10" W	78.04	101.22	45°20'56"	S 78°13'10" W	80.12	
Closure Error Distance> 0.0036 Error Bearing> S 85°57'06" W						
Closure Precision> 1 in 120751.2 Total Distance> 434.38						
3676 SQ. FT.						
0.084 ACRES						
Bearing	Distance	Radius	Delta	Chord	Ang	Length

## EXHIBIT "A"

**MARY'S CREEK FORCE MAIN SECTION 2  
20-FOOT WIDE & VARIABLE WIDTH TEMPORARY CONSTRUCTION EASEMENT  
PARCEL NO. 19 TCE PART I & II  
LOT A, BLOCK 10, LA CANTERA AT TEAM RANCH PHASE II  
T.G. ZACHARY SURVEY, ABST. NO. 1759 & F.M. WALES SURVEY ABST. NO. 1637  
CITY OF BENBROOK, TARRANT COUNTY, TEXAS**

### PART 1

Being a Variable Width Temporary Construction Easement situated in the T.G. Zachary Survey, Abstract No. 1759 and F.M. Wales Survey, Abstract No. 1637, City of Benbrook, Tarrant County, Texas, and being a portion of Lot A, Block 10 of La Cantera at Team Ranch Phase II, an addition to the City of Benbrook, Tarrant County, Texas as recorded in Instrument No. D208234862 of the Official Public Records of Tarrant County, Texas, said Lot A, Block 10 being conveyed to Lago Cantera, LLC, as recorded in Instrument No. D222004798 of said Official Public Records of Tarrant County, Texas, said Variable Width 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 at Team Ranch Phase I, an addition to the City of Benbrook, as recorded in Instrument No. D206102154 of said Official Public Records of Tarrant County, Texas, said calculated point being in the east right-of-way 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 northerly southwest corner of said Lot A, and the southeast corner of Lot 31, Block 4, Reata Place at Team Ranch, an addition to the City of Benbrook, 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 right-of-way line of Reata Place Trail (50.0' right-of-way); **THENCE** North 73 degrees 35 minutes 12 seconds East, with the south line of said Lot A, and the north line of said Lot 1, a distance of 256.83 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=2,287,157.224;

**THENCE** North 10 degrees 07 minutes 09 seconds West, a distance of 568.95 feet to a calculated point for corner;

**THENCE** North 31 degrees 18 minutes 58 seconds West, a distance of 534.80 feet to a calculated point for corner;

**THENCE** North 74 degrees 10 minutes 11 seconds West, a distance of 733.91 feet to a calculated point for corner;

**THENCE** North 54 degrees 32 minutes 39 seconds West, a distance of 267.60 feet to a calculated point for corner;

**THENCE** South 89 degrees 59 minutes 46 seconds West, a distance of 156.05 feet to a calculated point for corner;

**THENCE** North 00 degrees 00 minutes 00 seconds West, a distance of 70.01 feet to a calculated point for corner;

**THENCE** North 89 degrees 59 minutes 21 seconds East, a distance of 57.74 feet to a calculated point for corner;

**THENCE** North 54 degrees 32 minutes 39 seconds West, a distance of 31.50 feet to a calculated point for corner;

**THENCE** North 19 degrees 13 minutes 58 seconds West, a distance of 149.27 feet to a calculated point for corner in the west line of said Lot A and the east line of a called 79.854 acre tract of land conveyed to W. Michael Greene, Trustee, as recorded in Instrument No. D224102894 of said Official Public Records of Tarrant County, Texas;

**THENCE** North 00 degrees 22 minutes 30 seconds West, with the west of said line of said Lot A, and the east line of said called 79.854 acre tract of land, a distance of 61.88 feet to a calculated point for the most southerly northwest corner of a 20-Foot Wide Temporary Construction Easement Middle;

**THENCE** South 19 degrees 13 minutes 58 seconds East, along the southwest line of said 20-Foot Wide Temporary Construction Easement Middle, a distance of 201.46 feet to a calculated point for corner;

**THENCE** South 54 degrees 32 minutes 39 seconds East, along the southwest line of said 20-Foot Wide Temporary Construction Easement Middle, a distance of 409.96 feet to a calculated point for corner;

**THENCE** South 74 degrees 10 minutes 11 seconds East, with the southwest line of said 20-Foot Wide Temporary Construction Easement Middle, a distance of 738.30 feet to a calculated point for corner;

**THENCE** South 31 degrees 18 minutes 58 seconds East, with the southwest line of said 20-Foot Wide Temporary Construction Easement Middle, a distance of 564.40 feet to a calculated point for corner;

**THENCE** South 10 degrees 07 minutes 09 seconds East, with the southwest line of said 20-Foot Wide Temporary Construction Easement, a distance of 570.49 feet to a calculated point for the most westerly south corner of said 20-Foot Wide Temporary Construction easement, said calculated point being in the north line of said Lot 1 and the south line of said Lot A;

**THENCE** South 73 degrees 35 minutes 12 seconds West, with the south line of said Lot A, and the north line of said Lot 1, a distance of 20.12 feet to the **POINT OF BEGINNING**, and containing 1.291 acres or 56,223 square feet of land, more or less.

## PART II

Being a 20-Foot Wide Temporary Construction Easement situated in the T.G. Zachary Survey, Abstract No. 1759 and being a portion of Lot A, Block 10 of La Cantera at Team Ranch Phase II, an addition to the City of Benbrook, Tarrant County, Texas as recorded in Instrument No. D208234862 of the Official Public Records of Tarrant County, Texas, said Lot A, Block 10 being conveyed to Lago Cantera, LLC, as recorded in Instrument No. D222004798 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 1/2 inch iron rod with cap stamped "LANDCON INC" found for the southeast corner of a called 79.854 acre tract of land conveyed to W. Michael Greene, Trustee, as recorded in Instrument No. D224102894 of said Official Public Records of Tarrant County, Texas, the most northerly northeast corner of Block 4 of Reata Place at Team Ranch, an addition to the City of Fort Worth as recorded in Cabinet A, Slide 5342 of the Plat Records of Tarrant County, Texas, said 1/2 inch iron rod with cap stamped "LANDCON INC" being in the west line of said Lot A, from which a 5/8 inch iron rod found for the southwest corner of said called 79.854 acre tract of land and the northwest corner of Block One of Team Ranch Addition, an addition to the City of Fort Worth as recorded in Volume 388-209, Page 48 of said Plat Records of Tarrant County, Texas, bears North 89 degrees 51 minutes 05 seconds West, a distance of 1,376.99 feet, said 5/8 inch iron rod found being in the northeast line of Loop 820 (variable width right-of-way); THENCE North 00 degrees 22 minutes 31 seconds West, with the east line of said called 79.854 acre tract of land and the west line of said Lot A, a distance of 965.63 feet to a calculated point for the **POINT OF BEGINNING**, said calculated point having a grid coordinate of N=6,948,288.549 and E=2,287,563.408 and being the north corner of a Variable Width Permanent Sanitary Sewer Easement;

**THENCE** North 00 degrees 22 minutes 26 seconds West, with the east line of said called 79.854 acre tract of land and the west line of said Lot A, a distance of 96.81 feet to a calculated point for the north corner of said Lot A;

**THENCE** South 27 degrees 26 minutes 39 seconds East, with a northeast line of said Lot A, a distance of 19.08 feet to a calculated point for corner;

**THENCE** South 08 degrees 35 minutes 19 seconds East, a distance of 204.51 feet to a calculated point for corner;

**THENCE** South 70 degrees 26 minutes 32 seconds West, a distance of 20.37 feet to a calculated point for corner in a northeast line of said Variable Width Permanent Sanitary Sewer Easement;

**THENCE** North 08 degrees 35 minutes 20 seconds West, with a northeast line of said Variable Width Permanent Sanitary Sewer Easement a distance of 130.63 feet to the **POINT OF BEGINNING**, and containing 3,771 square feet or 0.087 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.

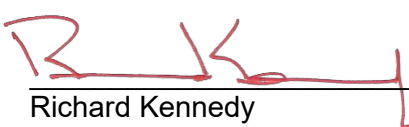
Date: June 26, 2024

Revised: August 22, 2024

Revised: January 20, 2025

Revised: February 05, 2025



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

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

**EXHIBIT "B"**  
PARCEL No. 19 TCE PART I & II

**MATCHLINE**

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

LAGO CANTERA, LLC  
INSTRUMENT NO. D222004798  
O.P.R.T.C.T.

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

CORRIENTE LANE  
(50' RIGHT-OF-WAY)

LOT 7

P.O.C.  
PART I

P.O.B.  
PART I  
N=6,940,253.382  
E=2,287,157.224

SEE  
DETAIL "A"

F.M. WALES SURVEY  
ABSTRACT No. 1637

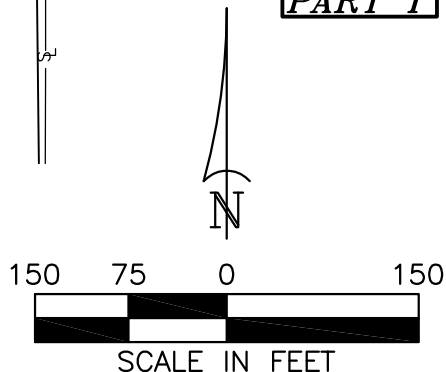
BLOCK 10  
LA CANTERA AT  
TEAM RANCH  
PHASE I  
INSTRUMENT NO. D206102154  
O.P.R.T.C.T.

20-FOOT WIDE  
TEMPORARY  
CONSTRUCTION EASEMENT  
MIDDLE

VARIABLE WIDTH  
TEMPORARY  
CONSTRUCTION  
EASEMENT PART I  
56,223 SQ. FT. OR  
1.291 ACRES

DRAINAGE &  
FLOODPLAIN  
EASEMENT

VARIABLE WIDTH  
PERMANENT SANITARY  
SEWER 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. 19 TCE PART I & II		CITY PROJ. NO. 103648-2
20-FOOT WIDE & VARIABLE WIDTH TEMPORARY CONSTRUCTION EASEMENT		
OWNER: LAGO CANTERA, LLC		
SUBDIVISION: LA CANTERA AT TEAM RANCH PHASE II		
SURVEY: T.G. ZACHARY SURVEY, ABST. NO. 1759 & F.M. WALES SURVEY, ABST. NO. 1637		
LOCATION: CITY OF BENBROOK, TARRANT COUNTY, TEXAS		
ACQUISITION AREA: 59,994 SQUARE FEET OR 1.378 ACRES (COMBINED)		
WHOLE PROPERTY ACREAGE: 1,509,996 SQUARE FEET OR 34.667 ACRES (PER PLAT)		
JOB No. PLUM2201.00	DRAWN BY: NTK	CAD FILE: MARYS CREEK_TCE_19_R04.DWG
DATE: JUNE 26, 2024	EXHIBIT B PAGE 1 OF 5	SCALE: 1" = 150'

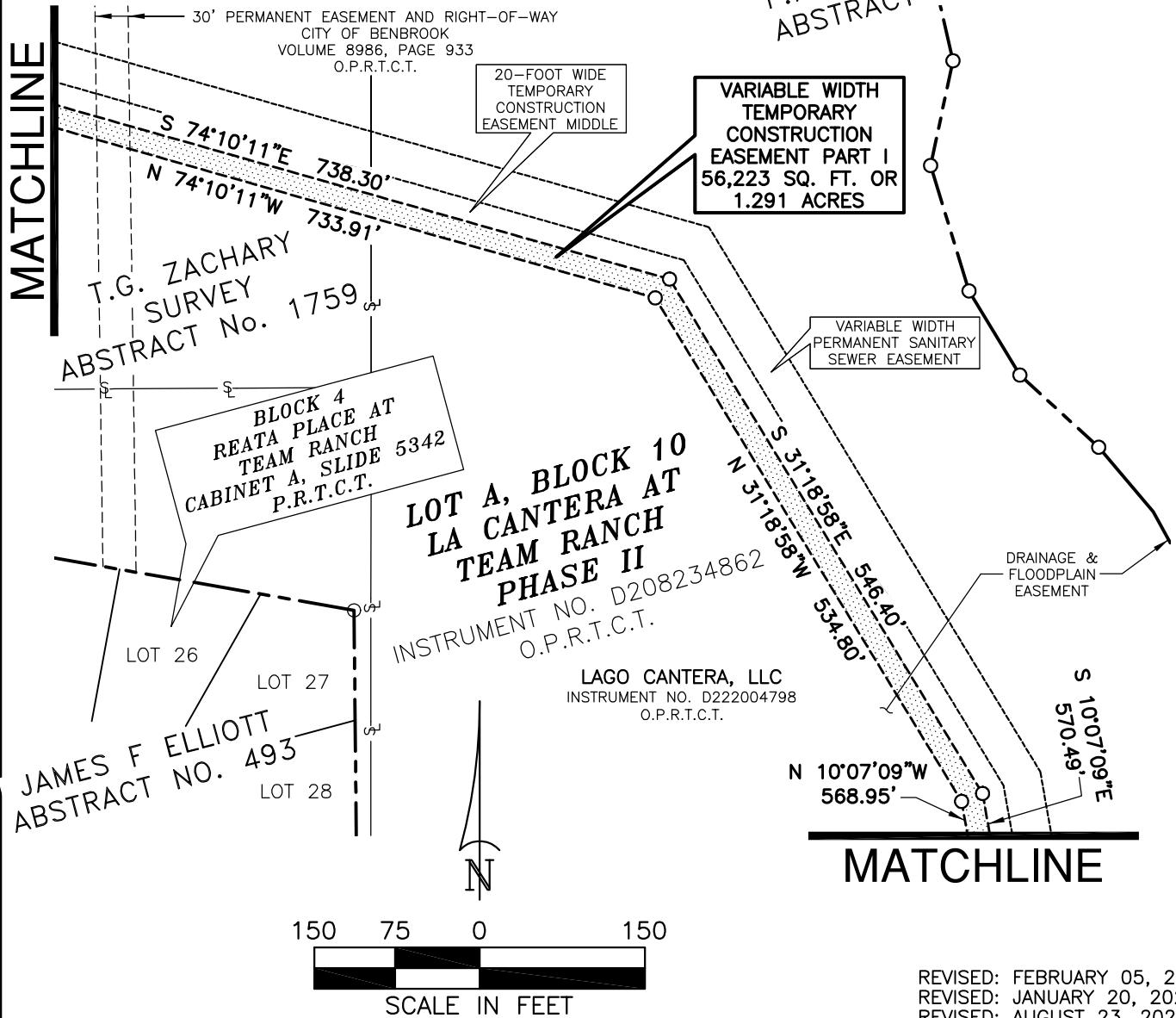


RICHARD KENNEDY  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 5527 TEXAS FIRM No. 10106900

**EXHIBIT "B"**  
**PARCEL No. 19 TCE PART I & II**

F.M. WALES SURVEY  
ABSTRACT No. 1637

MATCHLINE



REVISED: FEBRUARY 05, 2025  
REVISED: JANUARY 20, 2025  
REVISED: AUGUST 23, 2024



**City of Fort Worth**

200 TEXAS STREET • FORT WORTH, TEXAS 76102

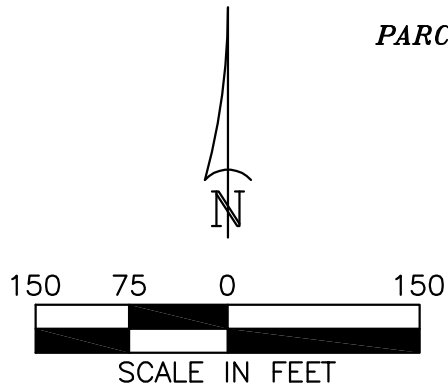
**MARY'S CREEK FORCE MAIN SECTION 2**  
**WALNUT CREEK LIFT STATION TO CONFLUENCE LIFT STATION**

PARCEL NO. 19 TCE PART I & II		CITY PROJ. NO. 103648-2
20-FOOT WIDE & VARIABLE WIDTH TEMPORARY CONSTRUCTION EASEMENT		
OWNER: LAGO CANTERA, LLC		
SUBDIVISION: LA CANTERA AT TEAM RANCH PHASE II		
SURVEY: T.G. ZACHARY SURVEY, ABST. NO. 1759 & F.M. WALES SURVEY, ABST. NO. 1637		
LOCATION: CITY OF BENBROOK, TARRANT COUNTY, TEXAS		
ACQUISITION AREA: 59,994 SQUARE FEET OR 1.378 ACRES (COMBINED)		
WHOLE PROPERTY ACREAGE: 1,509,996 SQUARE FEET OR 34.667 ACRES (PER PLAT)		
JOB No. PLUM2201.00	DRAWN BY: NTK	CAD FILE: MARYS CREEK_TCE_19_R04.DWG
DATE: JUNE 26, 2024	EXHIBIT B PAGE 2 OF 5	SCALE: 1" = 150'



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

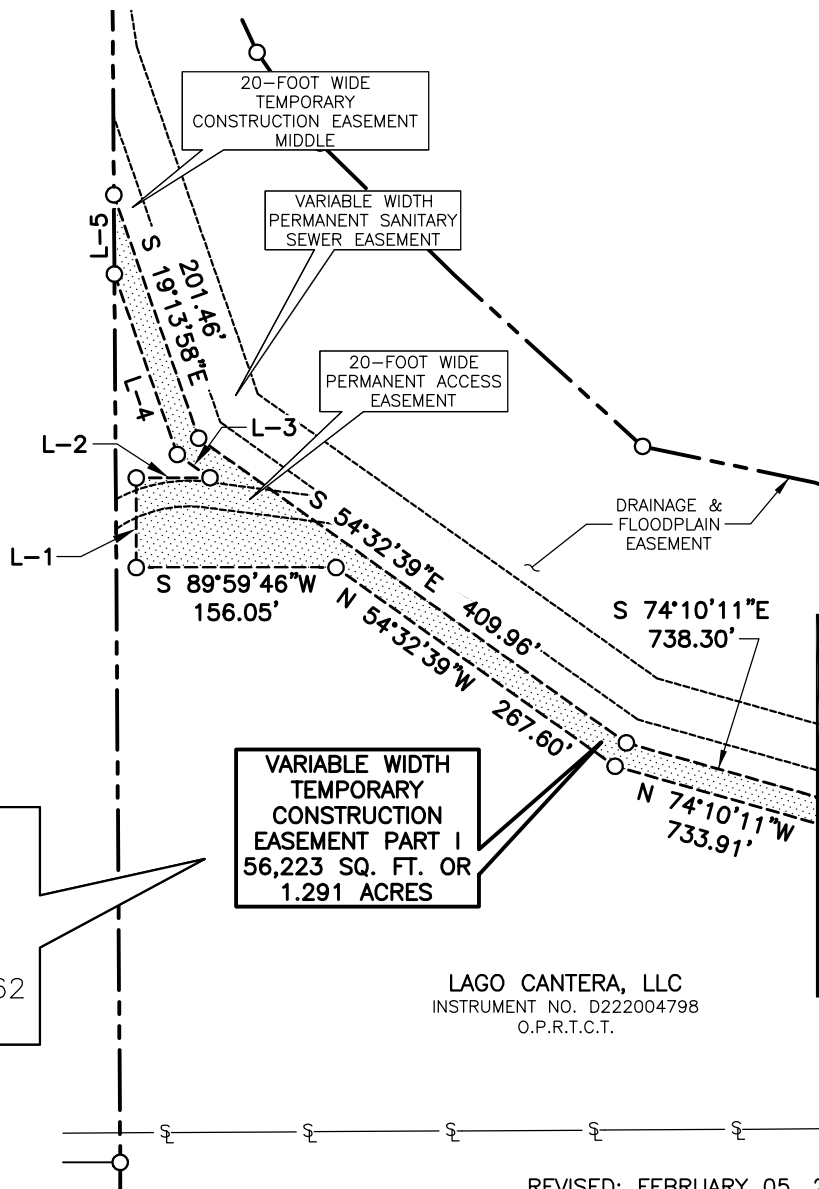
**EXHIBIT "B"**  
**PARCEL No. 19 TCE PART I & II**



T.G. ZACHARY SURVEY  
ABSTRACT No. 1759

CALLED 79.854 ACRES  
W. MICHAEL GREENE, TRUSTEE  
INSTRUMENT NO. D224102894  
O.P.R.T.C.T.

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



LAGO CANTERA, LLC  
INSTRUMENT NO. D222004798  
O.P.R.T.C.T.

REVISED: FEBRUARY 05, 2025  
REVISED: JANUARY 20, 2025  
REVISED: AUGUST 23, 2024



**City of Fort Worth**

200 TEXAS STREET • FORT WORTH, TEXAS 76102

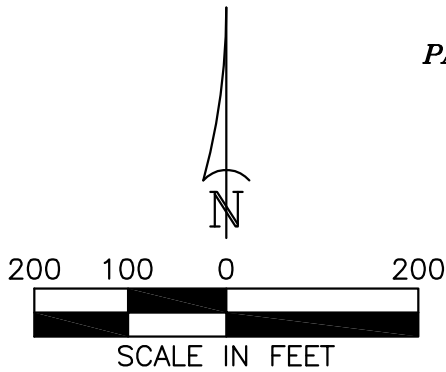
**MARY'S CREEK FORCE MAIN SECTION 2  
WALNUT CREEK LIFT STATION TO CONFLUENCE LIFT STATION**

PARCEL NO. 19 TCE PART I & II		CITY PROJ. NO. 103648-2
20-FOOT WIDE & VARIABLE WIDTH TEMPORARY CONSTRUCTION EASEMENT		
OWNER: LAGO CANTERA, LLC		
SUBDIVISION: LA CANTERA AT TEAM RANCH PHASE II		
SURVEY: T.G. ZACHARY SURVEY, ABST. NO. 1759 & F.M. WALES SURVEY, ABST. NO. 1637		
LOCATION: CITY OF BENBROOK, TARRANT COUNTY, TEXAS		
ACQUISITION AREA: 59,994 SQUARE FEET OR 1.378 ACRES (COMBINED)		
WHOLE PROPERTY ACREAGE: 1,509,996 SQUARE FEET OR 34.667 ACRES (PER PLAT)		
JOB No. PLUM2201.00	DRAWN BY: NTK	CAD FILE: MARYS CREEK_TCE_19_R04.DWG
DATE: JUNE 26, 2024	EXHIBIT B PAGE 3 OF 5	SCALE: 1" = 150'



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

**EXHIBIT "B"**  
**PARCEL No. 19 TCE PART I & II**



T.G. ZACHARY SURVEY  
ABSTRACT No. 1759

CALL 79.854 ACRES  
W. MICHAEL GREENE, TRUSTEE  
INSTRUMENT NO. D224102894  
O.P.R.T.C.T.

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

20-FOOT WIDE  
PERMANENT  
ACCESS EASEMENT

**P.O.C.  
PART II**  
FND 1/2" IRON ROD  
W/CAP STAMPED  
"LANDCON INC."

20-FOOT WIDE  
TEMPORARY  
CONSTRUCTION  
EASEMENT PART II  
3,771 SQ. FT. OR  
0.087 ACRES

**BLOCK 7  
RUSS-LO VALLEY**  
VOLUME 388-28, PAGE 668  
P.R.T.C.T.

VARIABLE WIDTH  
PERMANENT SANITARY  
SEWER EASEMENT

20-FOOT WIDE  
TEMPORARY  
CONSTRUCTION  
EASEMENT MIDDLE

VARIABLE WIDTH  
TEMPORARY  
CONSTRUCTION  
EASEMENT PART I  
56,223 SQ. FT. OR  
1.291 ACRES

DRAINAGE &  
FLOODPLAIN  
EASEMENT

**LAGO CANTERA, LLC**  
INSTRUMENT NO. D222004798  
O.P.R.T.C.T.

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

**JAMES F ELLIOTT  
ABSTRACT NO. 493**

REVISED: FEBRUARY 05, 2025  
REVISED: JANUARY 20, 2025  
REVISED: AUGUST 23, 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. 19 TCE PART I & II		CITY PROJ. NO. 103648-2
20-FOOT WIDE & VARIABLE WIDTH TEMPORARY CONSTRUCTION EASEMENT		
OWNER: LAGO CANTERA, LLC		
SUBDIVISION: LA CANTERA AT TEAM RANCH PHASE II		
SURVEY: T.G. ZACHARY SURVEY, ABST. NO. 1759 & F.M. WALES SURVEY, ABST. NO. 1637		
LOCATION: CITY OF BENBROOK, TARRANT COUNTY, TEXAS		
ACQUISITION AREA: 59,994 SQUARE FEET OR 1.378 ACRES (COMBINED)		
WHOLE PROPERTY ACREAGE: 1,509,996 SQUARE FEET OR 34.667 ACRES (PER PLAT)		
JOB No. PLUM2201.00	DRAWN BY: NTK	CAD FILE: MARYS CREEK_TCE_19_R04.DWG
DATE: JUNE 26, 2024	EXHIBIT B PAGE 4 OF 5	SCALE: 1" = 200'



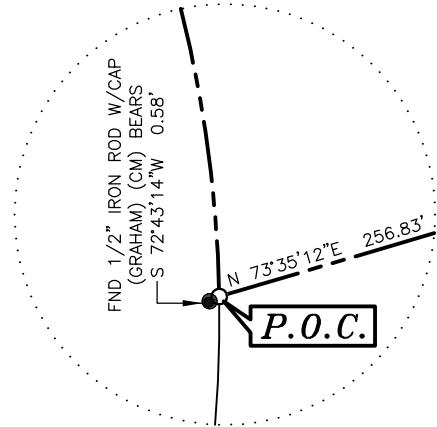
**RICHARD KENNEDY**  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 5527 TEXAS FIRM No. 10106900

**EXHIBIT "B"**  
**PARCEL No. 19 TCE PART I & II**

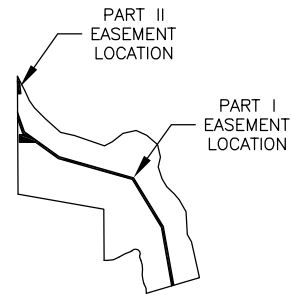
**LEGEND**

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

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N 00°00'00"W	70.01'
L-2	N 89°59'21"E	57.74'
L-3	N 54°32'39"W	31.50'
L-4	N 19°13'58"W	149.27'
L-5	N 00°22'30"W	61.88'
L-6	S 73°35'12"W	20.12'
L-7	N 00°22'26"W	96.81'
L-8	S 27°26'39"E	19.08'
L-9	S 08°35'19"E	204.51'
L-10	S 70°26'32"W	20.37'
L-11	N 08°35'20"W	130.63'



DETAIL "A"  
NOT TO SCALE



SUBJECT TRACT &  
LOCATION OF EASEMENT

**NOTES:**

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

REVISED: FEBRUARY 05, 2025  
REVISED: JANUARY 20, 2025  
REVISED: AUGUST 23, 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. 19 TCE PART I & II		CITY PROJ. NO. 103648-2
20-FOOT WIDE & VARIABLE WIDTH TEMPORARY CONSTRUCTION EASEMENT		
OWNER: LAGO CANTARA, LLC		
SUBDIVISION: LA CANTERA AT TEAM RANCH PHASE II		
SURVEY: T.G. ZACHARY SURVEY, ABST. NO. 1759 & F.M. WALES SURVEY, ABST. NO. 1637		
LOCATION: CITY OF BENBROOK, TARRANT COUNTY, TEXAS		
ACQUISITION AREA: 59,994 SQUARE FEET OR 1.378 ACRES (COMBINED)		
WHOLE PROPERTY ACREAGE: 1,509,996 SQUARE FEET OR 34.667 ACRES (PER PLAT)		
JOB No. PLUM2201.00	DRAWN BY: NTK	CAD FILE: MARYS CREEK_TCE_19_R04.DWG
DATE: JUNE 26, 2024	EXHIBIT B PAGE 5 OF 5	SCALE: 1" = 150'



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

Lot Report

Mon Jan 20 11:48:49 2025

Lot File: \\gainas04\Active\Production04\PLUM2201.00 - CoFW Mary's Creek\SURVEY\CAD\LOT\MARYS  
CREEK\_PSSE\_19.lot

Lot: 19\_TCE\_R04

Bearing	Distance
N 10°07'09" W	568.95
N 31°18'58" W	534.80
N 74°10'11" W	733.91
N 54°32'39" W	267.60
S 89°59'46" W	156.05
N 00°00'00" W	70.01
N 89°59'21" E	57.74
N 54°32'39" W	31.50
N 19°13'58" W	149.27
N 00°22'30" W	61.88
S 19°13'58" E	201.46
S 54°32'39" E	409.96
S 74°10'11" E	738.30
S 31°18'58" E	546.40
S 10°07'09" E	570.49
S 73°35'12" W	20.12

Closure Error Distance> 0.0048 Error Bearing> N 30°07'55" W

Closure Precision> 1 in 1071806.2 Total Distance> 5118.44

56223 SQ. FT.

1.291 ACRES

Bearing Distance

Lot Report

Wed Feb 05 10:54:47 2025

Lot File: \\gainas04\Active\Production04\PLUM2201.00 - CoFW Mary's Creek\SURVEY\CAD\LOT\MARYS  
CREEK\_PSSE\_19.lot

Lot: 19\_TCE\_PT2

Bearing Distance

N 00°22'26" W 96.81

S 27°26'39" E 19.08

S 08°35'19" E 204.51

S 70°26'32" W 20.37

N 08°35'20" W 130.63

Closure Error Distance> 0.0046 Error Bearing> S 03°35'12" E

Closure Precision> 1 in 102748.2 Total Distance> 471.39

3771 SQ. FT.

0.087 ACRES

Bearing Distance



## EXHIBIT "A"

**MARY'S CREEK FORCE MAIN SECTION 2  
20-FOOT WIDE TEMPORARY CONSTRUCTION EASEMENT MIDDLE  
PARCEL NO. 19 TCEM  
LOT A, BLOCK 10, LA CANTERA AT TEAM RANCH PHASE II  
T.G. ZACHARY SURVEY, ABST. NO. 1759 & 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 T.G. Zachary Survey, Abstract No. 1759 and F.M. Wales Survey, Abstract No. 1637, City of Benbrook, Tarrant County, Texas, and being a portion of Lot A, Block 10 of La Cantera at Team Ranch Phase II, an addition to the City of Benbrook, Tarrant County, Texas as recorded in Instrument No. D208234862 of the Official Public Records of Tarrant County, Texas, said Lot A being conveyed to Lago Cantera, LLC, as recorded in Instrument No. D222004798 of said Official Public Records, 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, La Cantera Ranch Phase I, an addition to the City of Benbrook, as recorded in Instrument No. D206102154 of said Official Public Records of Tarrant County, Texas, said calculated point being in the east right-of-way 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, Reata Place at Team Ranch, an addition to the City of Benbrook, as recorded in Cabinet A, Slide 5342 of the Plat Records of Tarrant County, Texas, bears North 51 degrees 39 minutes 29 seconds West, 509.84 feet, said 1/2 inch iron rod with cap stamped "PRECISE" being in the north right-of-way line of Reata Place Trail (50.0' right-of-way), THENCE North 73 degrees 35 minutes 12 seconds East, with the south line of said Lot A and the north line of said Lot 1 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 and being the southeast corner of a Variable Width Temporary Construction Easement;

**THENCE** North 10 degrees 07 minutes 09 seconds West, with the northeast line of a 20-Foot Wide Temporary Construction Easement, a distance of 570.49 feet to a calculated point for corner;

**THENCE** North 31 degrees 18 minutes 58 seconds West, with the northeast line of said 20-Foot Wide Temporary Construction Easement, a distance of 546.40 feet to a calculated point for corner;

**THENCE** North 74 degrees 10 minutes 11 seconds West, with the northeast line of said 20-Foot Wide Temporary Construction Easement, a distance of 738.30 feet to a calculated point for corner;

**THENCE** North 54 degrees 32 minutes 39 seconds West, with the northeast line of said 20-Foot Wide Temporary Construction Easement, a distance of 409.96 feet to a calculated point for corner;

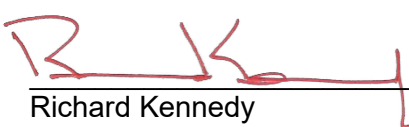
- THENCE** North 19 degrees 13 minutes 58 seconds West, a distance of 201.46 feet to a calculated point for corner in the west line of said Lot A and the east line of a called 79.854 acre tract of land conveyed to W. Michael Greene, Trustee, as recorded in Instrument No. D224102894 of said Official Public Records;
- THENCE** North 00 degrees 22 minutes 30 seconds West, with the west line of said Lot A and the east line of said called 79.854 acre tract of land, a distance of 61.88 feet to a calculated point for the westerly southwest corner of a Variable Width Permanent Sanitary Sewer Easement;
- THENCE** South 19 degrees 13 minutes 58 seconds East, with a southwest line of said Variable Width Permanent Sanitary Sewer Easement, a distance of 253.66 feet to a calculated point for corner;
- THENCE** South 54 degrees 32 minutes 39 seconds East, with the southwest line of a Variable Width Permanent Sanitary Sewer Easement, a distance of 400.13 feet to a calculated point for corner;
- THENCE** South 74 degrees 10 minutes 11 seconds East, with the southwest line of a Variable Width Permanent Sanitary Sewer Easement, a distance of 742.69 feet to a calculated point for corner;
- THENCE** South 31 degrees 18 minutes 58 seconds East, with the southwest line of a Variable Width Permanent Sanitary Sewer Easement, a distance of 557.99 feet to a calculated point for corner;
- THENCE** South 10 degrees 07 minutes 09 seconds East, with the southwest line of a Variable Width Permanent Sanitary Sewer Easement, a distance of 569.70 feet to a calculated point for corner;
- THENCE** South 55 degrees 50 minutes 43 seconds East, with the southwest line of a Variable Width Permanent Sanitary Sewer Easement, a distance of 3.00 feet to a calculated point for corner;
- THENCE** South 73 degrees 35 minutes 12 seconds West, with the south line of said Lot A and the north line of said Lot 1, a distance of 22.28 feet to the **POINT OF BEGINNING**, and containing 1.146 acres or 49,940 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 15, 2024  
Revised: January 20, 2025



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

LOT A, BLOCK 10  
LA CANTERA  
AT  
TEAM RANCH  
PHASE II

# EXHIBIT "B"

PARCEL No. 19 TCEM

## MATCHLINE

VARIABLE WIDTH  
PERMANENT SANITARY  
SEWER EASEMENT

20-FOOT WIDE  
TEMPORARY CONSTRUCTION  
EASEMENT MIDDLE  
49,940 SQ. FT. OR  
1.146 ACRES

LAGO CANTERA, LLC  
INSTRUMENT NO. D222004798  
O.P.R.T.C.T.

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)

VARIABLE WIDTH  
TEMPORARY  
CONSTRUCTION EASEMENT

DRAINAGE &  
FLOODPLAIN  
EASEMENT

CORRIENTE LANE  
(50' RIGHT-OF-WAY)

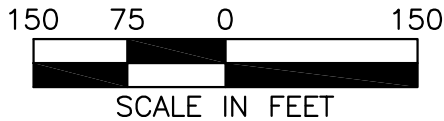
P.O.B.  
N=6,940,259.068  
E=2,287,176.523

P.O.C.

SEE  
DETAIL "B"  
SEE  
DETAIL "A"

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

F.M. WALES SURVEY  
ABSTRACT No. 1637



REVISED: JANUARY 20, 2025  
REVISED: AUGUST 15, 2024



## City of Fort Worth

200 TEXAS STREET • FORT WORTH, TEXAS 76102

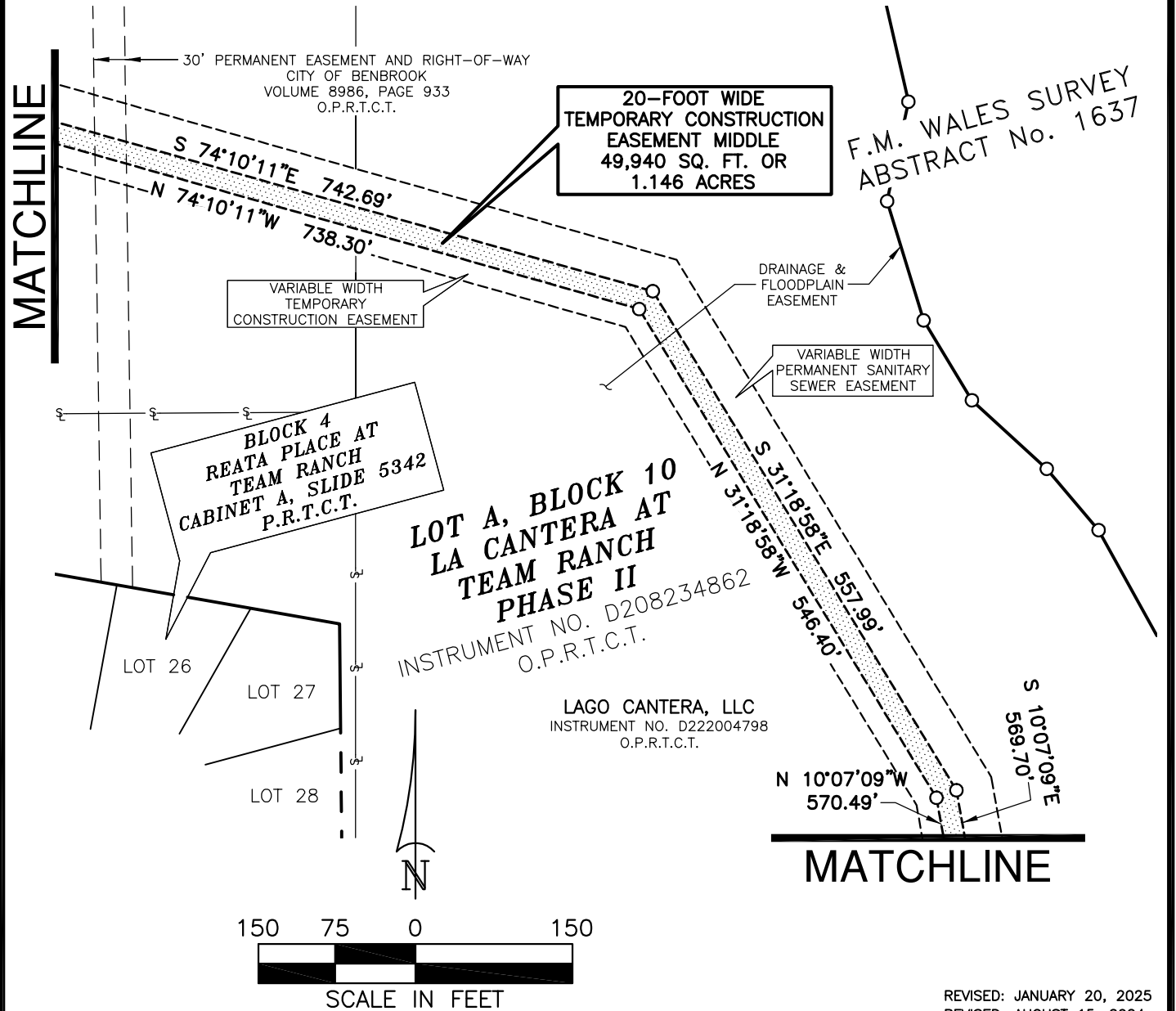
### MARY'S CREEK FORCE MAIN SECTION 2 WALNUT CREEK LIFT STATION TO CONFLUENCE LIFT STATION

PARCEL NO. 19 TCEM	CITY PROJ. NO. 103648-2
20-FOOT WIDE TEMPORARY CONSTRUCTION EASEMENT MIDDLE	
OWNER: LAGO CANTERA, LLC	
SUBDIVISION: LA CANTERA AT TEAM RANCH PHASE II	
SURVEY: T.G. ZACHARY SURVEY, ABST. NO. 1759 & F.M. WALES SURVEY, ABST. NO. 1637	
LOCATION: CITY OF BENBROOK, TARRANT COUNTY, TEXAS	
ACQUISITION AREA: 49,940 SQUARE FEET OR 1.146 ACRES	
WHOLE PROPERTY ACREAGE: 1,509,996 SQUARE FEET OR 34.667 ACRES (PER PLAT)	
JOB No. PLUM2201.00	DRAWN BY: NTK
DATE: JUNE 26, 2024	EXHIBIT B PAGE 1 OF 4
SCALE: 1" = 150'	



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

**EXHIBIT "B"**  
**PARCEL No. 19 TCEM**



REVISED: JANUARY 20, 2025  
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. 19 TCEM	CITY PROJ. NO. 103648-2
20-FOOT WIDE TEMPORARY CONSTRUCTION EASEMENT MIDDLE	
OWNER: LAGO CANTERA, LLC	
SUBDIVISION: LA CANTERA AT TEAM RANCH PHASE II	
SURVEY: T.G. ZACHARY SURVEY, ABST. NO. 1759 & F.M. WALES SURVEY, ABST. NO. 1637	
LOCATION: CITY OF BENBROOK, TARRANT COUNTY, TEXAS	
ACQUISITION AREA: 49,940 SQUARE FEET OR 1.146 ACRES	
WHOLE PROPERTY ACREAGE: 1,509,996 SQUARE FEET OR 34.667 ACRES (PER PLAT)	
JOB No. PLUM2201.00	DRAWN BY: NTK
DATE: JUNE 26, 2024	EXHIBIT B PAGE 2 OF 4
CAD FILE: MARYS_CREEK_TCEM_19_R04.DWG	
SCALE: 1" = 150'	



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

# EXHIBIT "B"

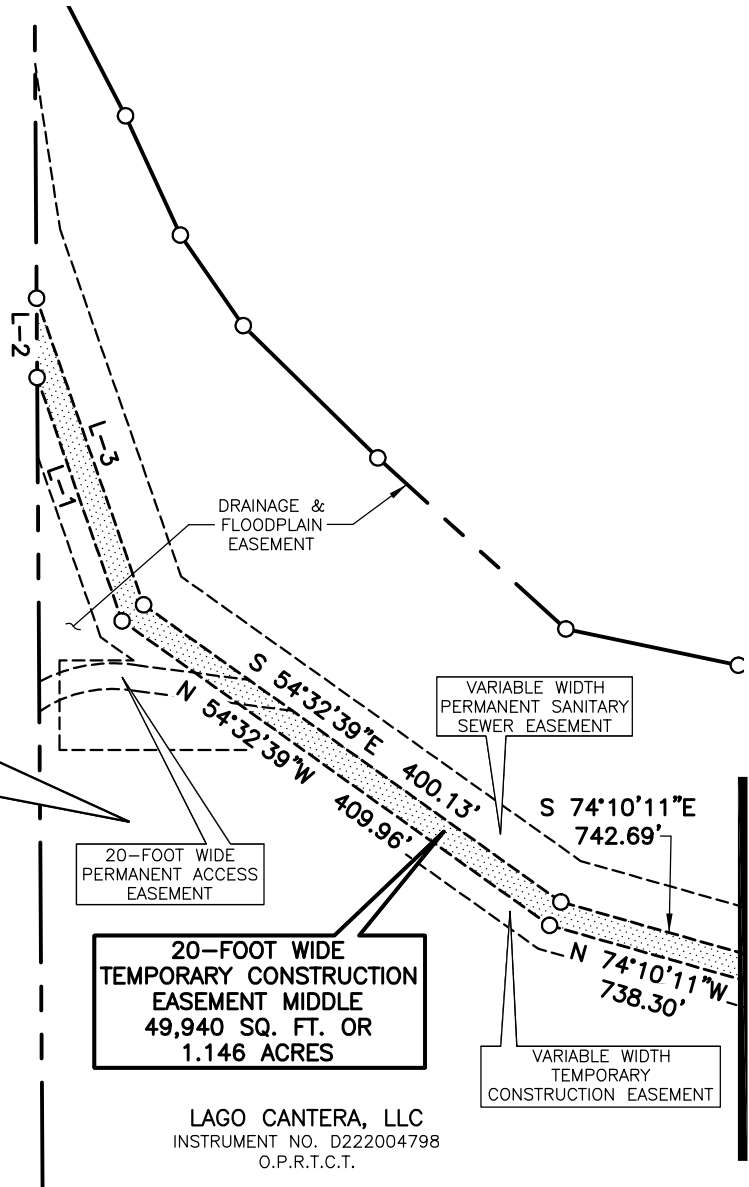
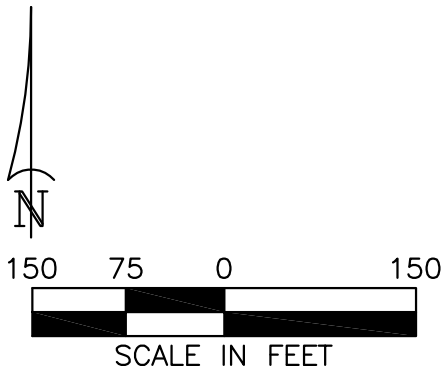
PARCEL No. 19 TCEM

T.G. ZACHARY SURVEY  
ABSTRACT No. 1759

CALLED 79.854 ACRES  
W. MICHAEL GREENE, TRUSTEE  
INSTRUMENT NO. D224102894  
O.P.R.T.C.T.

**LOT A, BLOCK 10  
LA CANTERA AT  
TEAM RANCH  
PHASE II**

INSTRUMENT NO. D208234862  
O.P.R.T.C.T.



LAGO CANTERA, LLC  
INSTRUMENT NO. D222004798  
O.P.R.T.C.T.

REVISED: JANUARY 20, 2025  
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. 19 TCEM	CITY PROJ. NO. 103648-2
20-FOOT WIDE TEMPORARY CONSTRUCTION EASEMENT MIDDLE	
OWNER: LAGO CANTERA, LLC	
SUBDIVISION: LA CANTERA AT TEAM RANCH PHASE II	
SURVEY: T.G. ZACHARY SURVEY, ABST. NO. 1759 & F.M. WALES SURVEY, ABST. NO. 1637	
LOCATION: CITY OF BENBROOK, TARRANT COUNTY, TEXAS	
ACQUISITION AREA: 49,940 SQUARE FEET OR 1.146 ACRES	
WHOLE PROPERTY ACREAGE: 1,509,996 SQUARE FEET OR 34.667 ACRES (PER PLAT)	
JOB No. PLUM2201.00	DRAWN BY: NTK
DATE: JUNE 26, 2024	EXHIBIT B PAGE 3 OF 4
CAD FILE: MARYS_CREEK_TCEM_19_R04.DWG	
SCALE: 1" = 150'	



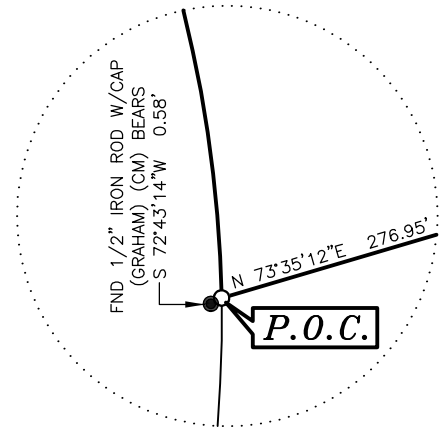
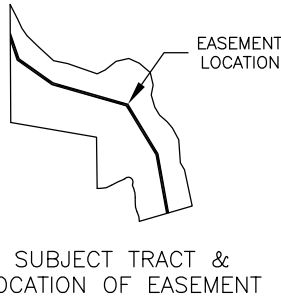
RICHARD KENNEDY  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 5527 TEXAS FIRM No. 10106900

**EXHIBIT "B"**  
**PARCEL No. 19 TCEM**

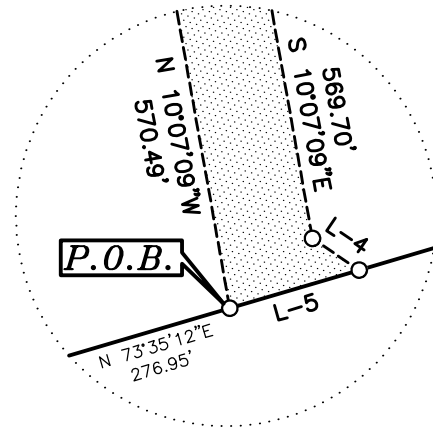
**LEGEND**

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

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N 19°13'58"W	201.46'
L-2	N 00°22'30"W	61.88'
L-3	S 19°13'58"E	253.66'
L-4	S 55°50'43"E	3.00'
L-5	S 73°35'12"W	22.28'



DETAIL "A"  
NOT TO SCALE



DETAIL "B"  
NOT TO SCALE

**NOTES:**

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

REVISED: JANUARY 20, 2025  
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. 19 TCEM		CITY PROJ. NO. 103648-2
20-FOOT WIDE TEMPORARY CONSTRUCTION EASEMENT MIDDLE		
OWNER: LAGO CANTARA, LLC		
SUBDIVISION: LA CANTERA AT TEAM RANCH PHASE II		
SURVEY: T.G. ZACHARY SURVEY, ABST. NO. 1759 & F.M. WALES SURVEY, ABST. NO. 1637		
LOCATION: CITY OF BENBROOK, TARRANT COUNTY, TEXAS		
ACQUISITION AREA: 49,940 SQUARE FEET OR 1.146 ACRES		
WHOLE PROPERTY ACREAGE: 1,509,996 SQUARE FEET OR 34.667 ACRES (PER PLAT)		
JOB No. PLUM2201.00	DRAWN BY: NTK	CAD FILE: MARYS CREEK_TCEM_19_R04.DWG
DATE: JUNE 26, 2024	EXHIBIT B PAGE 4 OF 4	SCALE: 1" = 150'



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

Lot Report

Wed Jan 22 10:01:45 2025

Lot File: \\gainas04\Active\Production04\PLUM2201.00 - CoFW Mary's Creek\SURVEY\CAD\LOT\MARYS  
CREEK\_PSSE\_19.lot

Lot: 19\_TCEM\_R04

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

N 10°07'09" W	570.49
---------------	--------

N 31°18'58" W	546.40
---------------	--------

N 74°10'11" W	738.30
---------------	--------

N 54°32'39" W	409.96
---------------	--------

N 19°13'58" W	201.46
---------------	--------

N 00°22'30" W	61.88
---------------	-------

S 19°13'58" E	253.66
---------------	--------

S 54°32'39" E	400.13
---------------	--------

S 74°10'11" E	742.69
---------------	--------

S 31°18'58" E	557.99
---------------	--------

S 10°07'09" E	569.70
---------------	--------

S 55°50'43" E	3.00
---------------	------

S 73°35'12" W	22.28
---------------	-------

Closure Error Distance> 0.0063 Error Bearing> N 68°54'25" E

Closure Precision> 1 in 805920.4 Total Distance> 5077.94

49940 SQ. FT.

1.146 ACRES

Bearing Distance