

## EXHIBIT "A"

**MARY'S CREEK FORCE MAIN SECTION 2  
35-FOOT WIDE PERMANENT SANITARY SEWER EASEMENT  
PARCEL NO. 61 PSSE  
J.B. FOSTER SURVEY, ABSTRACT NO. 520  
CITY OF BENBROOK, TARRANT COUNTY, TEXAS**

Being a 35-Foot Wide Permanent Sanitary Sewer Easement situated in the J.B. Foster Survey, Abstract No. 520, City of Benbrook, Tarrant County, Texas, and being a tract of land conveyed to Willmax FW Multi-Family, L.P. as recorded in Instrument No. D225025742 of the Official Public Records, of Tarrant County, Texas, said 35-Foot Wide Permanent Sanitary Sewer Easement being more particularly described by metes and bounds as follows:

**COMMENCING** at a 1 inch iron rod found for the northwest corner of said Willmax tract of land, said 1 inch iron rod being in the east line of US 377 (Variable Width Right-of-Way); **THENCE** North 82 degrees 26 minutes 16 seconds East, with the north line of said Willmax tract of land and south line of said US 377, passing at a distance of 35.21 feet, a 1/2 inch iron rod (laid over), in the north line of said Willmax tract, and in the east line of said US 377, said 1/2 inch iron rod being the southwest corner of that certain tract of land conveyed to Robert Pulido, as recorded in Volume 8565, Page 2240 of the Deed Records of Tarrant, County, Texas, in all, a total distance of 240.58 feet to a calculated point for the **POINT OF BEGINNING**, said calculated point having a grid coordinate of N= 6,938,092.388 and E= 2,290,475.522, in the south line of said Pulido tract;

**THENCE** North 82 degrees 26 minutes 16 seconds East, with the north line of said Willmax tract of land and the south line of said Pulido tract of land, a distance of 60.63 feet to a calculated point for corner;

**THENCE** South 62 degrees 18 minutes 00 seconds East, a distance of 138.67 feet to a calculated point for corner, said calculated point being in the east line of said Willmax tract of land and the west line of Block 2 of Z Boaz Park South, an addition to the City of Benbrook, as recorded in Cabinet A, Slide 211 of the Plat Records of Tarrant County, Texas;

**THENCE** South 01 degrees 14 minutes 06 seconds East, with the east line of said Willmax tract and the west line of said Block 2, a distance of 572.47 feet to a calculated point for corner;

**THENCE** North 56 degrees 08 minutes 51 seconds West, with the north line of a 20-Foot Wide Temporary Construction Easement Middle, a distance of 42.78 feet to a calculated point for corner;

**THENCE** North 01 degrees 14 minutes 06 seconds West, with the east line of said 20-Foot Wide Temporary Construction Easement Middle, a distance of 527.23 feet to a calculated point for corner;

**THENCE** North 62 degrees 18 minutes 00 seconds West, with the northeast line of a 20-Foot Wide Temporary Construction Easement Middle, a distance of 167.54 feet to the **POINT OF BEGINNING**, and containing 24,606 square feet or 0.565 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: July 10, 2024  
Revised: August 6, 2024  
Revised: August 16, 2024  
Revised: February 25, 2024



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

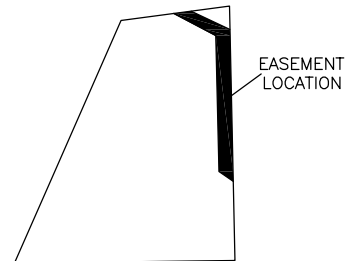


**EXHIBIT "B"**  
**PARCEL No. 61 PSSE**

**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		
L-1	N 82°26'16"E	60.63'
L-2	S 62°18'00"E	138.67'
L-3	N 56°08'51"W	42.78'
L-4	N 62°18'00"W	167.54'



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 25, 2025  
REVISED: AUGUST 16, 2024  
REVISED: AUGUST 6, 2024



**City of Fort Worth**

200 TEXAS STREET • FORT WORTH, TEXAS 76102

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

PARCEL NO. 61 PSSE		CITY PROJ. NO. 103648-2
35-FOOT WIDE PERMANENT SANITARY SEWER EASEMENT		
OWNER: WILLMAX FW MULTI-FAMILY, L.P.		
SUBDIVISION: N/A		
SURVEY: J.B. FOSTER SURVEY, ABSTRACT NO. 520		
LOCATION: CITY OF BENBROOK, TARRANT COUNTY, TEXAS		
ACQUISITION AREA: 24,606 SQUARE FEET OR 0.565 ACRES		
WHOLE PROPERTY ACREAGE: 604,970 SQUARE FEET OR 13.888 ACRES (CALCULATED)		
JOB No. PLUM2201.00	DRAWN BY: NTK	CAD FILE: MARYS CREEK_PSSE_61_R02.DWG
DATE: JULY 10, 2024	EXHIBIT B PAGE 2 OF 2	SCALE: 1" = 150'



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

Lot Report

Wed Jul 10 17:11:21 2024

Lot: PSSE\_61

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

N 82°26'16"E	60.63'
--------------	--------

S 62°18'00"E	138.67'
--------------	---------

S 01°14'06"E	572.47'
--------------	---------

N 56°08'51"W	42.78'
--------------	--------

N 01°14'06"W	527.23'
--------------	---------

N 62°18'00"W	167.54'
--------------	---------

Closure Error Distance> 0.0113 Error Bearing> S 87°37'30" E

Closure Precision> 1 in 133789.0 Total Distance> 1509.32

24,606 SQ. FT.

0.565 ACRES

## EXHIBIT "A"

**MARY'S CREEK FORCE MAIN SECTION 2  
20-FOOT WIDE TEMPORARY CONSTRUCTION EASEMENT  
PARCEL NO. 61 TCE  
J.B. FOSTER SURVEY, ABSTRACT NO. 520  
CITY OF BENBROOK, TARRANT COUNTY, TEXAS**

Being a 20-Foot Wide Temporary Construction Easement situated in the J.B. Foster Survey, Abstract No. 520, City of Benbrook, Tarrant County, Texas, and being a tract of land conveyed to Willmax FW Multi-Family, L.P. as recorded in Instrument No. D225025742 of the 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 inch iron rod found for the northwest corner of said Willmax tract of land, said 1 inch iron rod being in the east line of US 377 (Variable Width Right-of-Way); **THENCE** North 82 degrees 26 minutes 16 seconds East, with the north line of said Willmax tract of land and south line of said US 377, passing at a distance of 35.21 feet, a 1/2 inch iron rod (laid over), in the north line of said Willmax tract and in the east line of said US 377, said 1/2 inch iron rod being the southwest corner of that certain tract of land conveyed to Robert Pulido, as recorded in Volume 8565, Page 2240 of the Deed Records of Tarrant, County, Texas, in all, a total distance of 171.29 feet to a calculated point for the **POINT OF BEGINNING**, said calculated point having a grid coordinate of N= 6,938,060.731 and E= 2,290,237.063, in the south line of said Pulido tract;

**THENCE** North 82 degrees 26 minutes 16 seconds East, with the north line of said Willmax tract of land and the south line of said Pulido tract of land, a distance of 34.65 feet to a calculated point for corner;

**THENCE** South 62 degrees 18 minutes 00 seconds East, with the southwest line of a 20-Foot Wide Temporary Construction Easement Middle, a distance of 184.03 feet to a calculated point for corner;

**THENCE** South 01 degrees 14 minutes 06 seconds East, with the west line of said 20-Foot Wide Temporary Construction Easement Middle, a distance of 525.83 feet to a calculated point for corner;

**THENCE** South 56 degrees 08 minutes 51 seconds East, with the south line of said 20-Foot Wide Temporary Construction Easement Middle, a distance of 67.22 feet to a calculated point for corner in the east line of said Willmax tract of land and the west line of Block 2 of Z Boaz Park South, an addition to the City of Benbrook, as recorded in Cabinet A, Slide 211 of the Plat Records of Tarrant County, Texas;

**THENCE** South 01 degrees 14 minutes 06 seconds East, with the east line of said Willmax tract of land and the west line of said Block 2, a distance of 24.44 feet to a calculated point for corner;

**THENCE** North 56 degrees 08 minutes 51 seconds West, a distance of 91.67 feet to a calculated point for corner;

**THENCE** North 01 degrees 14 minutes 06 seconds West, a distance of 524.42 feet to a calculated point for corner;

**THENCE** North 62 degrees 18 minutes 00 seconds West, a distance of 200.52 feet to the **POINT OF BEGINNING**, and containing 15,939 square feet or 0.366 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.

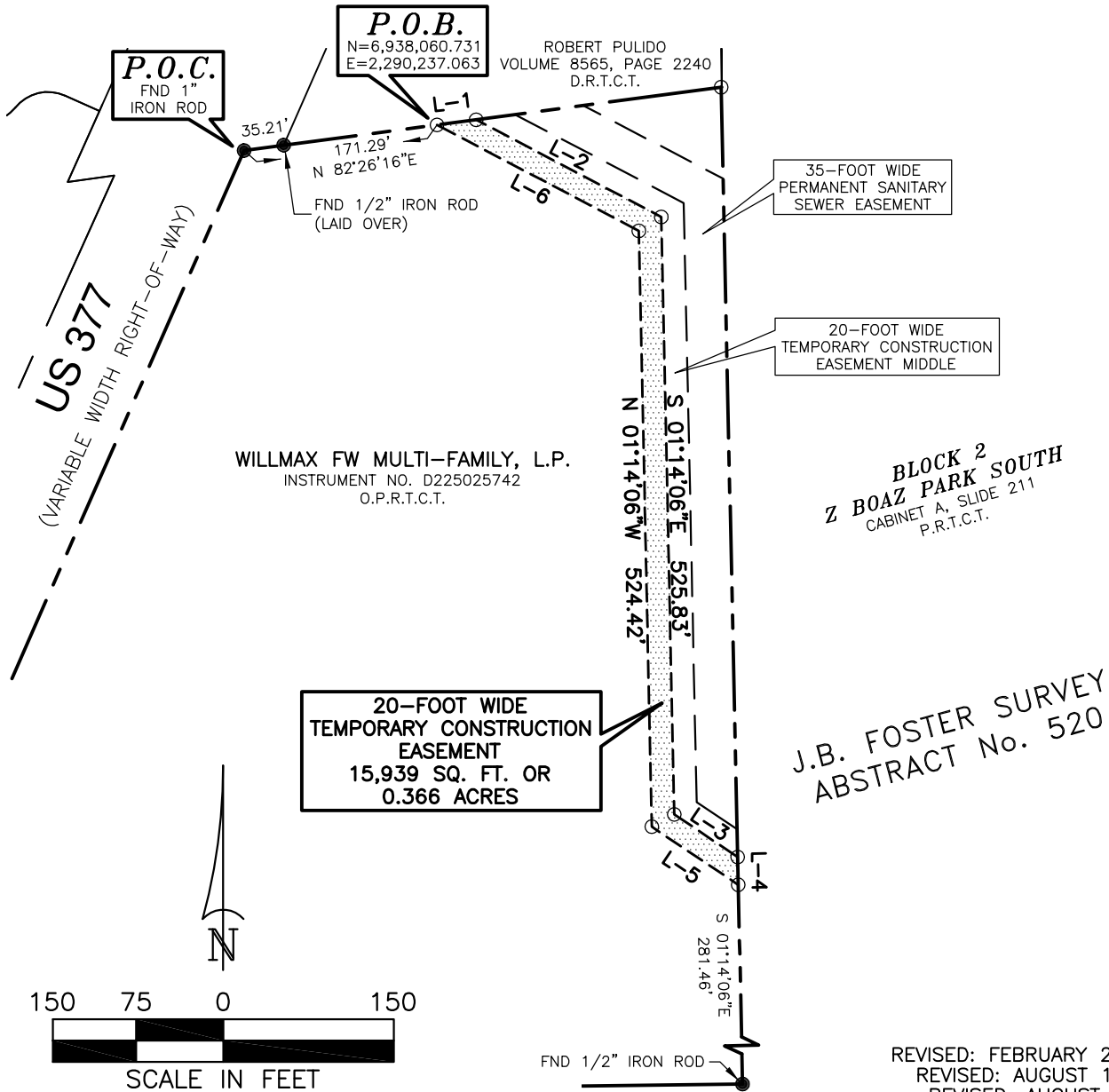
Date: July 10, 2024  
Revised: August 6, 2024  
Revised: August 16, 2024  
Revised: February 25, 2025



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

# EXHIBIT "B"

PARCEL No. 61 TCE



## 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. 61 TCE	CITY PROJ. NO. 103648-2
20-FOOT WIDE TEMPORARY CONSTRUCTION EASEMENT	
OWNER: WILLMAX FW MULTI-FAMILY, L.P.	
SUBDIVISION: N/A	
SURVEY: J.B. FOSTER SURVEY, ABSTRACT NO. 520	
LOCATION: CITY OF BENBROOK, TARRANT COUNTY, TEXAS	
ACQUISITION AREA: 15,939 SQUARE FEET OR 0.366 ACRES	
WHOLE PROPERTY ACREAGE: 604,970 SQUARE FEET OR 13.888 ACRES (CALCULATED)	
JOB No. PLUM2201.00	DRAWN BY: NTK
DATE: JULY 10, 2024	EXHIBIT B PAGE 1 OF 2
CAD FILE: MARYS CREEK_TCE_61_R02.DWG	
SCALE: 1" = 150'	




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

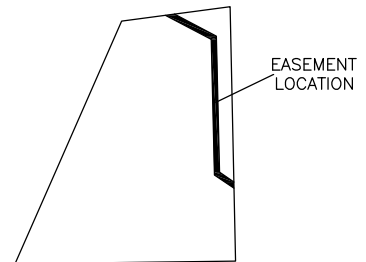


**EXHIBIT "B"**  
**PARCEL No. 61 TCE**

**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		
L-1	N82°26'16"E	34.65'
L-2	S62°18'00"E	184.03'
L-3	S56°08'51"E	67.22'
L-4	S01°14'06"E	24.44'
L-5	N56°08'51"W	91.67'
L-6	N62°18'00"W	200.52'



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 25, 2025  
REVISED: AUGUST 16, 2024  
REVISED: AUGUST 6, 2024



**City of Fort Worth**

200 TEXAS STREET • FORT WORTH, TEXAS 76102

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

PARCEL NO. 61 TCE		CITY PROJ. NO. 103648-2
20-FOOT WIDE TEMPORARY CONSTRUCTION EASEMENT		
OWNER: WILLMAX FW MULTI-FAMILY, L.P.		
SUBDIVISION: N/A		
SURVEY: J.B. FOSTER SURVEY, ABSTRACT NO. 520		
LOCATION: CITY OF BENBROOK, TARRANT COUNTY, TEXAS		
ACQUISITION AREA: 15,939 SQUARE FEET OR 0.366 ACRES		
WHOLE PROPERTY ACREAGE: 604,970 SQUARE FEET OR 13.888 ACRES (CALCULATED)		
JOB No. PLUM2201.00	DRAWN BY: NTK	CAD FILE: MARYS CREEK_TCE_61_R02.DWG
DATE: JULY 10, 2024	EXHIBIT B PAGE 2 OF 2	SCALE: 1" = 150'



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

Lot: TCE\_61  
Bearing      Distance

N 82°26'16"E 34.65'  
S 62°18'00"E 184.03'  
S 01°14'06"E 525.83'  
S 56°08'51"E 67.22'  
S 01°14'06"E 24.44'  
N 56°08'51"W 91.67'  
N 01°14'06"W 524.42'  
N 62°18'00"W 200.52'

Closure Error Distance> 0.0014 Error Bearing> S 22°12'58" W  
Closure Precision> 1 in 1153493.4 Total Distance> 1652.78

15,939 SQ. FT.  
0.366 ACRES

## EXHIBIT "A"

**MARY'S CREEK FORCE MAIN SECTION 2  
20-FOOT WIDE TEMPORARY CONSTRUCTION EASEMENT MIDDLE  
PARCEL NO. 61 TCEM  
J.B. FOSTER SURVEY, ABSTRACT NO. 520  
CITY OF BENBROOK, TARRANT COUNTY, TEXAS**

Being a 20-Foot Wide Temporary Construction Easement Middle situated in the J.B. Foster Survey, Abstract No. 520, City of Benbrook, Tarrant County, Texas, and being a tract of land conveyed to Willmax FW Multi-Family, L.P. as recorded in Instrument No. D225025742 of the Official Public Records, of Tarrant County, Texas, said 20-Foot Wide Temporary Construction Easement Middle being more particularly described by metes and bounds as follows:

**COMMENCING** at a 1 inch iron rod found for the northwest corner of said Willmax tract of land, said 1 inch being in the east line of US 377 (Variable Width Right-of-Way); THENCE North 82 degrees 26 minutes 16 seconds East, with the north line of said Willmax tract of land and south line of said US 377, passing at a distance of 35.21 feet, a 1/2 inch iron rod (laid over), in the north line of said Willmax tract, and in the east line of said US 377, said 1/2 inch iron rod being the southwest corner of that certain tract of land conveyed to Robert Pulido, as recorded in Volume 8565, Page 2240 of the Deed Records of Tarrant, County, Texas, in all, a total distance of 205.93 feet to a calculated point for the **POINT OF BEGINNING**, said calculated point having a grid coordinate of N= 6,938,087.829 and E= 2,290,441.180, in the south line of said Pulido tract;

**THENCE** North 82 degrees 26 minutes 16 seconds East, with the north line of said Willmax tract of land and the south line of said Pulido tract of land, a distance of 34.65 feet to a calculated point for corner;

**THENCE** South 62 degrees 18 minutes 00 seconds East, with the southwest line of a 35-Foot Wide Permanent Sanitary Sewer Easement, a distance of 167.54 feet to a calculated point for corner;

**THENCE** South 01 degrees 14 minutes 06 seconds East, with the west line of said 35-Foot Wide Permanent Sanitary Sewer Easement, a distance of 527.23 feet to a calculated point for corner;

**THENCE** South 56 degrees 08 minutes 51 seconds East, with the south line of 35-Foot Wide Permanent Sanitary Sewer Easement, a distance of 42.78 feet to a calculated point for corner in the east line of said Willmax tract of land and the west line of Block 2 of Z Boaz Park South, an addition to the City of Benbrook, as recorded in Cabinet A, Slide 211 of the Plat Records of Tarrant County, Texas;

**THENCE** South 01 degrees 14 minutes 06 seconds East, with the east line of said Willmax tract of land and the west line of said Block 2, a distance of 24.44 feet to a calculated point for corner;

**THENCE** North 56 degrees 08 minutes 51 seconds West, with the northeast line of a 20-Foot Wide Temporary Construction Easement, a distance of 67.22 feet to a calculated point for corner;

**THENCE** North 01 degrees 14 minutes 06 seconds West, with the west line of said 20-Foot Wide Temporary Construction Easement, a distance of 525.83 feet to a calculated point for corner;

**THENCE** North 62 degrees 18 minutes 00 seconds West, with the north line of said 20-Foot Wide Temporary Construction Easement, a distance of 184.03 feet to the **POINT OF BEGINNING**, and containing 15,148 square feet or 0.348 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: July 10, 2024

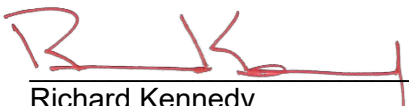
Revised: August 6, 2024

Revised: August 9, 2024

Revised: August 16, 2024

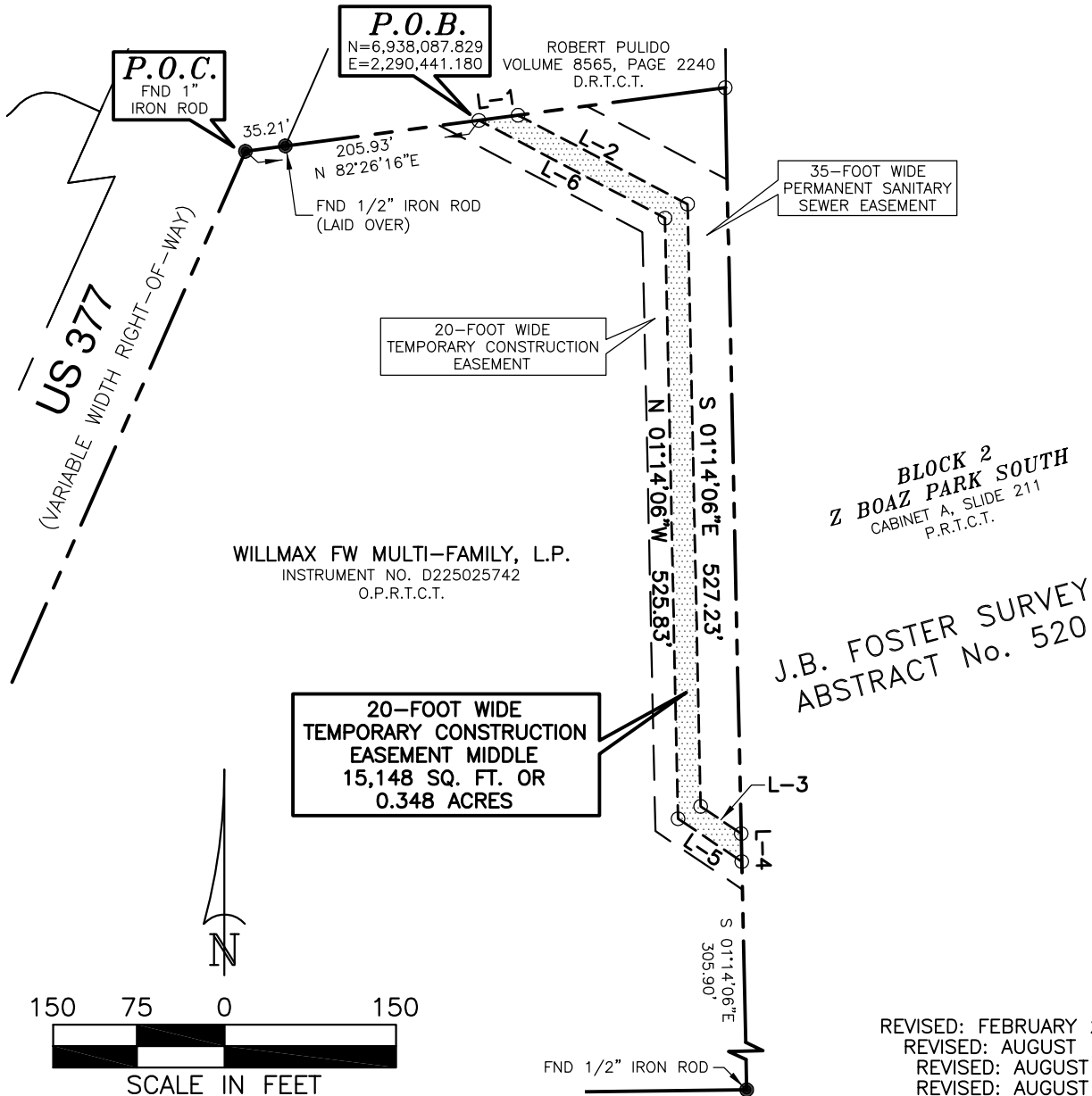
Revised: February 25, 2024



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

# EXHIBIT "B"

PARCEL No. 61 TCEM



## 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. 61 TCEM	CITY PROJ. NO. 103648-2
20-FOOT WIDE TEMPORARY CONSTRUCTION EASEMENT MIDDLE	
OWNER: WILLMAX FW MULTI-FAMILY, L.P.	
SUBDIVISION: N/A	
SURVEY: J.B. FOSTER SURVEY, ABSTRACT NO. 520	
LOCATION: CITY OF BENBROOK, TARRANT COUNTY, TEXAS	
ACQUISITION AREA: 15,148 SQUARE FEET OR 0.348 ACRES	
WHOLE PROPERTY ACREAGE: 604,970 SQUARE FEET OR 13.888 ACRES (CALCULATED)	
JOB No. PLUM2201.00	DRAWN BY: NTK
DATE: JULY 10, 2024	EXHIBIT B PAGE 1 OF 2
SCALE: 1" = 150'	



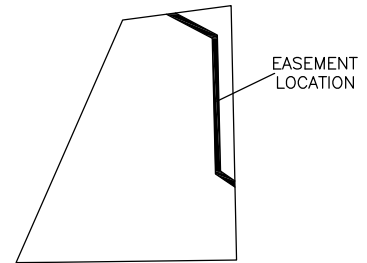
RICHARD KENNEDY  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 5527 TEXAS FIRM No. 10106900

**EXHIBIT "B"**  
**PARCEL No. 61 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
- <sub>ℒ</sub>————— SURVEY/ABSTRACT LINE

LINE TABLE		
L-1	N 82°26'16"E	34.65'
L-2	S 62°18'00"E	167.54'
L-3	S 56°08'51"E	42.78'
L-4	S 01°14'06"E	24.44'
L-5	N 56°08'51"W	67.22'
L-6	N 62°18'00"W	184.03'



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 25, 2025  
REVISED: AUGUST 16, 2024  
REVISED: AUGUST 9, 2024  
REVISED: AUGUST 6, 2024



**City of Fort Worth**

200 TEXAS STREET • FORT WORTH, TEXAS 76102

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

PARCEL NO. 61 TCEM	CITY PROJ. NO. 103648-2
20-FOOT WIDE TEMPORARY CONSTRUCTION EASEMENT MIDDLE	
OWNER: WILLMAX FW MULTI-FAMILY, L.P.	
SUBDIVISION: N/A	
SURVEY: J.B. FOSTER SURVEY, ABSTRACT NO. 520	
LOCATION: CITY OF BENBROOK, TARRANT COUNTY, TEXAS	
ACQUISITION AREA: 15,148 SQUARE FEET OR 0.348 ACRES	
WHOLE PROPERTY ACREAGE: 604,970 SQUARE FEET OR 13.888 ACRES (CALCULATED)	
JOB No. PLUM2201.00	DRAWN BY: NTK
DATE: JULY 10, 2024	EXHIBIT B PAGE 2 OF 2
CAD FILE: MARYS CREEK_TCEM_61_R03.DWG	
SCALE: 1" = 150'	



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

Lot: TCEM\_61

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

N 82°26'16"E	34.65'
S 62°18'00"E	167.54'
S 01°14'06"E	527.23'
S 56°08'51"E	42.78'
S 01°14'06"E	24.44'
N 56°08'51"W	67.22'
N 01°14'06"W	525.83'
N 62°18'00"W	184.03'

Closure Error Distance> 0.0104 Error Bearing> S 56°18'42" W  
Closure Precision> 1 in 151714.0 Total Distance> 1573.72

15,148 SQ. FT.  
0.348 ACRES