

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

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.
N/A	MKK	MCB	02/20/2025	061018452	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;

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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



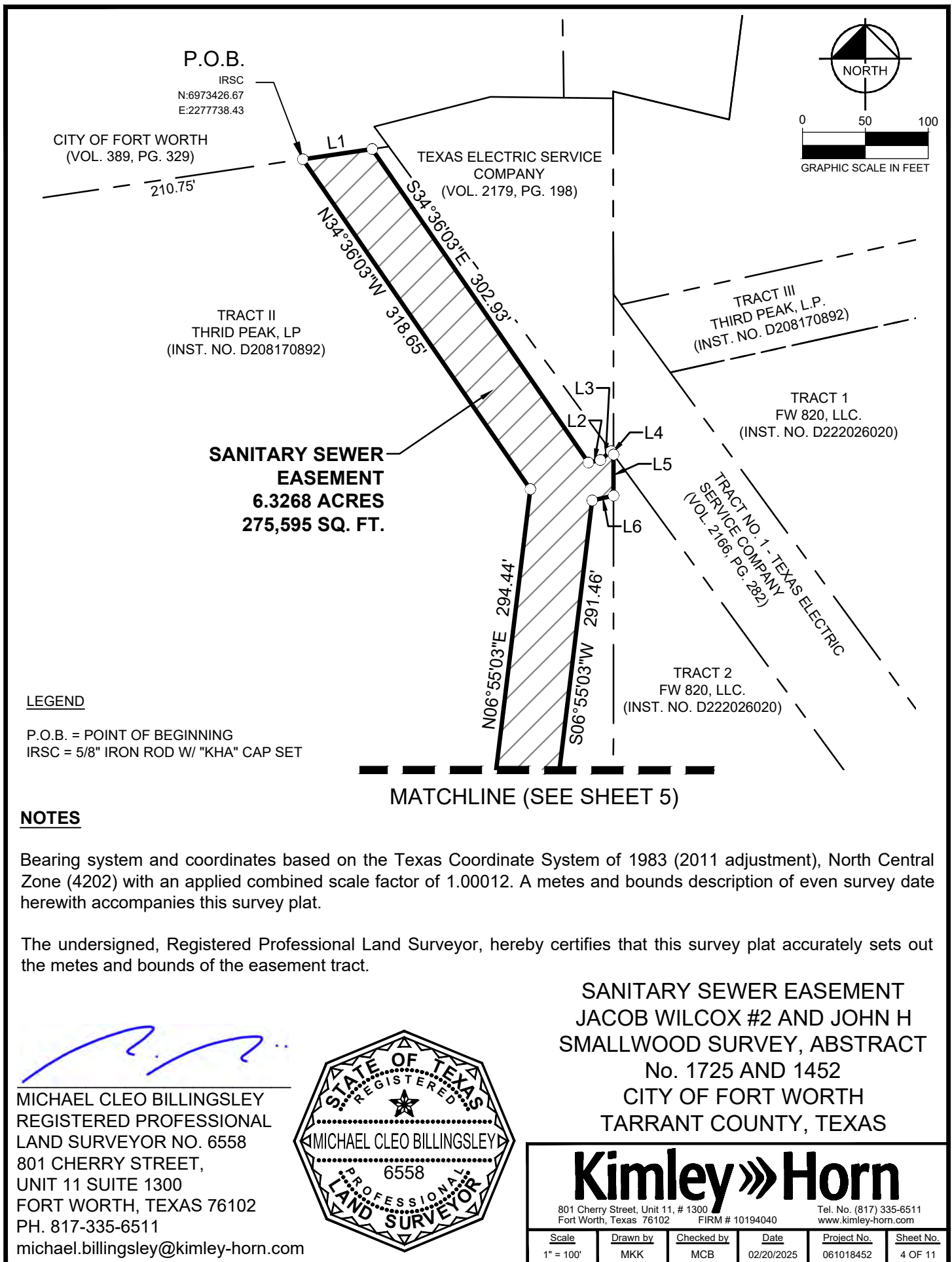
**SANITARY SEWER EASEMENT
JACOB WILCOX #2 AND JOHN H
SMALLWOOD SURVEY, ABSTRACT
No. 1725 AND 1452
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS**

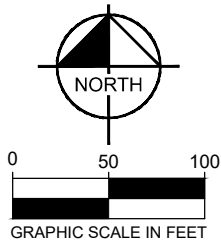
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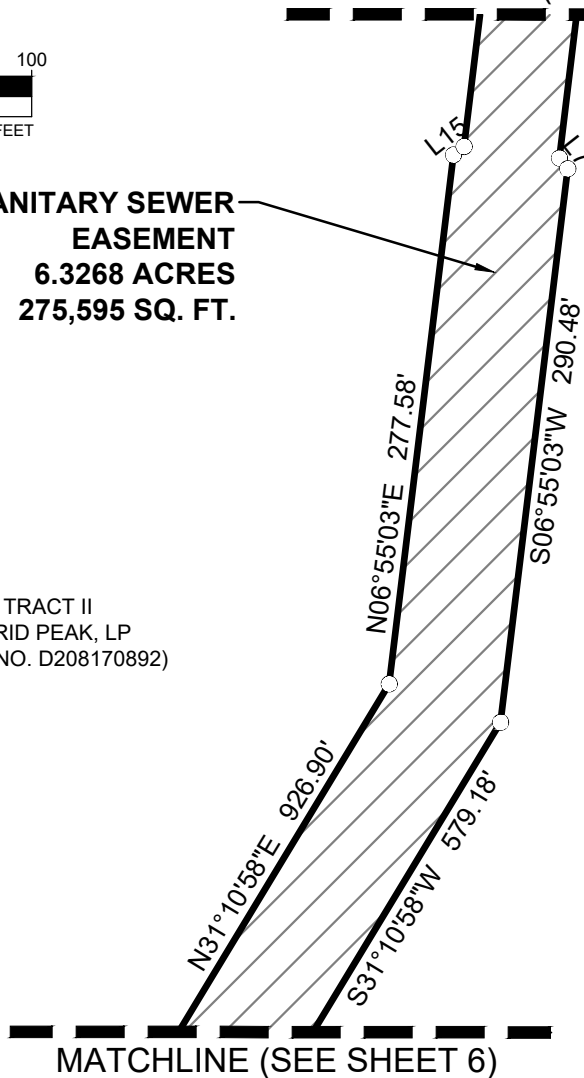




**SANITARY SEWER
EASEMENT
6.3268 ACRES
275,595 SQ. FT.**

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

MATCHLINE (SEE SHEET 4)



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

LEGEND

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

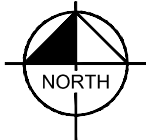
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SMALLWOOD SURVEY, ABSTRACT
No. 1725 AND 1452
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS**

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



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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°10'58"E 926.90'

S31°10'58"W 579.18'

L8

L9

L10

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
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No. 1725 AND 1452
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS**

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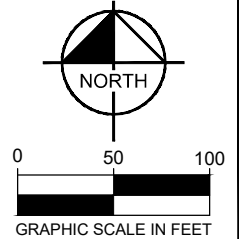
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1" = 100'	MKK	MCB	02/20/2025	061018452	6 OF 11

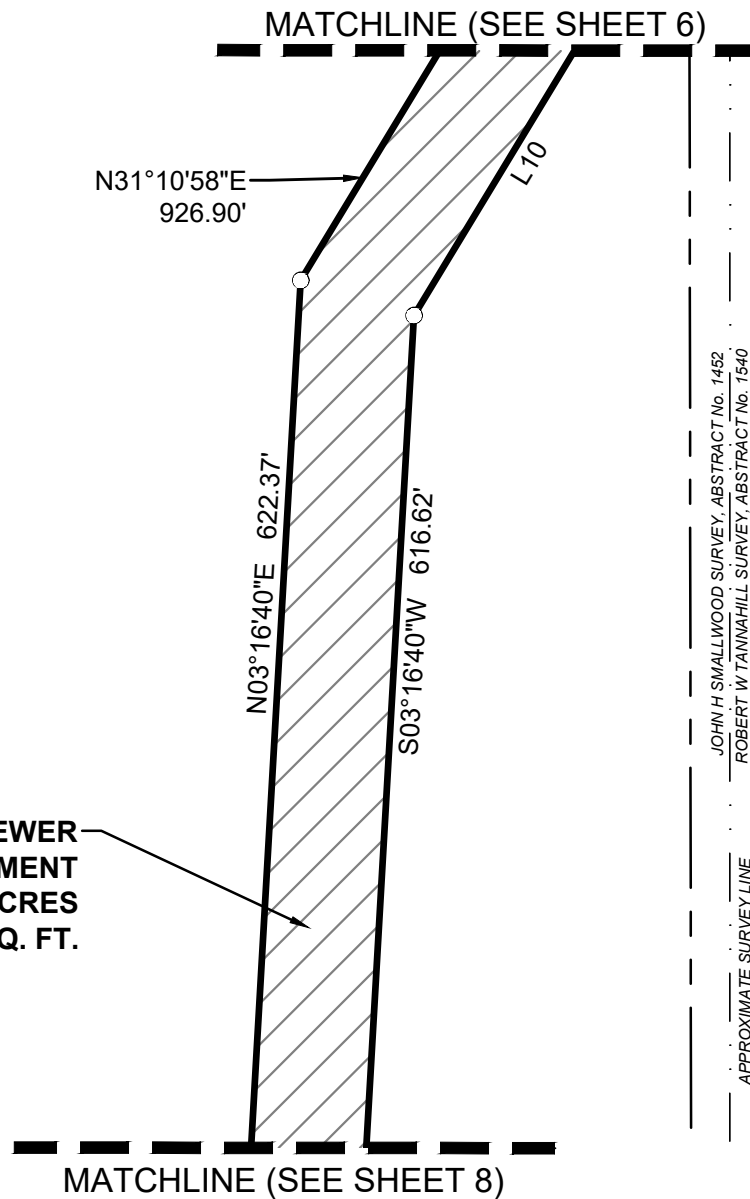
LEGEND

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



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

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



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

Kimley»Horn

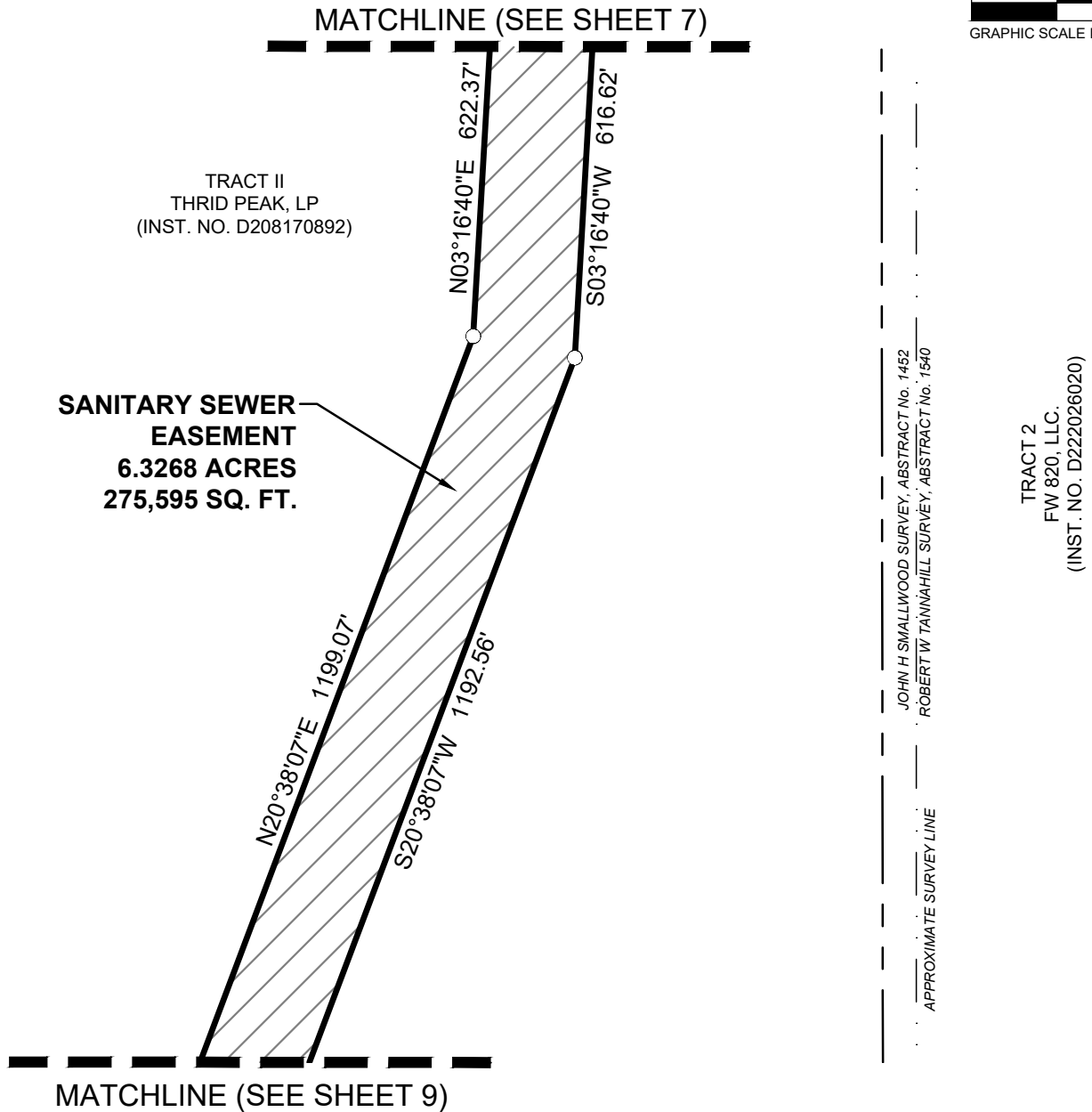
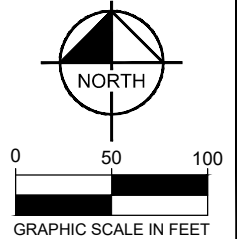
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	MKK	MCB	02/20/2025	061018452	7 OF 11

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**

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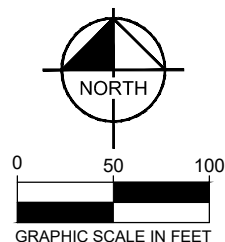
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	MKK	MCB	02/20/2025	061018452	8 OF 11

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)

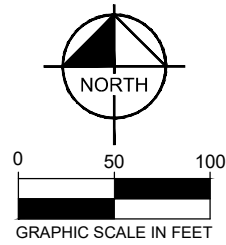
SANITARY SEWER EASEMENT
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1" = 100'	MKK	MCB	02/20/2025	061018452	9 OF 11



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

MATCHLINE (SEE SHEET 9)

L14

L11

N53°47'32"E 548.78'

S53°47'32"W 578.53'

N41°13'49"E 165.31'

S41°13'49"W 186.96'

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

770.37'

MCCALL LIVING TRUST
(INST. NO. D219013288)

MATCHLINE (SEE SHEET 11)

**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

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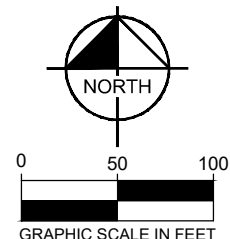
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1" = 100'	MKK	MCB	02/20/2025	061018452	10 OF 11

LEGEND

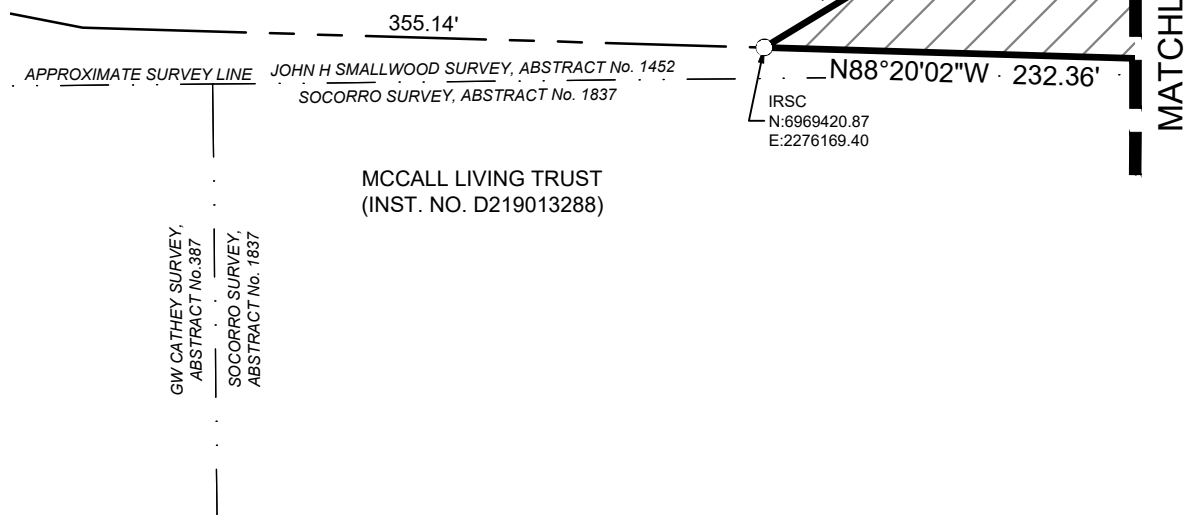
P.O.B. = POINT OF BEGINNING
IRSC = 5/8" IRON ROD W/ "KHA" CAP SET



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
6.3268 ACRES
275,595 SQ. FT.**



**SANITARY SEWER EASEMENT
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SMALLWOOD SURVEY, ABSTRACT
No. 1725 AND 1452
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TARRANT COUNTY, TEXAS**

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1" = 100'	MKK	MCB	02/20/2025	061018452	11 OF 11

LEGAL DESCRIPTION

Exhibit A

TEMPORARY CONSTRUCTION EASEMENT

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

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Fort Worth, Texas 76102 FIRM # 10194040

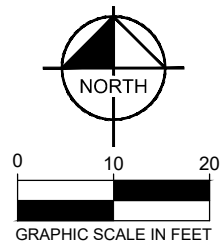
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N/A	MKK	SCR	01/14/2025	061018452	1 OF 2

michael.billingsley@kimley-horn.com

LEGEND

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



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.**

P.O.B.

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

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

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

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

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**

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
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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
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CITY OF FORT WORTH**

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



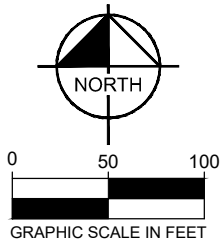
TEMPORARY CONSTRUCTION
EASEMENT
JACOB WILCOX #2 AND JOHN H
SMALLWOOD SURVEY, ABSTRACT
No. 1725 AND 1452
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS

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.
N/A	MKK	MCB	02/20/2025	061018452	2 OF 7



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

P.O.B.

IRSC
N:6973426.67
E:2277738.43

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

TRACT II
The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the easement tract.
(INST. NO. D208170892)


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

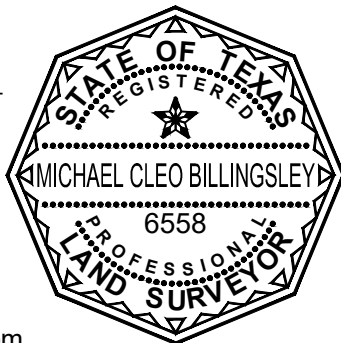
LEGEND

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

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.


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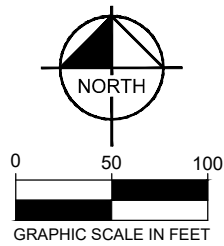
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	MKK	MCB	02/20/2025	061018452	3 OF 7

LEGEND

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

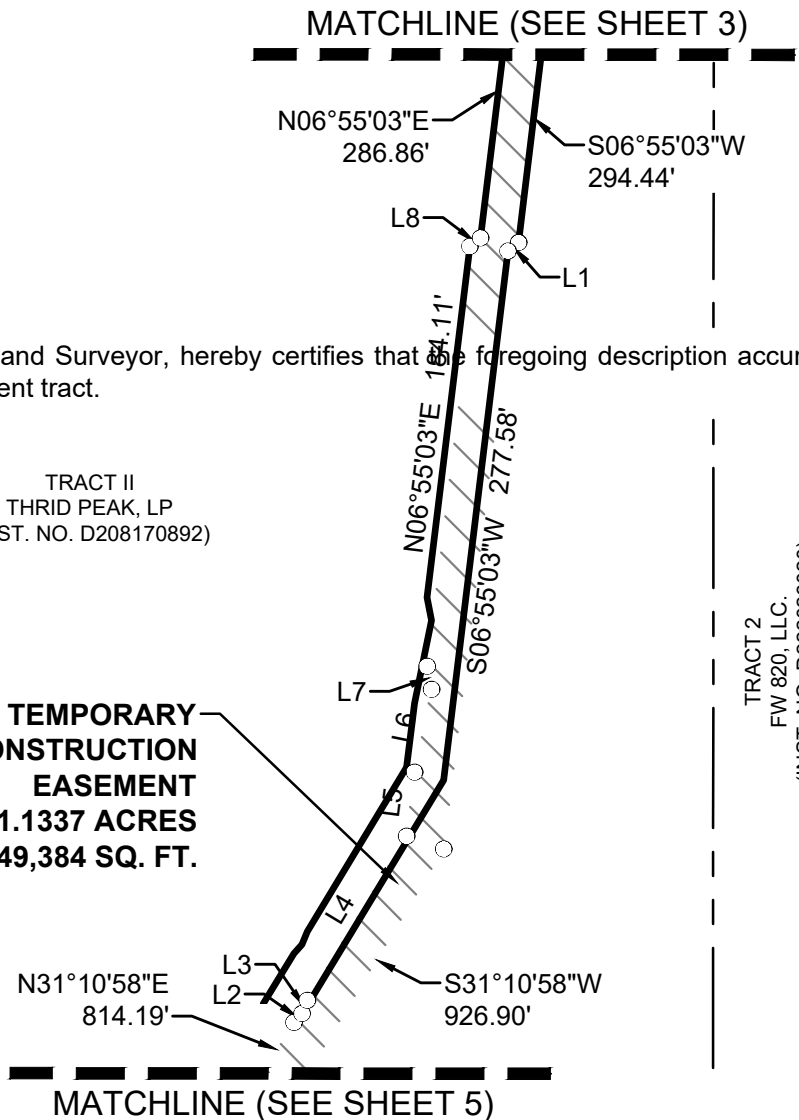


The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the easement tract.

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

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

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



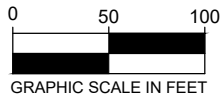
**TEMPORARY CONSTRUCTION
EASEMENT
JACOB WILCOX #2 AND JOHN H
SMALLWOOD SURVEY, ABSTRACT
No. 1725 AND 1452
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS**

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1" = 100'	MKK	MCB	02/20/2025	061018452	4 OF 7



MATCHLINE (SEE SHEET 4)

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'

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

JACOB WILCOX #2 SURVEY,
ABSTRACT No. 61

APPROXIMATE SURVEY LINE

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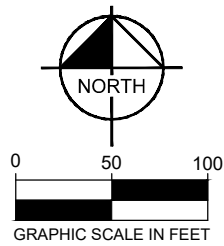
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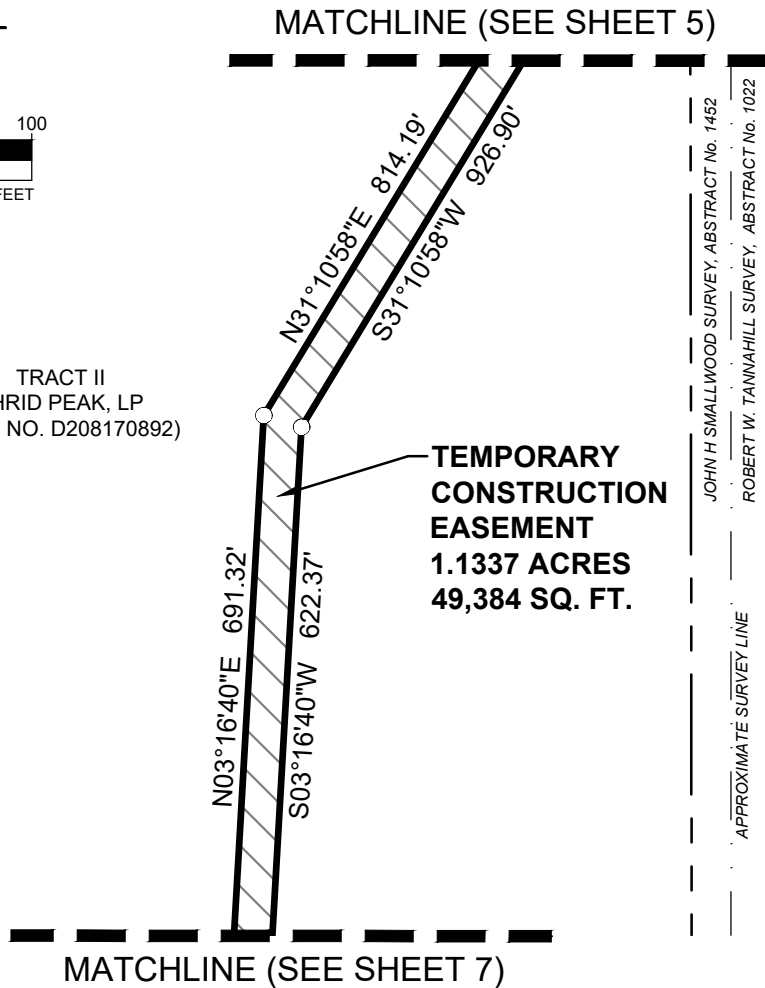
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	MKK	MCB	02/20/2025	061018452	5 OF 7

LEGEND

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



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



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

JOHN H SMALLWOOD SURVEY, ABSTRACT No. 1452
ROBERT W. TANNAHILL SURVEY, ABSTRACT No. 1022
APPROXIMATE SURVEY LINE

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

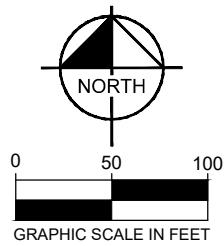
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	MKK	MCB	02/20/2025	061018452	6 OF 7

LEGEND

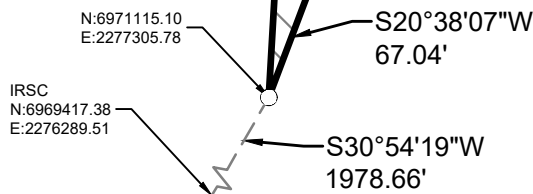
P.O.B. = POINT OF BEGINNING
IRSC = 5/8" IRON ROD W/ "KHA" CAP SET



MATCHLINE (SEE SHEET 6)

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

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



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
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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
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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

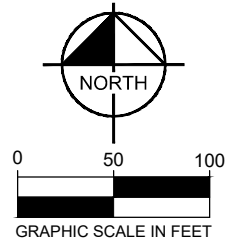
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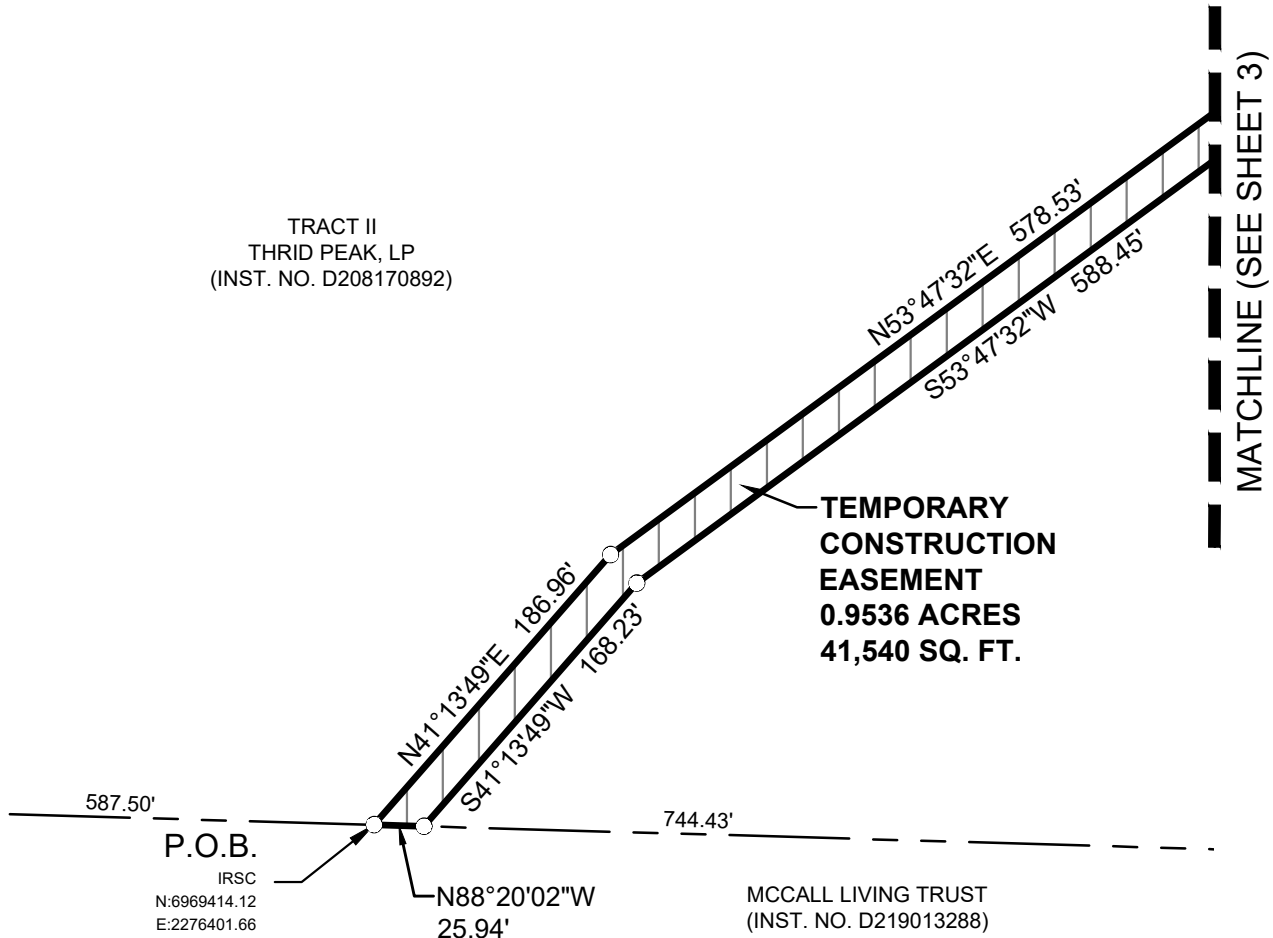
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	MKK	MCB	02/19/2025	061018452	1 OF 5

LEGEND

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



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



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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TEMPORARY CONSTRUCTION EASEMENT

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

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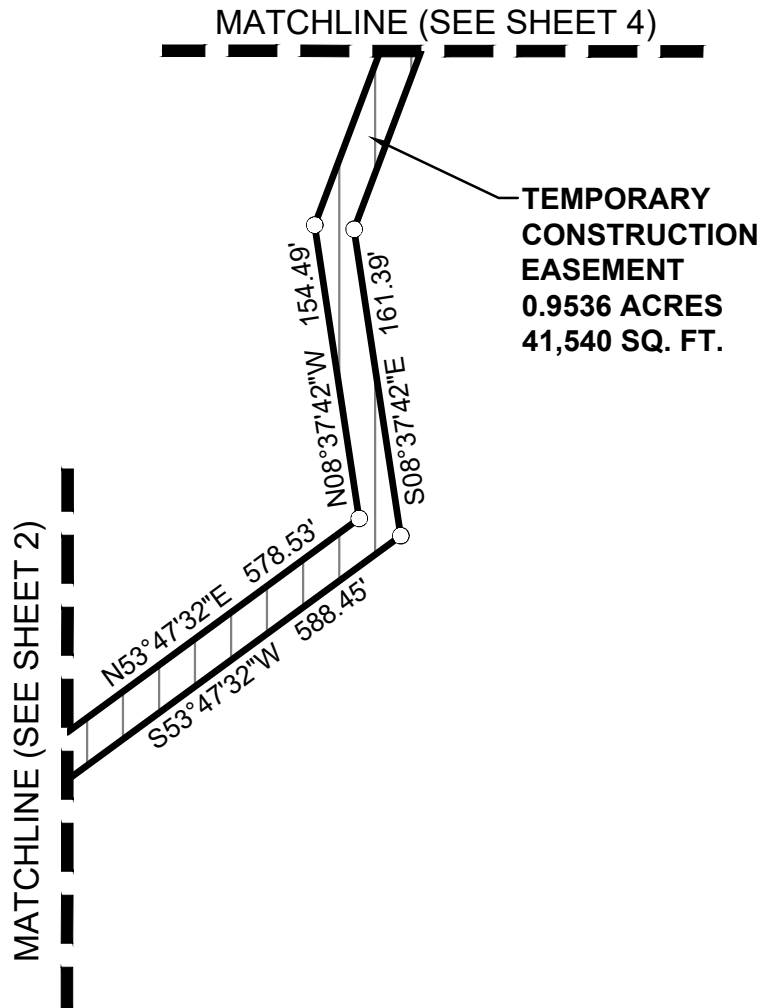
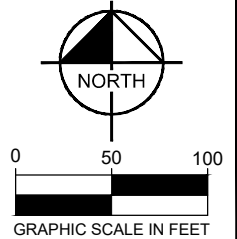
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	MKK	MCB	02/19/2025	061018452	2 OF 5

LEGEND

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



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

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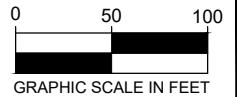
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1" = 100'	MKK	MCB	02/19/2025	061018452	3 OF 5

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

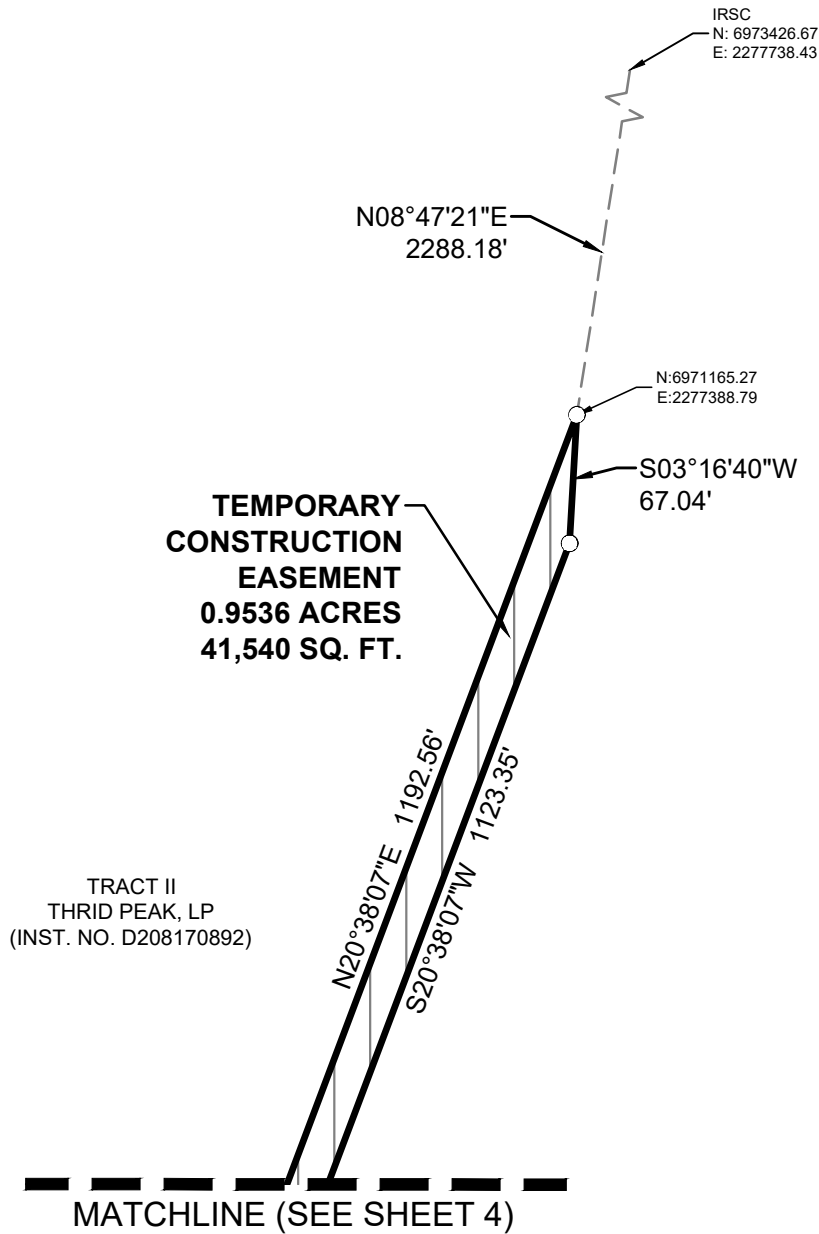
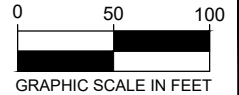
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	MKK	MCB	02/19/2025	061018452	4 OF 5

LEGEND

P.O.B. = POINT OF BEGINNING
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TRACT 2
FW 820, LLC.
(INST. NO. D222026020)

TEMPORARY CONSTRUCTION
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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."