

**LEGAL DESCRIPTION****SANITARY SEWER EASEMENT**

**BEING** a 6.3268 acre (275,595 square foot) tract of land situated in the Jacob Willcox #2 Survey, Abstract No. 1725 and the John H Smallwood Survey, Abstract No. 1452, City of Fort Worth, Tarrant County, Texas; said tract being a portion of land described as Tract II in Special Warranty Deed to Third Peak, LP, recorded in Instrument Number D208170892 of the Official Public Records, Tarrant County, Texas O.P.R.T.C.T); said tract being more particularly described as follows:

**BEGINNING** at a 5/8" iron rod set with a cap stamped "KHA" (Northing: 6973426.67, Easting: 2277738.43) in the north line of said Tract II;

**THENCE** North 81°37'04" East, along the said north line of Tract II, a distance of 55.73 feet to a point for corner;

**THENCE** South 34°36'03" East, departing the said north line of Tract II, a distance of 302.93 feet to a point for corner;

**THENCE** North 77°39'09" East, a distance of 9.73 feet to a point for corner;

**THENCE** North 51°15'09" East, a distance of 11.09 feet to a point for corner, said point being in the northeast line of said Tract II and the southwest line of a tract of land described in deed to Texas Electric Service Company recorded in Volume 2179, Page 198 of the Deed Records, Tarrant County, Texas (D.R.T.C.T.)

**THENCE** South 36°08'14" East, along the said northeast line of Tract II and the southwest line of Texas Electric Service Company tract, a distance of 3.25 feet to a point for corner, said point being the south corner of said Texas Electric Service Company tract and the north corner of a tract of land described as Tract 2 in Special Warranty Deed to FW 820, LLC, recorded in Instrument Number D222026020 of the said O.P.R.T.C.T.;

**THENCE** South 00°02'20" West, along the east line of said Tract II and west line of said Tract 2, a distance of 32.72 feet to a point for corner;

**THENCE** South 77°39'09" West, departing the said east line of Tract II and west line of Tract 2, a distance of 17.39 feet to a point for corner;

**THENCE** South 06°55'03" West, a distance of 291.46 feet to a point for corner;

**THENCE** South 38°04'57" East, a distance of 7.07 feet to a point for corner;

**THENCE** South 06°55'03" West, a distance of 290.48 feet to a point for corner;

**SANITARY SEWER EASEMENT  
JACOB WILCOX #2 AND JOHN H  
SMALLWOOD SURVEY, ABSTRACT  
No. 1725 AND 1452  
CITY OF FORT WORTH  
TARRANT COUNTY, TEXAS**

<b>Kimley»Horn</b>					
801 Cherry Street, Unit 11, # 1300 Fort Worth, Texas 76102 FIRM # 10194040					
Scale N/A	Drawn by MKK	Checked by MCB	Date 02/20/2025	Project No. 061018452	Sheet No. 1 OF 11

**LEGAL DESCRIPTION****SANITARY SEWER EASEMENT**

**THENCE** South 31°10'58" West, a distance of 579.18 feet to a point for corner in the east line of said Tract II and the north line of said Tract 2;

**THENCE** South 89°55'51" West, along the said east line of Tract II and the said north line of Tract 2, a distance of 35.66 feet to a point for corner;

**THENCE** South 00°04'27" East, along the said east line of Tract II and said west line of said Tract 2, a distance of 58.76 feet to a point for corner;

**THENCE** South 31°10'58" West, departing the said east line of Tract II and said west line of Tract 2, a distance of 276.98 feet to a point for corner;

**THENCE** South 03°16'40" West, a distance of 616.62 feet to a point for corner;

**THENCE** South 20°38'07" West, a distance of 1,192.56 feet to a point for corner;

**THENCE** South 08°37'42" East, a distance of 154.49 feet to a point for corner;

**THENCE** South 53°47'32" West, a distance of 578.53 feet to a point for corner;

**THENCE** South 41°13'49" West, a distance of 186.96 feet to a point for corner in the south line of said Tract II;

**THENCE** North 88°20'02" West, along said north line of Tract II, a distance of 232.36 feet to a 5/8" iron rod set with a cap stamped "KHA" (Northing: 6969420.87, Easting: 2276169.40);

**THENCE** North 58°48'57" East, departing said south line of Tract II, a distance of 110.61 feet to a point for corner;

**THENCE** South 88°20'02" East, a distance of 111.18 feet to a point for corner;

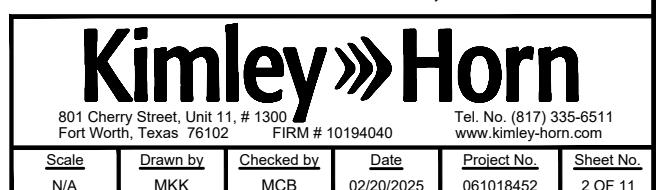
**THENCE** North 41°13'49" East, a distance of 165.31 feet to a point for corner;

**THENCE** North 53°47'32" East, a distance of 548.78 feet to a point for corner;

**THENCE** North 08°37'42" West, a distance of 133.81 feet to a point for corner;

**THENCE** North 20°38'07" East, a distance of 1,199.07 feet to a point for corner;

SANITARY SEWER EASEMENT  
JACOB WILCOX #2 AND JOHN H  
SMALLWOOD SURVEY, ABSTRACT  
No. 1725 AND 1452  
CITY OF FORT WORTH  
TARRANT COUNTY, TEXAS



**LEGAL DESCRIPTION****SANITARY SEWER EASEMENT**

**THENCE** North 03°16'40" East, a distance of 622.37 feet to a point for corner;

**THENCE** North 31°10'58" East, a distance of 926.90 feet to a point for corner;

**THENCE** North 06°55'03" East, a distance of 277.58 feet to a point for corner;

**THENCE** North 51°55'03" East, a distance of 7.07 feet to a point for corner;

**THENCE** North 06°55'03" East, a distance of 294.44 feet to a point for corner;

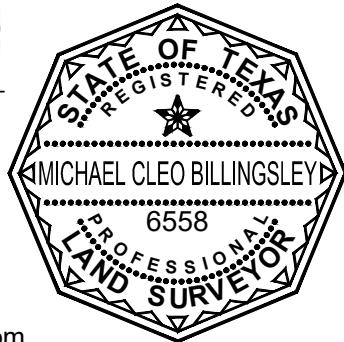
**THENCE** North 34°36'03" West, a distance of 318.65 feet to the **POINT OF BEGINNING** and containing 275,595 square feet or 6.3268 acres of land, more or less.

**NOTES**

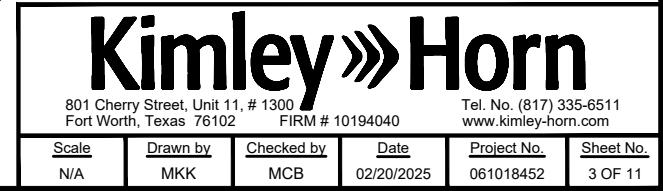
Bearing system based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone (4202). A survey plat of even survey date herewith accompanies this metes and bounds description.

The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the easement tract.

  
MICHAEL CLEO BILLINGSLEY  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6558  
801 CHERRY STREET,  
UNIT 11 SUITE 1300  
FORT WORTH, TEXAS 76102  
PH. 817-335-6511  
michael.billingsley@kimley-horn.com



**SANITARY SEWER EASEMENT**  
**JACOB WILCOX #2 AND JOHN H**  
**SMALLWOOD SURVEY, ABSTRACT**  
**No. 1725 AND 1452**  
**CITY OF FORT WORTH**  
**TARRANT COUNTY, TEXAS**



P.O.B.

IRSC  
N:6973426.67  
E:2277738.43

CITY OF FORT WORTH  
(VOL. 389, PG. 329)

210.75'



0 50 100  
GRAPHIC SCALE IN FEET

TRACT II  
THRID PEAK, LP  
(INST. NO. D208170892)

**SANITARY SEWER  
EASEMENT  
6.3268 ACRES  
275,595 SQ. FT.**

TEXAS ELECTRIC SERVICE  
COMPANY  
(VOL. 2179, PG. 198)

S34°36'03"E 302.93'  
N34°36'03"W 318.65'

TRACT III  
THIRD PEAK, L.P.  
(INST. NO. D208170892)

TRACT 1  
FW 820, LLC.  
(INST. NO. D222026020)

TRACT NO. 1, TEXAS ELECTRIC  
SERVICE COMPANY  
(VOL. 2166, PG. 282)

TRACT 2  
FW 820, LLC.  
(INST. NO. D222026020)

LEGEND

P.O.B. = POINT OF BEGINNING

IRSC = 5/8" IRON ROD W/ "KHA" CAP SET

**MATCHLINE (SEE SHEET 5)**

NOTES

Bearing system and coordinates based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone (4202) with an applied combined scale factor of 1.00012. A metes and bounds description of even survey date herewith accompanies this survey plat.

The undersigned, Registered Professional Land Surveyor, hereby certifies that this survey plat accurately sets out the metes and bounds of the easement tract.

  
MICHAEL CLEO BILLINGSLEY  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6558  
801 CHERRY STREET,  
UNIT 11 SUITE 1300  
FORT WORTH, TEXAS 76102  
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michael.billingsley@kimley-horn.com



**SANITARY SEWER EASEMENT  
JACOB WILCOX #2 AND JOHN H  
SMALLWOOD SURVEY, ABSTRACT  
No. 1725 AND 1452  
CITY OF FORT WORTH  
TARRANT COUNTY, TEXAS**

**Kimley » Horn**

801 Cherry Street, Unit 11, # 1300  
Fort Worth, Texas 76102  
FIRM # 10194040  
Tel. No. (817) 335-6511  
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	MKK	MCB	02/20/2025	061018452	4 OF 11



0 50 100  
GRAPHIC SCALE IN FEET

MATCHLINE (SEE SHEET 4)

**SANITARY SEWER  
EASEMENT  
6.3268 ACRES  
275,595 SQ. FT.**

TRACT 2  
FW 820, LLC.  
(INST. NO. D222026020)

TRACT II  
THRID PEAK, LP  
(INST. NO. D208170892)

N06°55'03"E 277.58'  
S06°55'03"W 290.48'

N31°10'58"E 926.90'  
S31°10'58"W 579.18'

MATCHLINE (SEE SHEET 6)

LEGEND

P.O.B. = POINT OF BEGINNING  
IRSC = 5/8" IRON ROD W/ "KHA" CAP SET

**SANITARY SEWER EASEMENT  
JACOB WILCOX #2 AND JOHN H  
SMALLWOOD SURVEY, ABSTRACT  
No. 1725 AND 1452  
CITY OF FORT WORTH  
TARRANT COUNTY, TEXAS**

**Kimley » Horn**

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	MKK	MCB	02/20/2025	061018452	5 OF 11



0 50 100  
GRAPHIC SCALE IN FEET

TRACT II  
THRID PEAK, LP  
(INST. NO. D208170892)

**SANITARY SEWER  
EASEMENT  
6.3268 ACRES  
275,595 SQ. FT.**

**MATCHLINE (SEE SHEET 5)**

$N31^{\circ}10'58"E$  926.90  
 $S31^{\circ}10'58"W$  579.18

JACOB WILCOX SURVEY,  
ABSTRACT No. 1725  
ROBERT W TANNAHILL SURVEY,  
ABSTRACT No. 1540

APPROXIMATE SURVEY LINE

TRACT 2  
FW 820, LLC.  
(INST. NO. D222026020)

**MATCHLINE (SEE SHEET 7)**

LEGEND

P.O.B. = POINT OF BEGINNING  
IRSC = 5/8" IRON ROD W/ "KHA" CAP SET

**SANITARY SEWER EASEMENT  
JACOB WILCOX #2 AND JOHN H  
SMALLWOOD SURVEY, ABSTRACT  
No. 1725 AND 1452  
CITY OF FORT WORTH  
TARRANT COUNTY, TEXAS**

**Kimley»Horn**

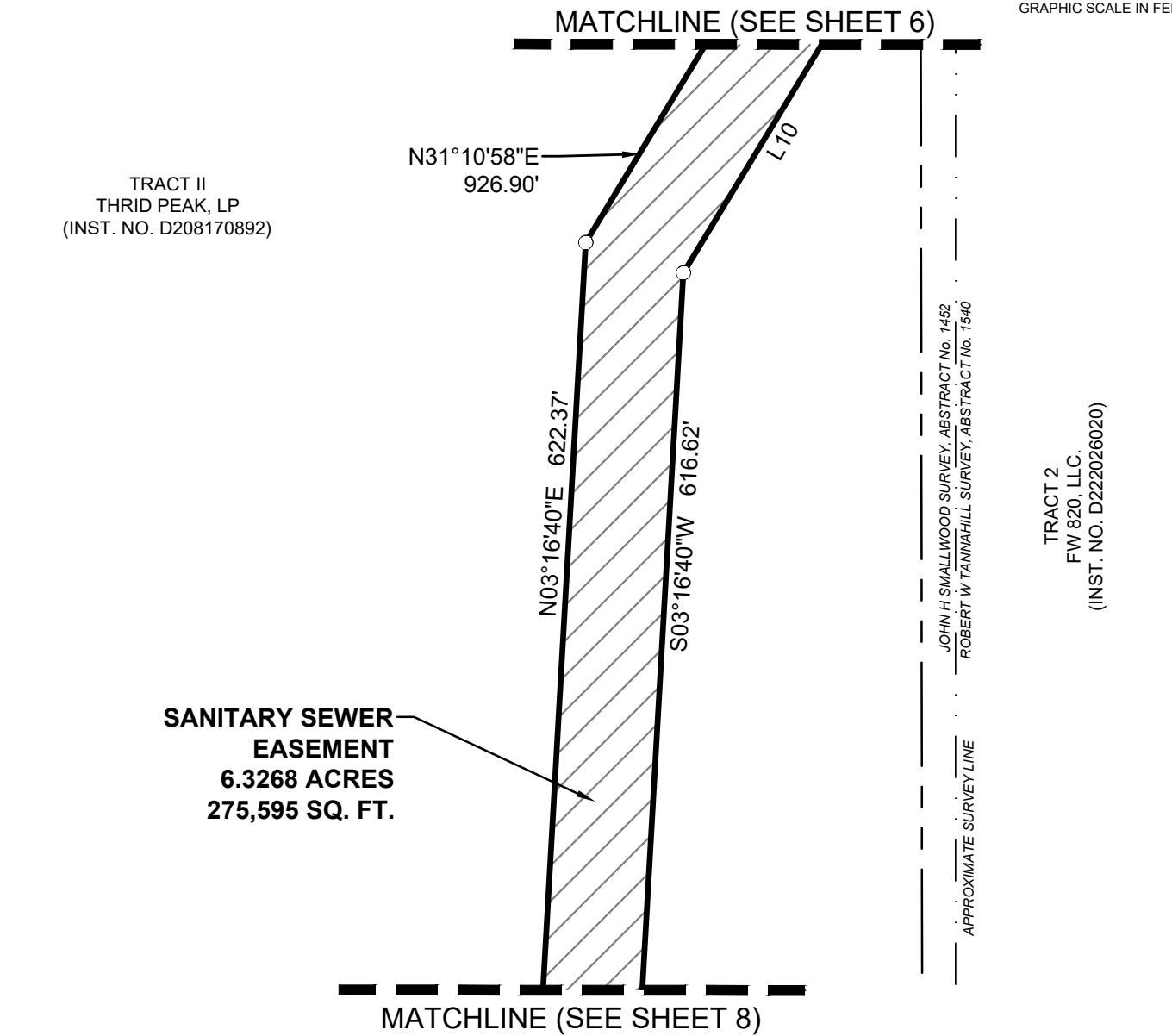
801 Cherry Street, Unit 11, # 1300  
Fort Worth, Texas 76102 FIRM # 10194040

Tel. No. (817) 335-6511  
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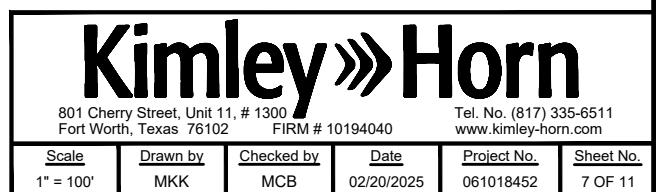
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	MKK	MCB	02/20/2025	061018452	6 OF 11

LEGEND

P.O.B. = POINT OF BEGINNING  
IRSC = 5/8" IRON ROD W/ "KHA" CAP SET

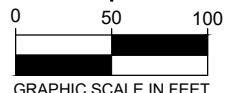


SANITARY SEWER EASEMENT  
JACOB WILCOX #2 AND JOHN H  
SMALLWOOD SURVEY, ABSTRACT  
No. 1725 AND 1452  
CITY OF FORT WORTH  
TARRANT COUNTY, TEXAS



LEGEND

P.O.B. = POINT OF BEGINNING  
IRSC = 5/8" IRON ROD W/ "KHA" CAP SET



**MATCHLINE (SEE SHEET 7)**

TRACT II  
THRID PEAK, LP  
(INST. NO. D208170892)

**SANITARY SEWER  
EASEMENT**  
6.3268 ACRES  
275,595 SQ. FT.

N20°38'07"E 1199.07'  
S20°38'07"W 1192.56'

N03°16'40"E 622.37'  
S03°16'40"W 616.62'

**MATCHLINE (SEE SHEET 9)**

JOHN H SMALLWOOD SURVEY, ABSTRACT NO. 1452  
ROBERT W TANNAHILL SURVEY, ABSTRACT NO. 1540

APPROXIMATE SURVEY LINE

TRACT 2  
FW 820, LLC.  
(INST. NO. D222026020)

**SANITARY SEWER EASEMENT  
JACOB WILCOX #2 AND JOHN H  
SMALLWOOD SURVEY, ABSTRACT  
No. 1725 AND 1452  
CITY OF FORT WORTH  
TARRANT COUNTY, TEXAS**

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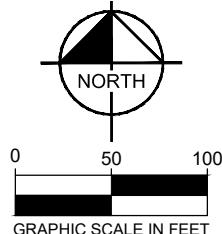
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	MKK	MCB	02/20/2025	061018452	8 OF 11

LEGEND

P.O.B. = POINT OF BEGINNING  
IRSC = 5/8" IRON ROD W/ "KHA" CAP SET

**MATCHLINE (SEE SHEET 8)**

TRACT II  
THRID PEAK, LP  
(INST. NO. D208170892)



N20°38'07"E 1199.07'  
S20°38'07"W 1192.56'

**SANITARY SEWER  
EASEMENT  
6.3268 ACRES  
275,595 SQ. FT.**

**MATCHLINE (SEE SHEET 10)**

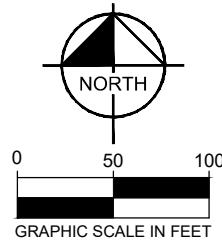
**SANITARY SEWER EASEMENT  
JACOB WILCOX #2 AND JOHN H  
SMALLWOOD SURVEY, ABSTRACT  
No. 1725 AND 1452  
CITY OF FORT WORTH  
TARRANT COUNTY, TEXAS**

**Kimley»Horn**

801 Cherry Street, Unit 11, # 1300  
Fort Worth, Texas 76102 FIRM # 10194040

Tel. No. (817) 335-6511  
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	MKK	MCB	02/20/2025	061018452	9 OF 11



MATCHLINE (SEE SHEET 9)

TRACT II  
THRID PEAK, LP  
(INST. NO. D208170892)

MATCHLINE (SEE SHEET 11)

N41°13'49"E 165.31'  
S41°13'49"W 186.96'  
770.37'

N53°47'32"E 548.78'  
S53°47'32"W 578.53'

SANITARY SEWER  
EASEMENT  
6.3268 ACRES  
275,595 SQ. FT.

MCCALL LIVING TRUST  
(INST. NO. D219013288)

SANITARY SEWER EASEMENT  
JACOB WILCOX #2 AND JOHN H  
SMALLWOOD SURVEY, ABSTRACT  
No. 1725 AND 1452  
CITY OF FORT WORTH  
TARRANT COUNTY, TEXAS

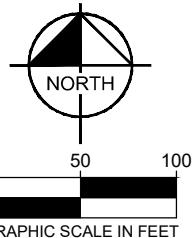
LEGEND

P.O.B. = POINT OF BEGINNING  
IRSC = 5/8" IRON ROD W/ "KHA" CAP SET

Kimley » Horn		Tel. No. (817) 335-6511 www.kimley-horn.com			
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	MKK	MCB	02/20/2025	061018452	10 OF 11

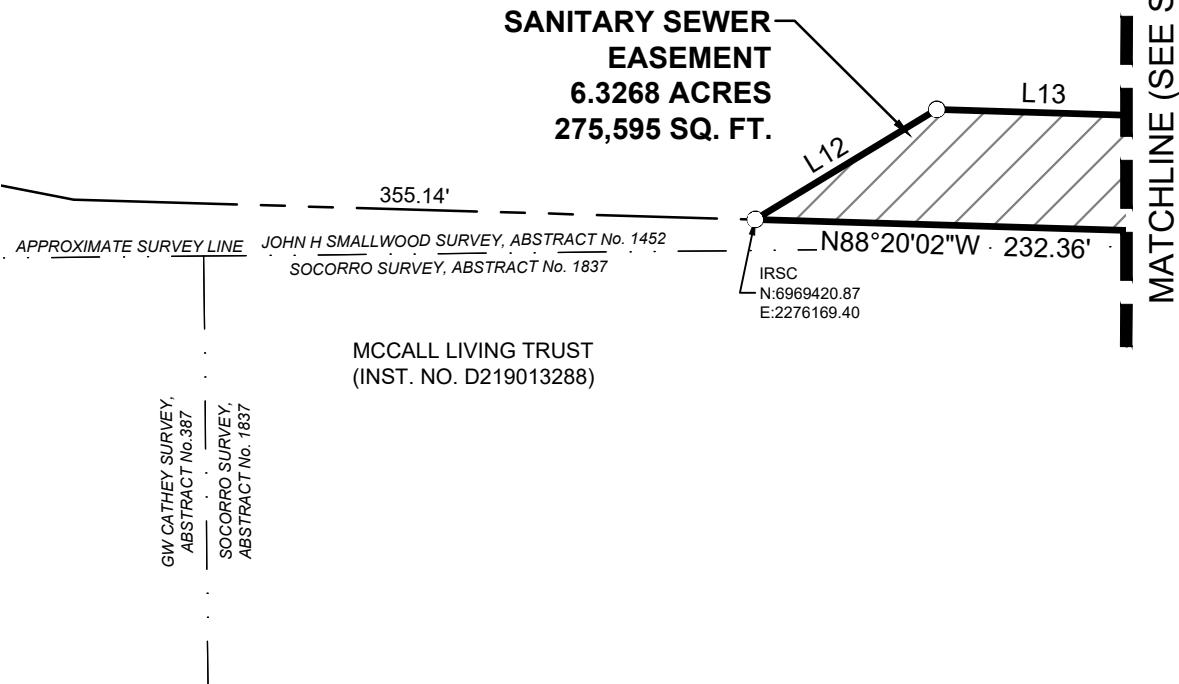
LEGEND

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IRSC = 5/8" IRON ROD W/ "KHA" CAP SET

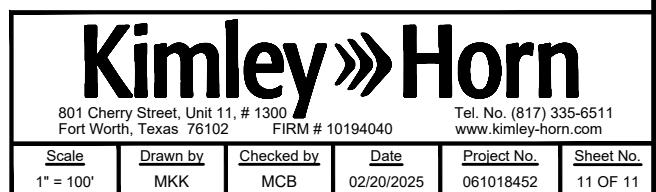


LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N81°37'04"E	55.73'	L9	S00°04'27"E	58.76'
L2	N77°39'09"E	9.73'	L10	S31°10'58"W	276.98'
L3	N51°15'09"E	11.09'	L11	S08°37'42"E	154.49'
L4	S36°08'14"E	3.25'	L12	N58°48'57"E	110.61'
L5	S00°02'20"W	32.72'	L13	S88°20'02"E	111.18'
L6	S77°39'09"W	17.39'	L14	N08°37'42"W	133.81'
L7	S38°04'57"E	7.07'	L15	N51°55'03"E	7.07'
L8	S89°55'51"W	35.66'			

TRACT II  
THRID PEAK, LP  
(INST. NO. D208170892)



**SANITARY SEWER EASEMENT  
JACOB WILCOX #2 AND JOHN H  
SMALLWOOD SURVEY, ABSTRACT  
No. 1725 AND 1452  
CITY OF FORT WORTH  
TARRANT COUNTY, TEXAS**



**LEGAL DESCRIPTION****TEMPORARY CONSTRUCTION EASEMENT**

Exhibit A

**BEING** a 0.0086 acre (374 square foot) tract of land situated in the Jacob Willcox #2 Survey, Abstract No. 1725, City of Fort Worth, Tarrant County, Texas; said tract being a portion of a tract of land described as Tract II in Special Warranty Deed to Third Peak, LP, recorded in Instrument Number D208170892, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.); said tract being more particularly described as follows:

**BEGINNING** at a point for corner, from which a 5/8" iron rod set with a cap stamped "KHA" in the north line of said Tract II bears North 40°19'18" West, a distance of 355.79 feet;

**THENCE** North 77°39'09" East, a distance of 17.39 feet to a point for corner in the east line of said Tract II and the west line of a tract of land described as Tract 2 in Special Warranty Deed to FW 820, LLC, recorded in Instrument Number D222026020, O.P.R.T.C.T.; from which a 5/8" iron rod set with a cap stamped "KHA" in the northeast line of said Tract II and the southwest line of a tract of land described in deed to Texas Electric Service Company recorded in Volume 2179, Page 198, D.R.T.C.T., bears North 03°04'13" West, a distance of 35.40 feet;

**THENCE** South 00°02'20" West, along the said east line of Tract II and the said west line of Tract 2, a distance of 20.48 feet to a point for corner;

**THENCE** South 77°39'09" West, departing the said east line of Tract II and the said west line of Tract 2, a distance of 19.99 feet to a point for corner;

**THENCE** North 06°55'03" East, a distance of 21.19 feet to the **POINT OF BEGINNING** and containing 374 square feet or 0.0086 acres of land, more or less.

**NOTES**

Bearing system based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone (4202). A survey plat of even survey date herewith accompanies this metes and bounds description.

The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the easement tract.

  
MICHAEL CLEO BILLINGSLEY  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6558  
801 CHERRY STREET,  
UNIT 11 SUITE 1300  
FORT WORTH, TEXAS 76102  
PH. 817-335-6511



TEMPORARY CONSTRUCTION  
EASEMENT  
JACOB WILCOX #2 SURVEY,  
ABSTRACT No. 1725  
CITY OF FORT WORTH  
TARRANT COUNTY, TEXAS

**Kimley»Horn**

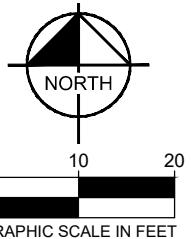
801 Cherry Street, Unit 11, # 1300  
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Tel. No. (817) 335-6511  
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	MKK	SCR	01/14/2025	061018452	1 OF 2

michael.billingsley@kimley-horn.com

## LEGEND

P.O.B. = POINT OF BEGINNING  
IRSC = 5/8" IRON ROD W/ "KHA" CAP SET



TEXAS ELECTRIC SERVICE  
COMPANY —  
(VOL. 2179, PG. 198)

TRACT NO. 1 - TEXAS ELECTRIC  
SERVICE COMPANY  
(VOL. 2166, PG. 282)

LINE TABLE		
NO.	BEARING	LENGTH
L1	N77°39'09"E	17.39'
L2	S00°02'20"W	20.48'
L3	S77°39'09"W	19.99'
L4	N06°55'03"E	21.19'

**TEMPORARY  
CONSTRUCTION  
EASEMENT  
0.0086 ACRES  
374 SQ. FT.**

TRACT 2  
FW 820, LLC.  
(INST. NO. D222026020)

## NOTES

Bearing system based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone (4202). A metes and bounds description of even survey date herewith accompanies this survey plat.

The undersigned, Registered Professional Land Surveyor, hereby certifies that this survey plat accurately sets out the metes and bounds of the easement tract.

MICHAEL CLEO BILLINGSLEY  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6558  
801 CHERRY STREET,  
UNIT 11 SUITE 1300  
FORT WORTH, TEXAS 76102  
PH. 817-335-6511



TEMPORARY CONSTRUCTION  
EASEMENT  
JACOB WILCOX #2 SURVEY,  
ABSTRACT No. 1725  
CITY OF FORT WORTH  
TARRANT COUNTY, TEXAS

# Kimley » Horn

01 Cherry Street, Unit 11, # 1300  
Fort Worth, Texas 76102      FIRM # 10194040  
Tel. No. (817) 335-6  
[www.kimley-horn.com](http://www.kimley-horn.com)

michael.billingsley@kimley-horn.com

## Temporary Construction Easement - Exhibit A

"A TEMPORARY EASEMENT for the duration of 24 months from the date of possession of said easement for the purpose of facilitating construction of the sewer pipeline, in, along, upon, and across the premises described in the following property description, with the temporary right and privilege of having ingress, egress, and regress in, along, upon, and across said tract of land for the purpose of facilitating construction of the sewer pipeline."

**LEGAL DESCRIPTION**

Exhibit B

**TEMPORARY CONSTRUCTION EASEMENT**

**BEING** a 1.1337 acre (49,384 square foot) tract of land situated in the Jacob Wilcox #2, Abstract No. 1725 and the John H Smallwood Survey, Abstract No.1452, City of Fort Worth, Tarrant County, Texas; said tract being a portion of a tract of land described as Tract II in Special Warranty Deed to Third Peak, LP, recorded in Instrument Number D208170892 of the Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.); said tract being more particularly described as follows:

**BEGINNING** at a 5/8 iron rod set with a cap stamped "KHA" (Northing: 6973426.67, Easting: 2277738.43) in the north line of said Tract II;

**THENCE** South 34°36'03" East, departing said north line of Tract II, a distance of 318.65 feet to a point for corner;

**THENCE** South 06°55'03" West, a distance of 294.44 feet to a point for corner;

**THENCE** South 51°55'03" West, a distance of 7.07 feet to a point for corner;

**THENCE** South 06°55'03" West, a distance of 277.58 feet to a point for corner;

**THENCE** South 31°10'58" West, a distance of 926.90 feet to a point for corner;

**THENCE** South 03°16'40" West, a distance of 622.37 feet to a point for corner;

**THENCE** South 20°38'07" West, a distance of 67.04 feet to a point for corner (Northing: 6971115.10, Easting: 2277305.78), from which a 5/8" iron rod set with a cap stamped "KHA" in the south line of said Tract II bears South 30°54'19" West, a distance of 1978.66 feet;

**THENCE** North 03°16'40" East, a distance of 691.32 feet to a point for corner;

**THENCE** North 31°10'58" East, a distance of 814.19 feet to a point for corner;

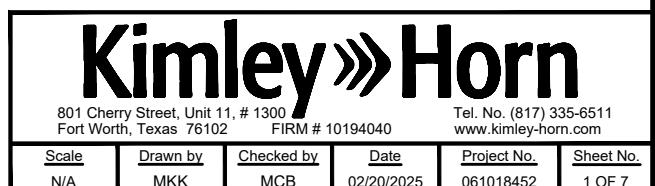
**THENCE** North 42°53'55" East, a distance of 6.27 feet to a point for corner;

**THENCE** North 21°20'16" East, a distance of 7.44 feet to a point for corner;

**THENCE** North 31°10'58" East, a distance of 99.90 feet to a point for corner;

**THENCE** North 07°00'51" East, a distance of 33.58 feet to a point for corner;

**TEMPORARY CONSTRUCTION  
EASEMENT  
JACOB WILCOX #2 AND JOHN H  
SMALLWOOD SURVEY, ABSTRACT  
No. 1725 AND 1452  
CITY OF FORT WORTH**



**LEGAL DESCRIPTION****TEMPORARY CONSTRUCTION EASEMENT**

**THENCE** North 11°42'39" East, a distance of 44.02 feet to a point for corner;

**THENCE** North 10°44'57" West, a distance of 12.31 feet to a point for corner;

**THENCE** North 06°55'03" East, a distance of 184.11 feet to a point for corner;

**THENCE** North 51°55'03" East, a distance of 7.07 feet to a point for corner;

**THENCE** North 06°55'03" East, a distance of 286.86 feet to a point for corner;

**TARRANT COUNTY, TEXAS**

**THENCE** North 34°36'03" West, a distance of 320.92 feet to a point for corner, said point being in said north line of Tract II;

**THENCE** North 81°37'04" East, along said north line of Tract II, a distance of 22.29 feet to the **POINT OF BEGINNING** and containing 49,384 square feet or 1.1337 acres of land, more or less.

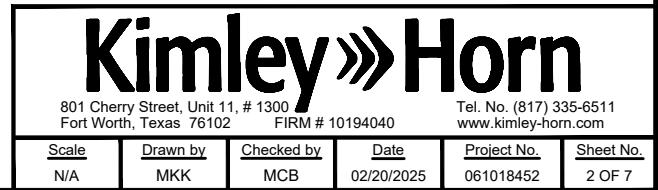
**NOTES**

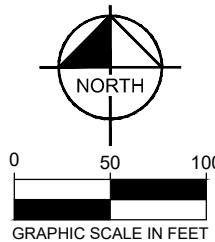
Bearing system and coordinates based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone (4202) with an applied combined scale factor of 1.00012. A survey plat of even survey date herewith accompanies this metes and bounds description.

  
MICHAEL CLEO BILLINGSLEY  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6558  
801 CHERRY STREET,  
UNIT 11 SUITE 1300  
FORT WORTH, TEXAS 76102  
PH. 817-335-6511  
michael.billingsley@kimley-horn.com



**TEMPORARY CONSTRUCTION  
EASEMENT**  
JACOB WILCOX #2 AND JOHN H  
SMALLWOOD SURVEY, ABSTRACT  
No. 1725 AND 1452  
CITY OF FORT WORTH  
TARRANT COUNTY, TEXAS





CITY OF FORT WORTH  
(VOL. 389, PG. 329)

P.O.B.

IRSC  
N:6973426.67  
E:2277738.43

The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the easement tract.

TRACT II  
LAND SURVEYOR  
(INST. NO. D208170892)

TEXAS ELECTRIC SERVICE  
COMPANY  
(VOL. 2179, PG. 198)

**TEMPORARY  
CONSTRUCTION  
EASEMENT**  
**1.1337 ACRES**  
**49,384 SQ. FT.**

S $34^{\circ}36'03''$ E  
S $34^{\circ}36'03''$ N  
320.92'  
320.65'

N $06^{\circ}55'03''$ E  
N $06^{\circ}55'03''$ W  
286.86'  
294.44'

TRACT 2  
FW 820, LLC.  
(INST. NO. D222026020)

LEGEND

P.O.B. = POINT OF BEGINNING  
IRSC = 5/8" IRON ROD W/ "KHA" CAP SET

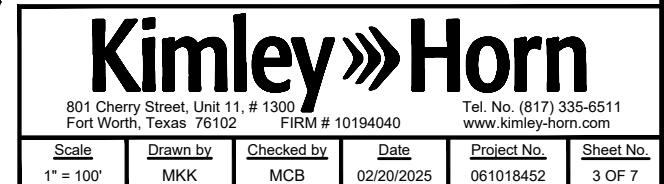
**MATCHLINE (SEE SHEET 4)**

NOTES

Bearing system and coordinates based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone (4202) with an applied combined scale factor of 1.00012. A survey plat of even survey date herewith accompanies this metes and bounds description.

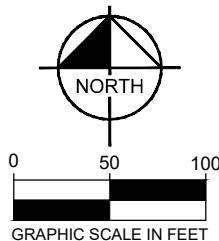
**TEMPORARY CONSTRUCTION  
EASEMENT**  
**JACOB WILCOX #2 AND JOHN H  
SMALLWOOD SURVEY, ABSTRACT**  
**No. 1725 AND 1452**  
**CITY OF FORT WORTH**  
**TARRANT COUNTY, TEXAS**

  
MICHAEL CLEO BILLINGSLEY  
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PH. 817-335-6511  
michael.billingsley@kimley-horn.com



LEGEND

P.O.B. = POINT OF BEGINNING  
IRSC = 5/8" IRON ROD W/ "KHA" CAP SET



**MATCHLINE (SEE SHEET 3)**

N06°55'03"E 286.86'  
S06°55'03"W 294.44'

L8  
L1

The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the easement tract.

TRACT II  
THRID PEAK, LP  
(INST. NO. D208170892)

**TEMPORARY  
CONSTRUCTION  
EASEMENT  
1.1337 ACRES  
49,384 SQ. FT.**

N31°10'58"E 814.19'  
S31°10'58"W 926.90'

**MATCHLINE (SEE SHEET 5)**

TRACT 2  
FW 820, LLC.  
(INST. NO. D222026020)

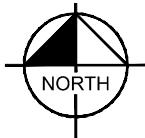
**TEMPORARY CONSTRUCTION  
EASEMENT  
JACOB WILCOX #2 AND JOHN H  
SMALLWOOD SURVEY, ABSTRACT  
No. 1725 AND 1452  
CITY OF FORT WORTH  
TARRANT COUNTY, TEXAS**

**Kimley » Horn**

801 Cherry Street, Unit 11, # 1300  
Fort Worth, Texas 76102 FIRM # 10194040

Tel. No. (817) 335-6511  
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	MKK	MCB	02/20/2025	061018452	4 OF 7



0 50 100  
GRAPHIC SCALE IN FEET

TRACT II  
THRID PEAK, LP  
(INST. NO. D208170892)

MATCHLINE (SEE SHEET 4)

TEMPORARY  
CONSTRUCTION  
EASEMENT  
1.1337 ACRES  
49,384 SQ. FT.

N31°10'58"E 814.19'  
S31°10'58"W 926.90'

TRACT 2  
FW 820, LLC.  
(INST. NO. D222026020)

APPROXIMATE SURVEY LINE

JACOB WILCOX #2 SURVEY,  
ABSTRACT No. 61

MATCHLINE (SEE SHEET 6)

TEMPORARY CONSTRUCTION  
EASEMENT  
JACOB WILCOX #2 AND JOHN H  
SMALLWOOD SURVEY, ABSTRACT  
No. 1725 AND 1452  
CITY OF FORT WORTH  
TARRANT COUNTY, TEXAS

LEGEND

P.O.B. = POINT OF BEGINNING  
IRSC = 5/8" IRON ROD W/ "KHA" CAP SET

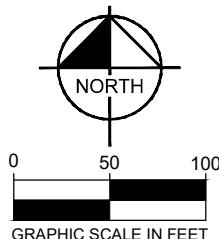
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	MKK	MCB	02/20/2025	061018452	5 OF 7

**LEGEND**

P.O.B. = POINT OF BEGINNING  
IRSC = 5/8" IRON ROD W/ "KHA" CAP SET

**MATCHLINE (SEE SHEET 5)**

TRACT II  
THRID PEAK, LP  
(INST. NO. D208170892)

**TEMPORARY  
CONSTRUCTION  
EASEMENT**  
**1.1337 ACRES**  
**49,384 SQ. FT.**

TRACT 2  
FW 820, LLC.  
(INST. NO. D222026020)

*N31°10'58"E 814.19'*  
*S31°10'58"W 926.90'*  
*N03°16'40"E 691.32'*  
*S03°16'40"W 622.37'*

**MATCHLINE (SEE SHEET 7)**

JOHN H SMALLWOOD SURVEY, ABSTRACT No. 1452  
ROBERT W. TANNAHILL SURVEY, ABSTRACT No. 10222  
APPROXIMATE SURVEY LINE

**TEMPORARY CONSTRUCTION  
EASEMENT**  
**JACOB WILCOX #2 AND JOHN H  
SMALLWOOD SURVEY, ABSTRACT**  
**No. 1725 AND 1452**  
**CITY OF FORT WORTH**  
**TARRANT COUNTY, TEXAS**

**Kimley » Horn**

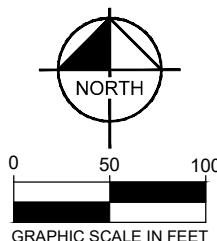
801 Cherry Street, Unit 11, # 1300  
Fort Worth, Texas 76102  
FIRM # 10194040

Tel. No. (817) 335-6511  
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	MKK	MCB	02/20/2025	061018452	6 OF 7

**LEGEND**

P.O.B. = POINT OF BEGINNING  
 IRSC = 5/8" IRON ROD W/ "KHA" CAP SET

**MATCHLINE (SEE SHEET 6)**

TRACT II  
 THIRD PEAK, LP  
 (INST. NO. D208170892)

**TEMPORARY  
 CONSTRUCTION  
 EASEMENT**  
**1.1337 ACRES**  
**49,384 SQ. FT.**

N:6971115.10  
 E:2277305.78  
 IRSC  
 N:6969417.38  
 E:2276289.51

N03°16'40"E 691.32'  
 S03°16'40"W 622.37'

S20°38'07"W 67.04'  
 S30°54'19"W 1978.66'

LINE TABLE		
NO.	BEARING	LENGTH
L1	N51°55'03"E	7.07'
L2	N42°53'55"E	6.27'
L3	N21°20'16"E	7.44'
L4	N31°10'58"E	99.90'
L5	N07°00'51"E	33.58'
L6	N11°42'39"E	44.02'
L7	N10°44'57"W	12.31'
L8	N51°55'03"E	7.07'
L9	N81°37'04"E	22.29'

TRACT 2  
 FW 820, LLC.  
 (INST. NO. D222026020)

**TEMPORARY CONSTRUCTION  
 EASEMENT**  
**JACOB WILCOX #2 AND JOHN H  
 SMALLWOOD SURVEY, ABSTRACT**  
**No. 1725 AND 1452**  
**CITY OF FORT WORTH**  
**TARRANT COUNTY, TEXAS**

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	MKK	MCB	02/20/2025	061018452	7 OF 7

Temporary Construction Easement - Exhibit B

"A TEMPORARY EASEMENT for the duration of 24 months from the date of possession of said easement for the purpose of facilitating construction of the sewer pipeline, in, along, upon, and across the premises described in the following property description, with the temporary right and privilege of having ingress, egress, and regress in, along, upon, and across said tract of land for the purpose of facilitating construction of the sewer pipeline."

**LEGAL DESCRIPTION**

Exhibit C

**TEMPORARY CONSTRUCTION EASEMENT**

**BEING** a 0.9536 acre (41,540 square foot) tract of land situated in the John H Smallwood Survey, Abstract No. 1452, City of Fort Worth, Tarrant County, Texas; said tract being a portion of a tract of land described as Tract II in Special Warranty Deed to Third Peak, LP, recorded in Instrument Number D208170892 of the Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.); said tract being more particularly described as follows:

**BEGINNING** at a 5/8" iron rod set with a cap stamped "KHA" (Northing: 6969414.12, Easting: 2276401.66) in the south line of said Tract II;

**THENCE** North 41°13'49" East, departing the said south line of Tract II, a distance of 186.96 feet to a point for corner;

**THENCE** North 53°47'32" East, a distance of 578.53 feet to a point for corner;

**THENCE** North 08°37'42" West, a distance of 154.49 feet to a point for corner;

**THENCE** North 20°38'07" East, a distance of 1,192.56 feet to a point for corner (Northing: 6971165.27, Easting: 2277388.79); from which a 5/8" iron rod set with a cap stamped "KHA" in the north line of said Tract II and the south line of a tract of land described in deed to the City of Fort Worth in Volume 389, Page 329 of the Deed Records, Tarrant County, Texas (D.R.T.C.T.) bears North 08°47'21" East, a distance of 2,288.18 feet;

**THENCE** South 03°16'40" West, a distance of 67.04 feet to a point for corner;

**THENCE** South 20°38'07" West, a distance of 1,123.35 feet to a point for corner;

**THENCE** South 08°37'42" East, a distance of 161.39 feet to a point for corner;

**THENCE** South 53°47'32" West, a distance of 588.45 feet to a point for corner;

**THENCE** South 41°13'49" West, a distance of 168.23 feet to a point for corner;

**THENCE** North 88°20'02" West, a distance of 25.94 feet to the **POINT OF BEGINNING** and containing 41,540 square feet or 0.9536 acres of land, more or less.

**NOTES**

Bearing system and coordinates based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone (4202) with an applied combined scale factor of 1.00012. A survey plat of even survey date herewith accompanies this metes and bounds description.

The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the easement tract.

  
MICHAEL CLEO BILLINGSLEY  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6558  
801 CHERRY STREET,  
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michael.billingsley@kimley-horn.com



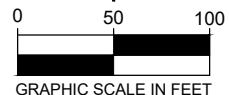
**Kimley»Horn**

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FIRM # 10194040  
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www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	MKK	MCB	02/19/2025	061018452	1 OF 5

**LEGEND**

P.O.B. = POINT OF BEGINNING  
 IRSC = 5/8" IRON ROD W/ "KHA" CAP SET



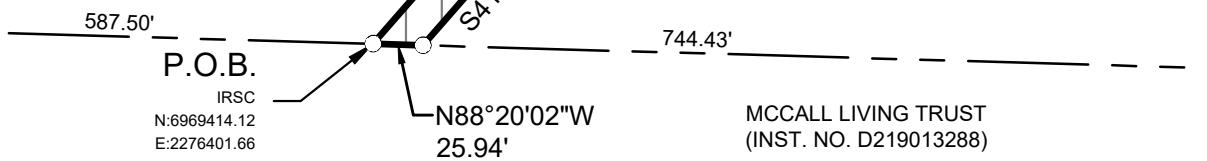
GRAPHIC SCALE IN FEET

TRACT II  
 THRID PEAK, LP  
 (INST. NO. D208170892)

N53°47'32"E 578.53'  
 S53°47'32"W 588.45'

MATCHLINE (SEE SHEET 3)

**TEMPORARY  
 CONSTRUCTION  
 EASEMENT  
 0.9536 ACRES  
 41,540 SQ. FT.**

**NOTES**

Bearing system and coordinates based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone (4202) with an applied combined scale factor of 1.00012. A survey plat of even survey date herewith accompanies this metes and bounds description.

The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the easement tract.

  
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 michael.billingsley@kimley-horn.com



**TEMPORARY CONSTRUCTION  
 EASEMENT**  
 JOHN H SMALLWOOD SURVEY,  
 ABSTRACT No. 1452  
 CITY OF FORT WORTH  
 TARRANT COUNTY, TEXAS

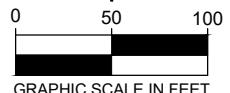
**Kimley » Horn**

801 Cherry Street, Unit 11, # 1300  
 Fort Worth, Texas 76102  
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	MKK	MCB	02/19/2025	061018452	2 OF 5

**LEGEND**

P.O.B. = POINT OF BEGINNING  
IRSC = 5/8" IRON ROD W/ "KHA" CAP SET



GRAPHIC SCALE IN FEET

**MATCHLINE (SEE SHEET 4)**

**TEMPORARY  
CONSTRUCTION  
EASEMENT**  
**0.9536 ACRES**  
**41,540 SQ. FT.**

**MATCHLINE (SEE SHEET 2)**

N53°47'32"E 578.53' S53°47'32"W 588.45'  
N08°37'42"W 154.49' S08°37'42"E 161.39'

**TRACT II**  
**THRID PEAK, LP**  
(INST. NO. D208170892)

**TEMPORARY CONSTRUCTION  
EASEMENT**  
**JOHN H SMALLWOOD SURVEY,**  
**ABSTRACT No. 1452**  
**CITY OF FORT WORTH**  
**TARRANT COUNTY, TEXAS**

**Kimley»Horn**

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	MKK	MCB	02/19/2025	061018452	3 OF 5

LEGEND

P.O.B. = POINT OF BEGINNING  
IRSC = 5/8" IRON ROD W/ "KHA" CAP SET



**MATCHLINE (SEE SHEET 5)**

**TEMPORARY  
CONSTRUCTION  
EASEMENT  
0.9536 ACRES  
41,540 SQ. FT.**

*N20°38'07"E 1192.56'*  
*S20°38'07"W 1123.35'*

**TRACT II  
THRID PEAK, LP  
(INST. NO. D208170892)**

**MATCHLINE (SEE SHEET 3)**

**TEMPORARY CONSTRUCTION  
EASEMENT  
JOHN H SMALLWOOD SURVEY,  
ABSTRACT No. 1452  
CITY OF FORT WORTH  
TARRANT COUNTY, TEXAS**

**Kimley»Horn**

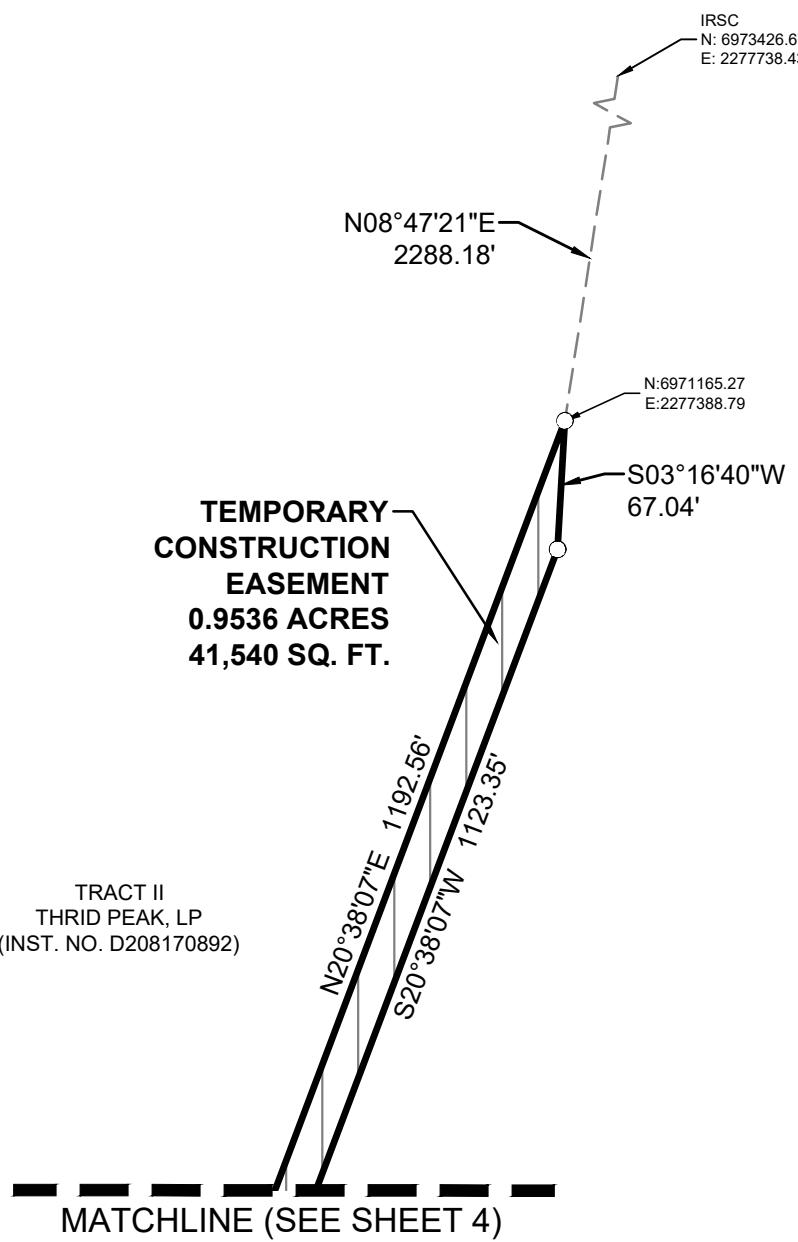
801 Cherry Street, Unit 11, # 1300  
Fort Worth, Texas 76102 FIRM # 10194040

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	MKK	MCB	02/19/2025	061018452	4 OF 5

**LEGEND**

P.O.B. = POINT OF BEGINNING  
IRSC = 5/8" IRON ROD W/ "KHA" CAP SET



TRACT 2  
FW 820, LLC  
(INST. NO. D222026020)

TEMPORARY CONSTRUCTION  
EASEMENT  
JOHN H SMALLWOOD SURVEY,  
ABSTRACT No. 1452  
CITY OF FORT WORTH  
TARRANT COUNTY, TEXAS

**Kimley » Horn**

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	MKK	MCB	02/19/2025	061018452	5 OF 5

Temporary Construction Easement - Exhibit C

"A TEMPORARY EASEMENT for the duration of 24 months from the date of possession of said easement for the purpose of facilitating construction of the sewer pipeline, in, along, upon, and across the premises described in the following property description, with the temporary right and privilege of having ingress, egress, and regress in, along, upon, and across said tract of land for the purpose of facilitating construction of the sewer pipeline."