

**EXHIBIT "A"**

**MARY'S CREEK FORCE MAIN SECTION 2  
VARIABLE WIDTH PERMANENT SANITARY SEWER EASEMENT  
PARCEL NO. 23 PSSE  
THOMAS G. ZACHARY SURVEY, ABSTRACT NO. 1759  
L.B. CRESWELL ABSTRACT NO. 367  
JOHN BURSEY SURVEY, ABSTRACT NO. 128  
CITY OF BENBROOK, TARRANT COUNTY, TEXAS**

Being a Variable Width Permanent Sanitary Sewer Easement situated in the Thomas G. Zachary Survey, Abstract No. 1759, L.B. Creswell Abstract No. 367 and the John Bursey Survey, Abstract No. 128, City of Benbrook, Tarrant County, Texas, and being a portion of a called 328.011 acre tract of land described as Parcel 2 conveyed to Andrews 440 Ranch LP as recorded in Instrument No. D2142823888 of the 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 Type II TXDOT monument with a 3 INCH brass disk found for corner in the northeast line of Block 3 of Monserrat, an addition to the City of Benbrook, Tarrant County, Texas, and the southwest line of West Loop 820, said Type II TXDOT monument with a 3 INCH brass disk being the beginning of a curve to the left having a radius of 5,699.58 feet, a delta of 05 degrees 18 minutes 04 seconds, and whose chord bears North 22 degrees 59 minutes 22 seconds West; a chord distance of 527.42 feet; **THENCE** Northwesterly, with the northwest line of said Block 3, the southwest line of said West Loop 820 and with said curve to the left, an arc distance of 527.61 feet to a calculated point for corner; **THENCE** North 26 degrees 38 minutes 34 seconds West, with the northeast line of said Block 3 and the southwest line of said West Loop 820, a distance of 259.34 feet to a calculated point for the beginning of a curve to the right having a radius of 5,759.58 feet, a delta of 03 degrees 33 minutes 58 seconds, and whose chord bears North 24 degrees 49 minutes 53 seconds West, a chord distance of 358.41; **THENCE** Northwesterly, with northeast line of said Parcel 2, the southwest line of said West Loop 820 and with said curve to the right, passing at an arc distance of 242.34 feet, the southeast corner of said Parcel 2 and the northeast corner of said Block 3, in all, a total arc distance of 358.47 feet; **THENCE** North 23 degrees 02 minutes 06 seconds West, a distance of 223.15 feet to a calculated point for the **POINT OF BEGINNING**, said calculated point being in the north line of a 20' Sanitary Sewer Easement described as Parcel No. 5 granted to the City of Forth Worth as recorded in Volume 4747, Page 326 of the Deed Records of Tarrant County, Texas and the northeast corner of a 20-Foot Wide Permanent Access Easement and having a grid coordinate of N=6,943,662.934 and E=2,279,706.938;

**THENCE** South 87 degrees 44 minutes 50 seconds West, with the north line of said Parcel No. 5 and the north line of said 20-Foot Wide Permanent Access Easement, passing at a distance of 32.10 feet, a calculated point in the southwest line of a Water & Sanitary Sewer Easement described as Parcel No. 1 granted to the City of Fort Worth as recorded in Volume 8113, Page 2034 of the Deed Records of Tarrant County, Texas, in all, distance of 1,648.45 feet to a calculated point for the beginning of a curve to the right, having a radius of 115.00 feet, a delta of 29 degrees 05 minutes 00 seconds and whose chord bears North 77 degrees 42 minutes 40 seconds West, a chord distance of 57.75 feet;

**THENCE** Westerly, with the north line of said Parcel No. 5 and the north line of said 20-Foot Wide Permanent Access Easement and said curve to the right, an arc distance of 59.45 feet to a calculated point for corner;

**THENCE** North 63 degrees 10 minutes 10 seconds West, with the north line of said Parcel No. 5 and the north line of said 20-Foot Wide Permanent Access Easement, passing at a distance of 41.14 feet, a calculated point for the north corner of said 20-Foot Wide Permanent Access Easement, in all, a distance of 62.27 feet to a calculated point for the north corner of a 20-Foot Wide Temporary Construction Easement Middle Part II;

**THENCE** South 45 degrees 00 minutes 36 seconds West, with the west line of said 20-Foot Wide Temporary Construction Easement Middle Part II, passing at a distance of 21.05 feet, a calculated point for corner in the southwest line of said Parcel No. 5, in all, a distance of 61.68 feet to a calculated point for the east corner of a 20-Foot Wide Temporary Construction Easement Middle Part II;

**THENCE** North 72 degrees 23 minutes 44 seconds West, with the northeast line of said 20-Foot Wide Temporary Construction Easement Middle Part II, a distance of 991.36 feet to a calculated point for corner;

**THENCE** South 89 degrees 09 minutes 53 seconds West, a distance of 250.86 feet to a calculated point for corner;

**THENCE** South 64 degrees 02 minutes 50 seconds West, a distance of 43.14 feet to a calculated point for the west corner of said 20-Foot Wide Temporary Construction Easement Middle Part II, said calculated point being in the southwest line of said Parcel 2 and the northeast line of Lot 24, Block 1 of Montrachet, an addition to the City of Fort Worth as recorded in Instrument No. D220089825 of said Official Public Records of Tarrant County, Texas, from which a 5/8 inch iron rod with cap stamped "ANA" found for the west corner of said Lot 24 bears South 24 degrees 50 minutes 19 seconds West, a distance of 877.92 feet;

**THENCE** North 50 degrees 51 minutes 00 seconds West, with the southwest line of said Parcel 2 and the northeast line of said Lot 24, a distance of 70.43 feet to a calculated point for corner in the south line of a 20' Sanitary Sewer Easement described as Parcel No. 1 granted to the City of Fort Worth as recorded in Volume 6460, Page 600 of said Deed Records of Tarrant County, Texas and being the southeast corner of a 20-Foot Wide Temporary Construction Easement Part IIII;

**THENCE** North 55 degrees 29 minutes 50 seconds East, with the south line of said 20' Sanitary Sewer Easement and the south line of said 20-Foot Wide Temporary Construction Easement Part IIII, a distance of 14.52 feet to a calculated point for corner:

**THENCE** North 89 degrees 09 minutes 49 seconds East, with the south line of said 20' Sanitary Sewer Easement, passing at a distance of 111.37 feet, a calculated point for the southeast corner of said 20-Foot Wide Temporary Construction Easement, in all, a distance of 462.43 feet to a calculated point for the southeast corner of said 20' Sanitary Sewer Easement and the southwest corner of said Parcel No. 5;

**THENCE** North 88 degrees 14 minutes 50 seconds East, with the south line of said Parcel No. 5, a distance of 189.92 feet to a calculated point for the beginning of a curve to the right,

having a radius of 115.00 feet, a delta of 29 degrees 37 minutes 15 seconds and whose chord bears South 77 degrees 58 minutes 48 seconds East, a chord distance of 58.79 feet;

**THENCE** Southeasterly, with the south line of said Parcel No. 5 and said curve to the right, an arc distance of 59.45 feet to a calculated point for corner; the most southerly southwest of a Variable Width Temporary Construction Easement Middle, Part I;

**THENCE** South 63 degrees 10 minutes 10 seconds East, with the south line of said Parcel No. 5, a distance of 631.32 feet to a calculated point for the most southerly southwest corner of a Variable Width Temporary Construction Easement Middle, Part I;

**THENCE** North 45 degrees 00 minutes 36 seconds East, passing at a distance of 21.05 feet, a calculated point for corner in the southwest line of said Parcel No. 5, in all, distance of 57.88 to a calculated point for an interior corner if said Variable Width Temporary Construction Easement Middle, Part I;

**THENCE** South 63 degrees 10 minutes 52 seconds East, with the south line of said Variable Width Temporary Construction Easement Middle, Part I, a distance of 87.62 to a calculated point for the beginning of a curve to the left having a radius of 80.00 feet, a delta of 29 degrees 05 minutes 00 seconds and whose chord bears South 77 degrees 42 minutes 27 seconds East, a chord distance of 40.17 feet;

**THENCE** Southeasterly, with the south line of said Variable Width Temporary Construction Easement Middle, Part I and with said curve to the left, an arc distance of 40.61 feet to a calculated point for corner;

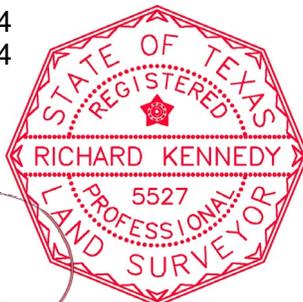
**THENCE** North 87 degrees 44 minutes 50 seconds East, with the south line of said Variable Width Temporary Construction Easement Middle, Part I, passing at a distance of 1,603.05 feet, a calculated point for corner in the southwest line of said Parcel No. 1, a distance of 1,635.16 feet to a calculated point for the east corner of said Variable Width Temporary Construction Easement Middle, Part I, said calculated point being in the northeast line of said Parcel 2 and the southwest line of said West Loop 820

**THENCE** South 23 degrees 02 minutes 06 seconds East, with the northeast line of said Parcel 2, the southwest line of said West Loop 820 and the northeast line of said Parcel No. 1, a distance of 37.44 feet to the **POINT OF BEGINNING**, and containing 3.855 acres or 167,945 square feet of land, more or less of which 1,861 square feet lies within the limits of said Parcel No. 1 and said Parcel No. 5, leaving a net area of 166,084 square feet or 3.812 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: August 12, 2024  
Revised: September 17, 2024  
Revised: September 20, 2024

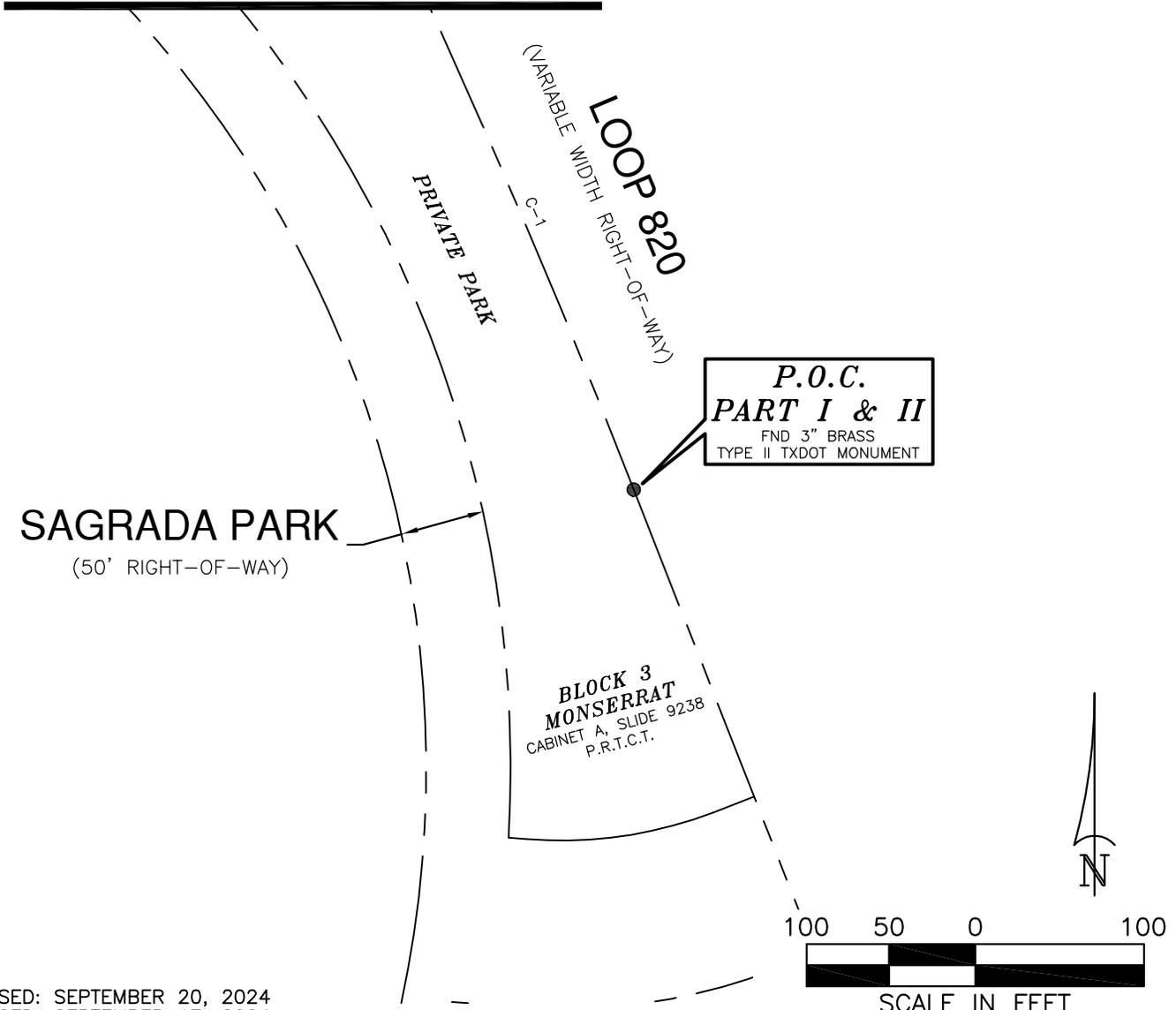


*Richard Kennedy*

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

**EXHIBIT "B"**  
**PARCEL No. 23 PSSE**

**MATCHLINE**



REVISED: SEPTEMBER 20, 2024  
 REVISED: SEPTEMBER 17, 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. 23 PSSE	CITY PROJ. NO. 103648-2
VARIABLE WIDTH PERMANENT SANITARY SEWER EASEMENT	
OWNER: ANDREWS 440 RANCH LP	
SURVEY: JOHN BURSEY SURVEY, ABSTRACT NO. 128	
SURVEY: THOMAS G. ZACHARY SURVEY, ABSTRACT NO. 1759 & L.B. CRESWELL ABSTRACT NO. 367	
LOCATION: CITY OF BENBROOK, TARRANT COUNTY, TEXAS	
ACQUISITION AREA: 166,084 SQ. FT. OR 3.812 ACRES (NET AREA)	
WHOLE PROPERTY ACREAGE: CALLED 328.011 ACRES (PER DEED)	

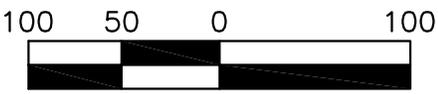
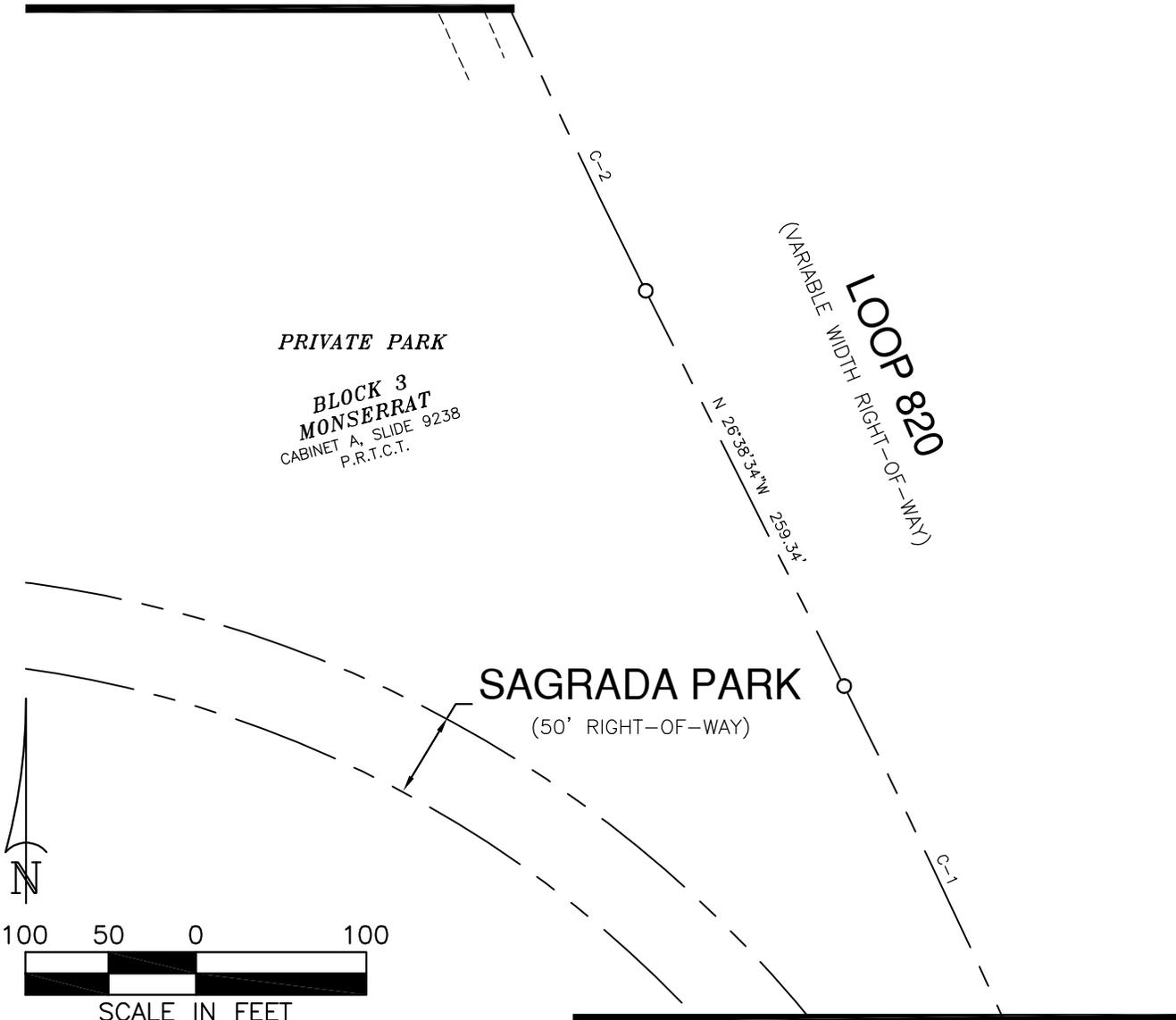
JOB No. PLUM2201.00	DRAWN BY: NTK	CAD FILE: MARYS CREEK_PSSE_23.DWG
DATE: AUGUST 12, 2024	EXHIBIT B PAGE 1 OF 8	SCALE: 1" = 100'



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

**EXHIBIT "B"**  
**PARCEL No. 23 PSSE**

**MATCHLINE**



SCALE IN FEET

REVISED: SEPTEMBER 20, 2024  
 REVISED: SEPTEMBER 17, 2024

**MATCHLINE**



**City of Fort Worth**

200 TEXAS STREET • FORT WORTH, TEXAS 76102

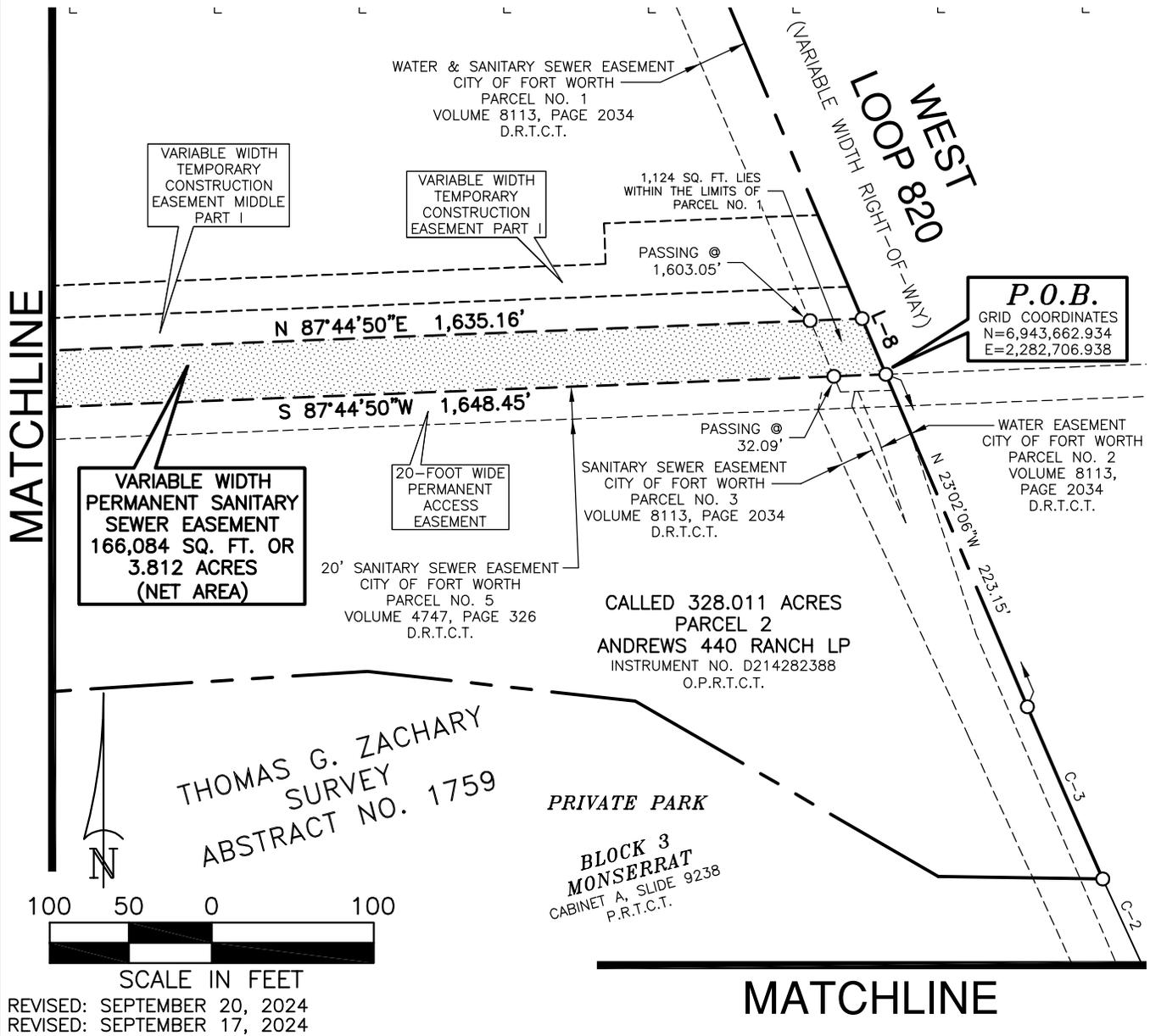
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**WALNUT CREEK LIFT STATION TO CONFLUENCE LIFT STATION**

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**EXHIBIT "B"**  
**PARCEL No. 23 PSSE**



THOMAS G. ZACHARY  
SURVEY  
ABSTRACT NO. 1759

PRIVATE PARK  
BLOCK 3  
MONSERRAT  
CABINET A, SLIDE 9238  
P.R.T.C.T.



SCALE IN FEET

REVISED: SEPTEMBER 20, 2024  
REVISED: SEPTEMBER 17, 2024

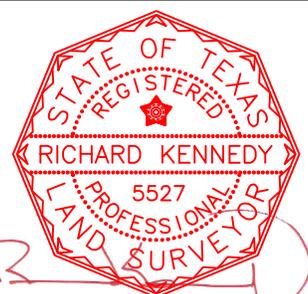


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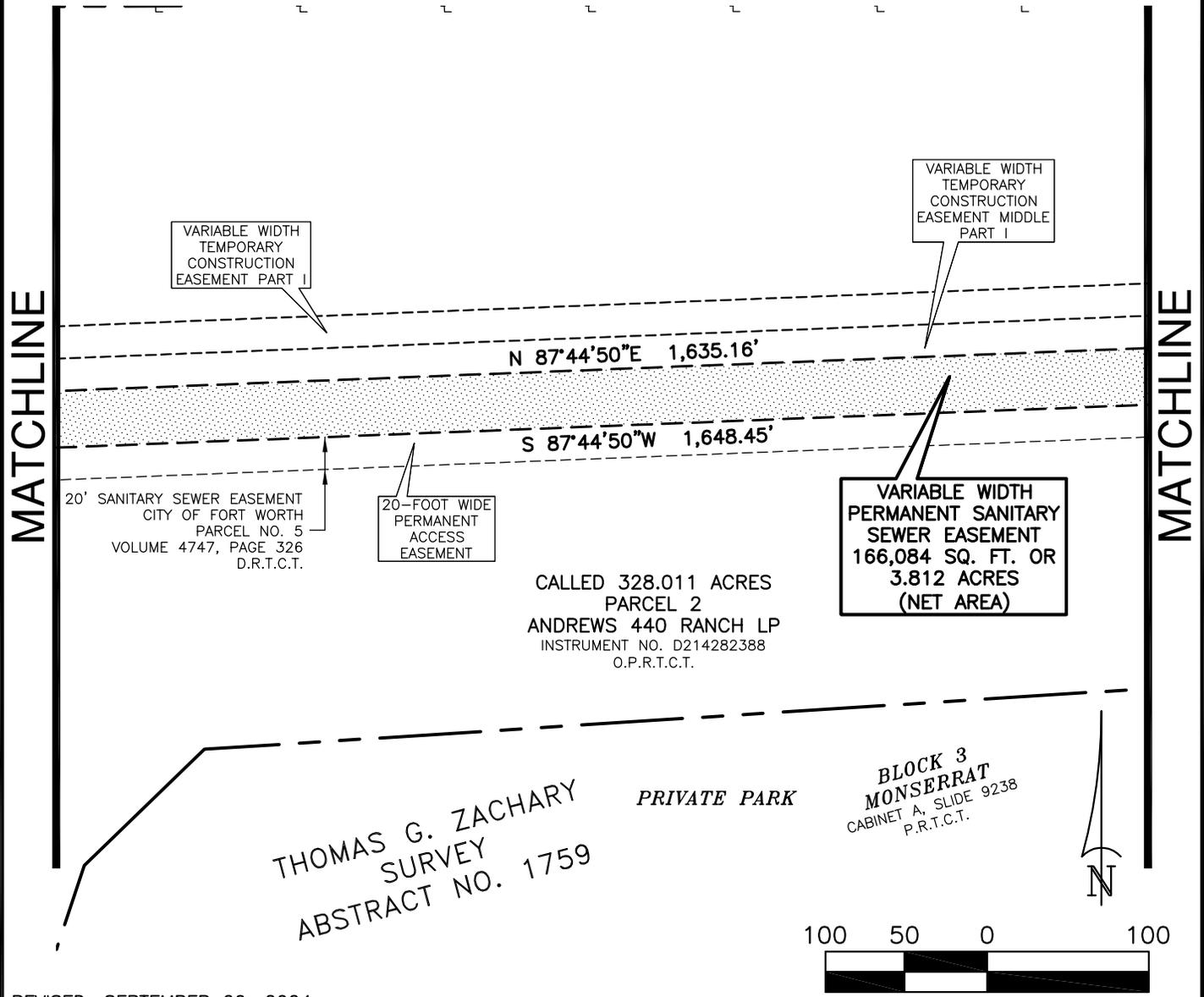
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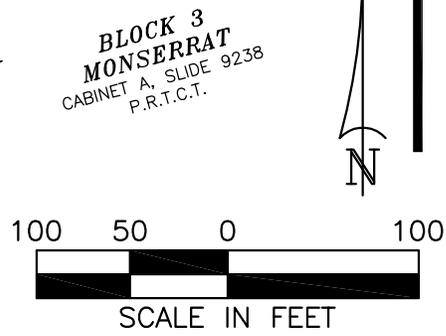


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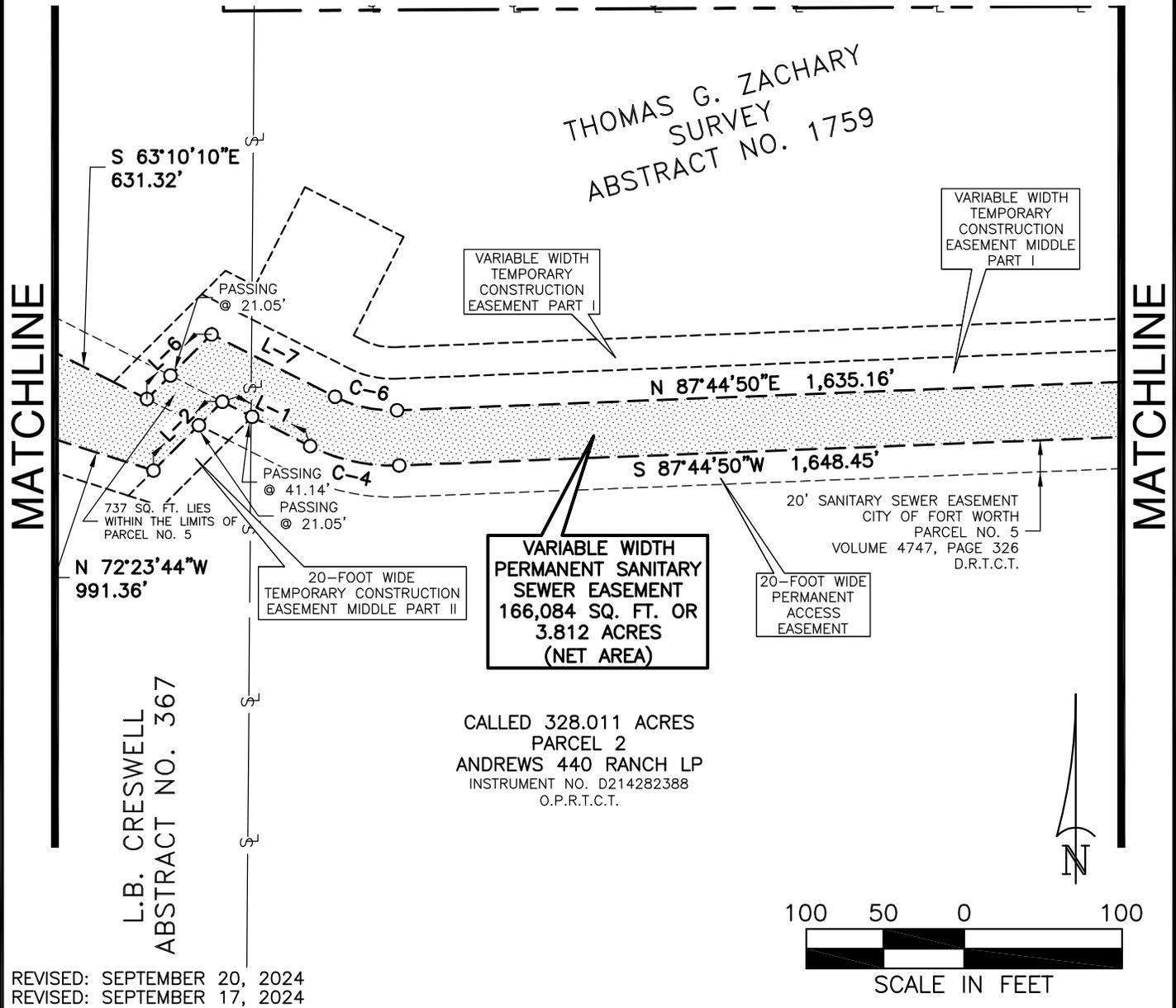
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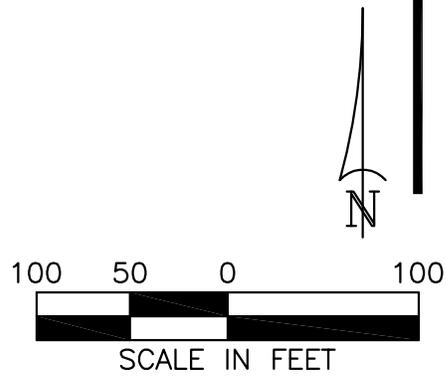
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DATE: AUGUST 12, 2024	EXHIBIT B PAGE 4 OF 8	SCALE: 1" = 100'

**EXHIBIT "B"**  
**PARCEL No. 23 PSSE**



REVISED: SEPTEMBER 20, 2024  
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**RICHARD KENNEDY**  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 NO. 5527 TEXAS FIRM No. 10106900

**EXHIBIT "B"**  
**PARCEL No. 23 PSSE**

L.B. CRESWELL  
 ABSTRACT NO. 367

MATCHLINE

MATCHLINE

N 88°14'50"E  
 189.92'

C-5

S 63°10'10"E

20' SANITARY SEWER EASEMENT  
 CITY OF FORT WORTH  
 PARCEL NO. 5  
 VOLUME 4747, PAGE 326  
 D.R.T.C.T.

N 72°23'44"W

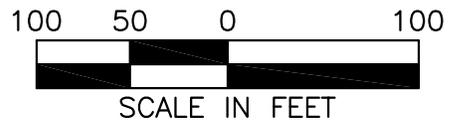
631.32'

20-FOOT WIDE  
 TEMPORARY CONSTRUCTION  
 EASEMENT MIDDLE PART II

991.36'

CALLED 328.011 ACRES  
 PARCEL 2  
 ANDREWS 440 RANCH LP  
 INSTRUMENT NO. D214282388  
 O.P.R.T.C.T.

VARIABLE WIDTH  
 PERMANENT SANITARY  
 SEWER EASEMENT  
 166,084 SQ. FT. OR  
 3.812 ACRES  
 (NET AREA)



REVISED: SEPTEMBER 20, 2024  
 REVISED: SEPTEMBER 17, 2024

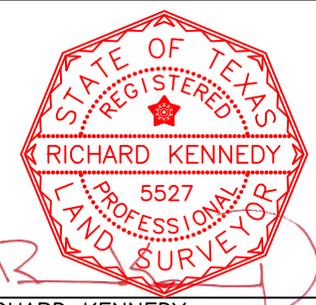


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JOHN BURSEY SURVEY  
 ABSTRACT NO. 128

20' SANITARY SEWER EASEMENT  
 CITY OF FORT WORTH  
 PARCEL NO. 5  
 VOLUME 4747, PAGE 326  
 D.R.T.C.T.

20' SANITARY SEWER EASEMENT  
 CITY OF FORT WORTH  
 PARCEL NO. 1  
 VOLUME 6460, PAGE 600  
 D.R.T.C.T.

PASSING @ 111.37'

N 88°14'50"E  
 189.92'

20-FOOT WIDE  
 TEMPORARY CONSTRUCTION  
 EASEMENT PART III

LOT 25

N 89°09'49"E 462.43'

S 89°09'53"W 250.86'

N 72°23'44"W 991.36'

S 24°50'19"W 877.92'

LOT 24

BLOCK 1  
 MONTRACHET  
 INSTRUMENT NO. D220089825  
 O.P.R.T.C.T.

VARIABLE WIDTH  
 TEMPORARY  
 CONSTRUCTION  
 EASEMENT PART III

VARIABLE WIDTH  
 PERMANENT SANITARY  
 SEWER EASEMENT  
 166,084 SQ. FT. OR  
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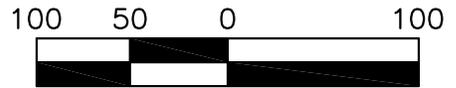
FND 5/8"IR W/CAP  
 STAMPED "ANA"

LOT 23

20-FOOT WIDE  
 TEMPORARY CONSTRUCTION  
 EASEMENT MIDDLE PART II

L.B. CRESWELL  
 ABSTRACT NO. 367

ESPRIT AVENUE  
 (50' RIGHT-OF-WAY)



SCALE IN FEET

MATCHLINE

REVISED: SEPTEMBER 20, 2024  
 REVISED: SEPTEMBER 17, 2024



**City of Fort Worth**

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LOCATION: CITY OF BENBROOK, TARRANT COUNTY, TEXAS		
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JOB No. PLUM2201.00	DRAWN BY: NTK	CAD FILE: MARYS_CREEK_PSSE_23.DWG
DATE: AUGUST 12, 2024	EXHIBIT B PAGE 7 OF 8	SCALE: 1" = 100'



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

# EXHIBIT "B"

## PARCEL No. 23 PSSE

### LEGEND

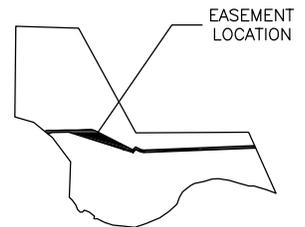
- ⊗ 5/8" CAPPED IRON ROD STAMPED  
"GORRONDONA & ASSOCIATES"
- FND MONUMENTATION (SIZE AND TYPE NOTED)
- CALCULATED POINT
- PROPERTY/RIGHT-OF-WAY LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- SURVEY/ABSTRACT LINE

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N 63°10'10"W	62.27'
L-2	S 45°00'36"W	61.68'
L-3	S 64°02'50"W	43.14'
L-4	N 50°51'00"W	70.43'
L-5	N 55°29'50"E	14.52'
L-6	N 45°00'36"E	57.88'
L-7	S 63°10'52"E	87.62'
L-8	S 23°02'06"E	37.44'

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	ARC
C-1	5,699.58'	05°18'14"	N 23°59'22"W	527.42'	527.61'
C-2	5,759.58'	02°24'39"	S 25°25'09"E	242.32'	242.34'
C-3	5,759.58'	01°09'19"	S 23°36'17"E	116.13'	116.13'
C-4	115.00'	29°05'00"	N 77°42'40"W	57.75'	58.37'
C-5	115.00'	29°37'15"	S 77°58'48"E	58.79'	59.45'
C-6	80.00'	29°05'00"	S 77°42'27"E	40.17'	40.61'

**NOTES:**

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



SUBJECT TRACT &  
LOCATION OF EASEMENT

REVISED: SEPTEMBER 20, 2024  
REVISED: SEPTEMBER 17, 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. 23 PSSE		CITY PROJ. NO. 103648-2
VARIABLE WIDTH PERMANENT SANITARY SEWER EASEMENT		
OWNER: ANDREWS 440 RANCH LP		
SURVEY: JOHN BURSEY SURVEY, ABSTRACT NO. 128		
SURVEY: THOMAS G. ZACHARY SURVEY, ABSTRACT NO. 1759 & L.B. CRESWELL ABSTRACT NO. 367		
LOCATION: CITY OF BENBROOK, TARRANT COUNTY, TEXAS		
ACQUISITION AREA: 166,084 SQ. FT. OR 3.812 ACRES (NET AREA)		
WHOLE PROPERTY ACREAGE: 309,324 SQUARE FEET OR CALLED 328.011 ACRES (PER DEED)		
JOB No. PLUM2201.00	DRAWN BY: NTK	CAD FILE: MARYS CREEK_PSSE_23.DWG
DATE: AUGUST 12, 2024	EXHIBIT B PAGE 8 OF 8	SCALE: 1" = 100'



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

## Lot Report

Lot File: \\gaines04\Active\Production04\PLUM2201.00 - CoFW Mary's Creek\SURVEY\CAD\LOT\MARYS  
CREEK\_TCE\_23\_PT1-3.lot

Lot: 23\_PSSE

Bearing	Distance	Radius	Delta	Chord	Ang	Chord Length
---------	----------	--------	-------	-------	-----	--------------

S 87°44'50" W 1648.45

N 77°42'40" W 57.75 115.00 29°05'00" N 77°42'40" W 57.75 58.37

N 63°10'10" W 62.27

S 45°00'36" W 61.68

N 72°23'44" W 991.36

S 89°09'53" W 250.86

S 64°02'50" W 43.14

N 50°51'00" W 70.43

N 55°29'50" E 14.52

N 89°09'49" E 462.43

N 88°14'50" E 189.92

S 77°58'48" E 58.79 115.00 29°37'15" S 77°58'48" E 58.79 59.45

S 63°10'10" E 631.32

N 45°00'36" E 57.88

S 63°10'52" E 87.62

S 77°42'27" E 40.17 80.00 29°05'00" S 77°42'27" E 40.17 40.61

N 87°44'50" E 1635.16

S 23°02'06" E 37.44

Closure Error Distance> 0.0053 Error Bearing> S 60°35'51" E

Closure Precision> 1 in 1213106.3 Total Distance> 6402.91

167,945 SQ. FT.

3.855 ACRES

**EXHIBIT "A"**

**MARY'S CREEK FORCE MAIN SECTION 2  
20-FOOT WIDE PERMANENT ACCESS EASEMENT  
PARCEL NO. 23 PAE  
THOMAS G. ZACHARY SURVEY, ABSTRACT NO. 1759  
L.B. CRESWELL ABSTRACT NO. 367  
JOHN BURSEY SURVEY, ABSTRACT NO. 128  
CITY OF BENBROOK, TARRANT COUNTY, TEXAS**

Being a 20-Foot Wide Permanent Access Easement situated in the Thomas G. Zachary Survey, Abstract No. 1759, L.B. Creswell Abstract No. 367 and the John Bursey Survey, Abstract No. 128, City of Benbrook, Tarrant County, Texas, and being a portion of a called 328.011 acre tract of land described as Parcel 2 conveyed to Andrews 440 Ranch LP as recorded in Instrument No. D2142823888 of the 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 Type II TXDOT monument with a 3 inch brass disk found for corner in the northeast line of Block 3 of Monserrat, an addition to the City of Benbrook, Tarrant County, Texas, and the southwest line of West Loop 820, said Type II TXDOT monument with a 3 inch brass disk being the beginning of a curve to the left having a radius of 5,699.58 feet, a delta of 05 degrees 18 minutes 04 seconds, and whose chord bears North 22 degrees 59 minutes 22 seconds West; a chord distance of 527.42 feet; **THENCE** Northwesterly, with the northwest line of said Block 3, the southwest line of said West Loop 820 and with said curve to the left, an arc distance of 527.61 feet to a calculated point for corner; **THENCE** North 26 degrees 38 minutes 34 seconds West, with the northeast line of said Block 3 and the southwest line of said West Loop 820, a distance of 259.34 feet to a calculated point for the beginning of a curve to the right having a radius of 5,759.58 feet, a delta of 03 degrees 33 minutes 58 seconds, and whose chord bears North 24 degrees 49 minutes 53 seconds West, a chord distance of 358.41; **THENCE** Northwesterly, with northeast line of said Parcel 2, the southwest line of said West Loop 820 and with said curve to the right, passing at an arc distance of 242.34 feet, the southeast corner of said Parcel 2 and the northeast corner of said Block 3, in all, a total arc distance of 358.47 feet; **THENCE** North 23 degrees 02 minutes 06 seconds West, a distance of 201.76 feet to a calculated point for the **POINT OF BEGINNING**, said calculated point being in the south line of a 20' Sanitary Sewer Easement described as Parcel No. 5 granted to the City of Forth Worth as recorded in Volume 4747, Page 326 of the Deed Records of Tarrant County, Texas and the northeast corner of a 20-Foot Wide Permanent Access Easement and having a grid coordinate of N=6,943,643.250 and E=2,282,715.313;

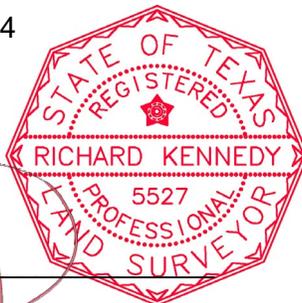
**THENCE** South 87 degrees 44 minutes 50 seconds West, with the south line of said Parcel No. 5, passing at a distance of 21.39 feet, a calculated point in the west line of a Water Easement described as Parcel No. 2 granted to the City of Fort Worth as recorded in Volume 8113, Page 2034 of the Deed Records of Tarrant County, Texas, passing at a distance of 28.73 feet, a calculated point for corner in the east line of a Sanitary Sewer Easement described as Parcel No. 3 of said Volume 8113, Page 2034 of the Deed Records of Tarrant County, Texas, passing at a distance of 50.18 feet, a calculated point for corner in the west line of said Parcel No. 3, in all, distance of 1,656.04 feet to a calculated point for the beginning of a curve to the right, having a radius of 135.00 feet, a delta of 29 degrees 05 minutes 00 seconds and whose chord bears North 77 degrees 42 minutes 40 seconds West, a chord distance of 67.79 feet;

- THENCE** Westerly, with the south line of said Parcel No. 5 and said curve to the right, an arc distance of 68.53 feet to a calculated point for corner;
- THENCE** North 63 degrees 10 minutes 10 seconds West, with the south line of said Parcel No. 5, a distance of 47.73 feet to a calculated point for corner in the southeast line of a 20-Foot Wide Temporary Construction Easement Middle Part II;
- THENCE** North 45 degrees 03 minutes 07 seconds West, with the southeast line of said 20-Foot Wide Temporary Construction Easement Middle Part II, a distance of 21.06 feet to a calculated point for the east corner of said 20-Foot Wide Temporary Construction Easement Middle Part II;
- THENCE** South 63 degrees 10 minutes 10 seconds East, with the north line of said 20' Sanitary Sewer Easement and the south line of a Variable Width Permanent Sanitary Sewer Easement, a distance of 41.14 feet to a calculated point for the beginning of a curve to the left, having a radius of 115.00 feet, a delta of 29 degrees 05 minutes 00 seconds and whose chord bears South 77 degrees 42 minutes 40 seconds East, a chord distance of 57.75 feet;
- THENCE** Southeasterly, with the north line of said Parcel No. 5, the south line of said Variable Width Permanent Sanitary Sewer Easement and said curve to the left, an arc distance of 58.37 feet to a calculated point for corner;
- THENCE** North 87 degrees 44 minutes 50 seconds East, with the north line of said Parcel No. 5 and the south line of said Variable Width Permanent Sanitary Sewer Easement, passing at a distance of 1,616.35 feet, a calculated point for corner in the southwest line of a Water & Sanitary Sewer Easement described as Parcel No. 1 of said Volume 8113, Page 2034 of the Deed Records of Tarrant County, Texas, in all, a distance of 1,648.45 feet to a calculated point for corner in the northeast line of said Parcel 1 and the southwest line of said West Loop 820;
- THENCE** South 23 degrees 02 minutes 06 seconds East, with the northeast line of said Parcel 2, the southwest line of said West Loop 820 and the northeast line of said Parcel No. 1, a distance of 21.39 feet to the **POINT OF BEGINNING**, and containing 0.808 acres or 35,203 square feet of land, more or less, of which 35,203 square feet lies within the limits of said Parcel No. 1, said Parcel No. 2, said Parcel No. 3 and said Parcel No. 5, leaving a net area of 0 square feet or 0.000 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: September 18, 2024  
Revised: September 20, 2024



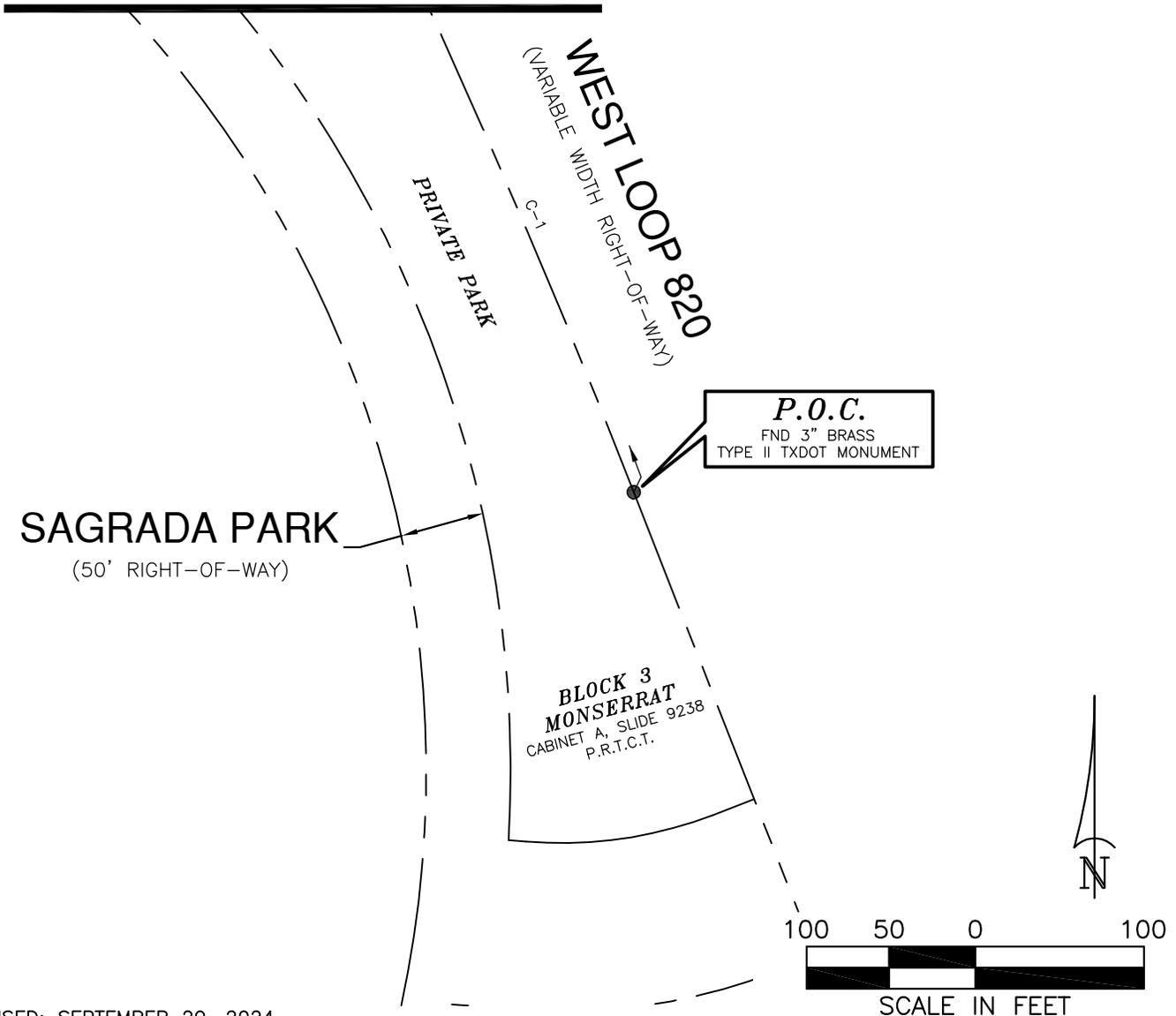
*Richard Kennedy*

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

# EXHIBIT "B"

PARCEL No. 23 PAE

## MATCHLINE PG. 2



REVISED: SEPTEMBER 20, 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. 23 PAE	CITY PROJ. NO. 103648-2	
20-FOOT WIDE PERMANENT ACCESS EASEMENT		
OWNER: ANDREWS 440 RANCH LP		
SURVEY: JOHN BURSEY SURVEY, ABSTRACT NO. 128		
SURVEY: THOMAS G. ZACHARY SURVEY, ABSTRACT NO. 1759 & L.B. CRESWELL ABSTRACT NO. 367		
LOCATION: CITY OF BENBROOK, TARRANT COUNTY, TEXAS		
ACQUISITION AREA: N/A		
WHOLE PROPERTY ACREAGE: CALLED 328.011 ACRES (PER DEED)		
JOB No. PLUM2201.00	DRAWN BY: NTK	CAD FILE: MARYS CREEK_PAE_23.DWG
DATE: SEPTEMBER 18, 2024	EXHIBIT B PAGE 1 OF 6	SCALE: 1" = 100'



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

MATCHLINE  
PG. 3

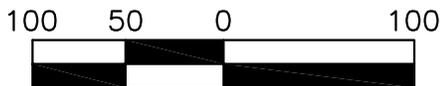
**EXHIBIT "B"**  
PARCEL No. 23 PAE

PRIVATE PARK

BLOCK 3  
MONSERRAT  
CABINET A, SLIDE 9238  
P.R.T.C.T.

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

SAGRADA PARK  
(50' RIGHT-OF-WAY)



SCALE IN FEET

REVISED: SEPTEMBER 20, 2024

MATCHLINE PG. 1

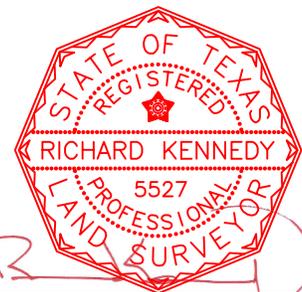


**City of Fort Worth**

200 TEXAS STREET • FORT WORTH, TEXAS 76102

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

PARCEL NO. 23 PAE	CITY PROJ. NO. 103648-2
20-FOOT WIDE PERMANENT ACCESS EASEMENT	
OWNER: ANDREWS 440 RANCH LP	
SURVEY: JOHN BURSEY SURVEY, ABSTRACT NO. 128	
SURVEY: THOMAS G. ZACHARY SURVEY, ABSTRACT NO. 1759 & L.B. CRESWELL ABSTRACT NO. 367	
LOCATION: CITY OF BENBROOK, TARRANT COUNTY, TEXAS	
ACQUISITION AREA: N/A	
WHOLE PROPERTY ACREAGE: CALLED 328.011 ACRES (PER DEED)	

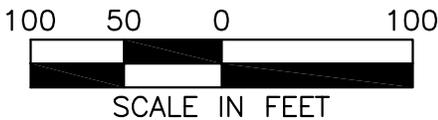
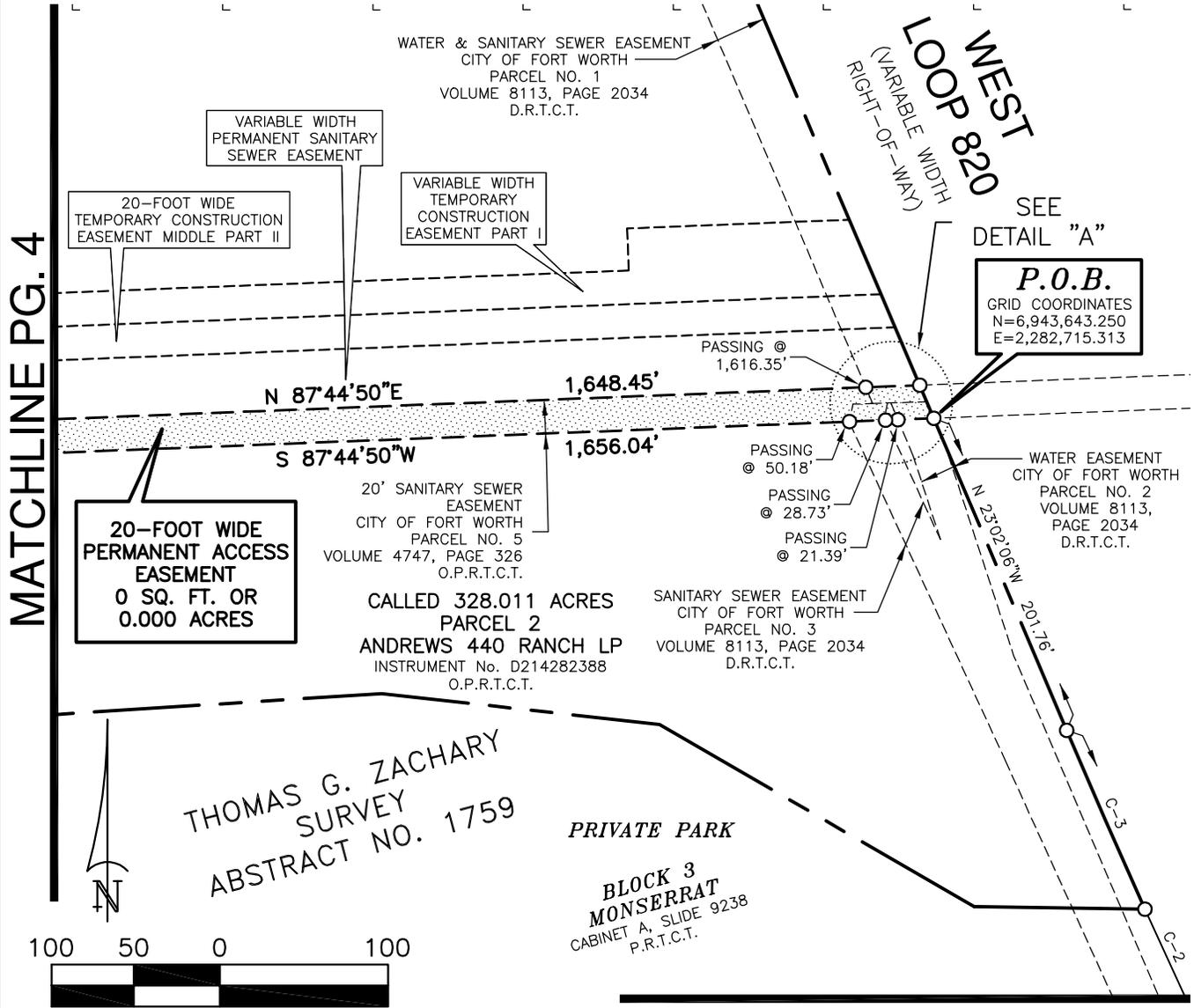


RICHARD KENNEDY  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 5527 TEXAS FIRM No. 10106900

JOB No. PLUM2201.00	DRAWN BY: NTK	CAD FILE: MARYS CREEK_PAE_23.DWG
DATE: SEPTEMBER 18, 2024	EXHIBIT B PAGE 2 OF 6	SCALE: 1" = 100'

# EXHIBIT "B"

PARCEL No. 23 PAE



REVISED: SEPTEMBER 20, 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. 23 PAE	CITY PROJ. NO. 103648-2	
20-FOOT WIDE PERMANENT ACCESS EASEMENT		
OWNER: ANDREWS 440 RANCH LP		
SURVEY: JOHN BURSEY SURVEY, ABSTRACT NO. 128		
SURVEY: THOMAS G. ZACHARY SURVEY, ABSTRACT NO. 1759 & L.B. CRESWELL ABSTRACT NO. 367		
LOCATION: CITY OF BENBROOK, TARRANT COUNTY, TEXAS		
ACQUISITION AREA: N/A		
WHOLE PROPERTY ACREAGE: CALLED 328.011 ACRES (PER DEED)		
JOB No. PLUM2201.00	DRAWN BY: NTK	CAD FILE: MARYS CREEK_PAE_23.DWG
DATE: SEPTEMBER 18, 2024	EXHIBIT B PAGE 3 OF 6	SCALE: 1" = 100'



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

# EXHIBIT "B"

PARCEL No. 23 PAE

THOMAS G. ZACHARY  
SURVEY  
ABSTRACT NO. 1759

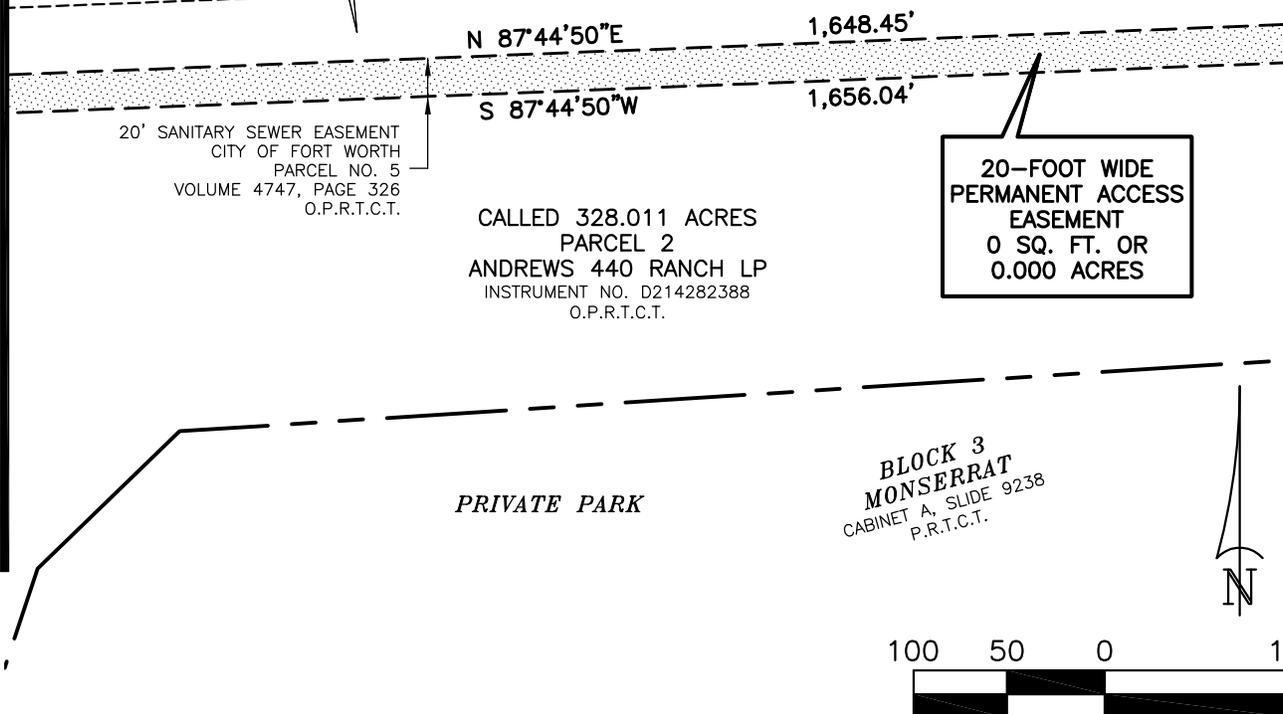
MATCHLINE PG. 5

MATCHLINE PG. 3

VARIABLE WIDTH  
TEMPORARY  
CONSTRUCTION  
EASEMENT PART I

VARIABLE WIDTH  
PERMANENT SANITARY  
SEWER EASEMENT

20-FOOT WIDE  
TEMPORARY CONSTRUCTION  
EASEMENT MIDDLE PART II



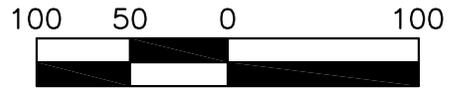
20' SANITARY SEWER EASEMENT  
CITY OF FORT WORTH  
PARCEL NO. 5  
VOLUME 4747, PAGE 326  
O.P.R.T.C.T.

CALLED 328.011 ACRES  
PARCEL 2  
ANDREWS 440 RANCH LP  
INSTRUMENT NO. D214282388  
O.P.R.T.C.T.

20-FOOT WIDE  
PERMANENT ACCESS  
EASEMENT  
0 SQ. FT. OR  
0.000 ACRES

PRIVATE PARK

BLOCK 3  
MONSERRAT  
CABINET A, SLIDE 9238  
P.R.T.C.T.



SCALE IN FEET

REVISED: SEPTEMBER 20, 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. 23 PAE	CITY PROJ. NO. 103648-2	
20-FOOT WIDE PERMANENT ACCESS EASEMENT		
OWNER: ANDREWS 440 RANCH LP		
SURVEY: JOHN BURSEY SURVEY, ABSTRACT NO. 128		
SURVEY: THOMAS G. ZACHARY SURVEY, ABSTRACT NO. 1759 & L.B. CRESWELL ABSTRACT NO. 367		
LOCATION: CITY OF BENBROOK, TARRANT COUNTY, TEXAS		
ACQUISITION AREA: N/A		
WHOLE PROPERTY ACREAGE: CALLED 328.011 ACRES (PER DEED)		
JOB No. PLUM2201.00	DRAWN BY: NTK	CAD FILE: MARYS CREEK_PAE_23.DWG
DATE: SEPTEMBER 18, 2024	EXHIBIT B PAGE 4 OF 6	SCALE: 1" = 100'

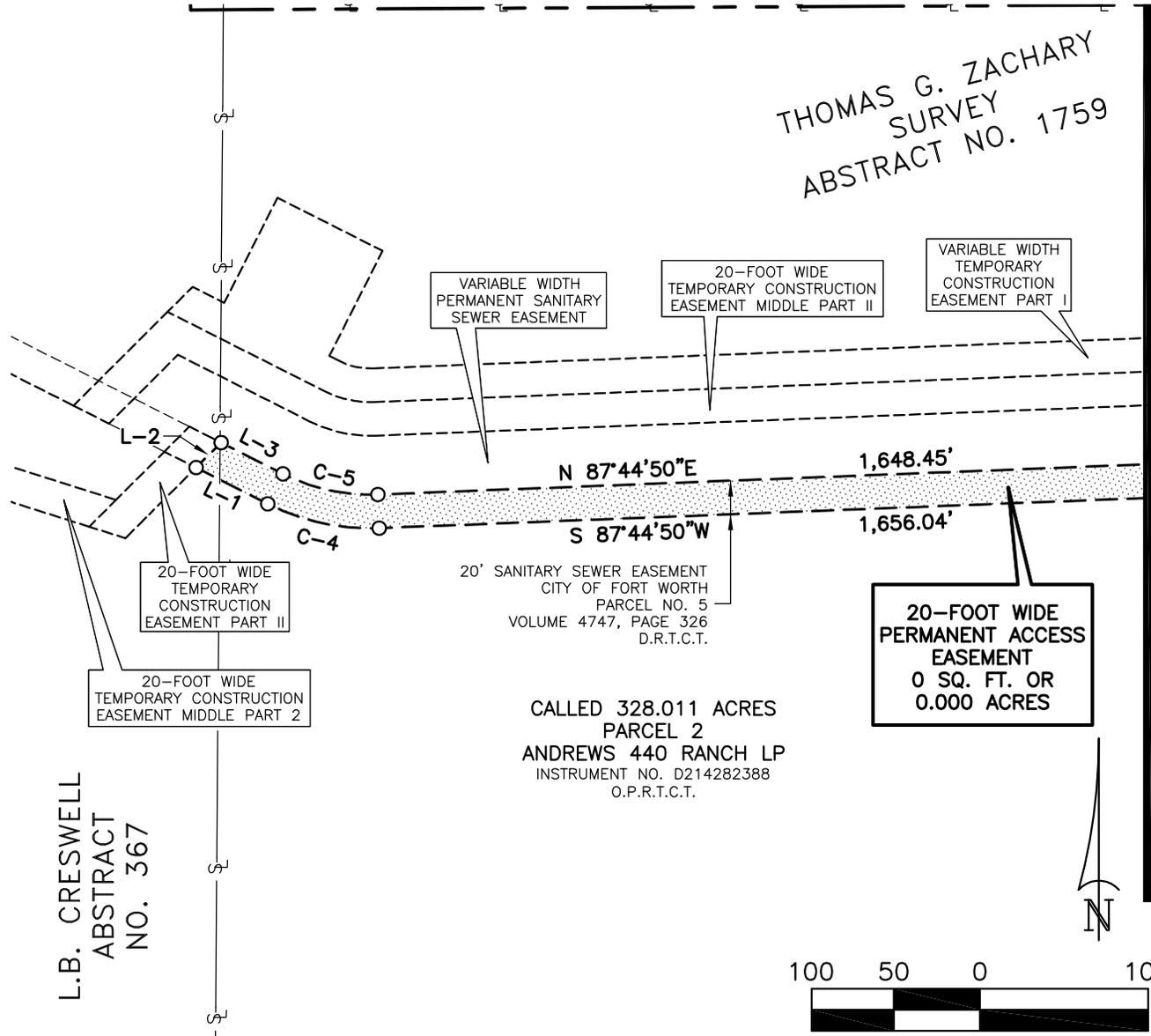


RICHARD KENNEDY  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 5527 TEXAS FIRM No. 10106900

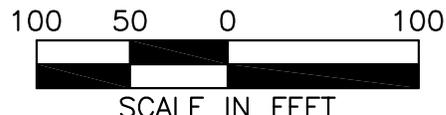
**EXHIBIT "B"**  
**PARCEL No. 23 PAE**

THOMAS G. ZACHARY  
 SURVEY  
 ABSTRACT NO. 1759

MATCHLINE PG. 4



L.B. CRESWELL  
 ABSTRACT  
 NO. 367



REVISED: SEPTEMBER 20, 2024

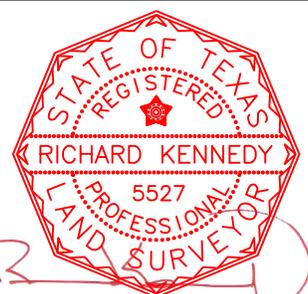


**City of Fort Worth**

200 TEXAS STREET • FORT WORTH, TEXAS 76102

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

PARCEL NO. 23 PAE	CITY PROJ. NO. 103648-2	
20-FOOT WIDE PERMANENT ACCESS EASEMENT		
OWNER: ANDREWS 440 RANCH LP		
SURVEY: JOHN BURSEY SURVEY, ABSTRACT NO. 128		
SURVEY: THOMAS G. ZACHARY SURVEY, ABSTRACT NO. 1759 & L.B. CRESWELL ABSTRACT NO. 367		
LOCATION: CITY OF BENBROOK, TARRANT COUNTY, TEXAS		
ACQUISITION AREA: N/A		
WHOLE PROPERTY ACREAGE: CALLED 328.011 ACRES (PER DEED)		
JOB No. PLUM2201.00	DRAWN BY: NTK	CAD FILE: MARYS CREEK_PAE_23.DWG
DATE: SEPTEMBER 18, 2024	EXHIBIT B PAGE 5 OF 6	SCALE: 1" = 100'



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

# EXHIBIT "B"

## PARCEL No. 23 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

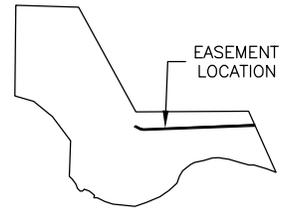
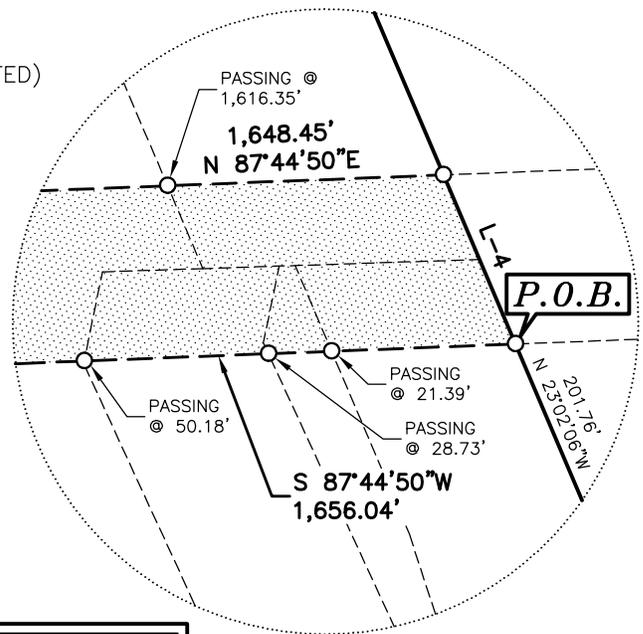
LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N 63°10'10"W	47.73'
L-2	N 45°03'07"E	21.06'
L-3	S 63°10'10"E	41.14'
L-4	S 23°02'06"E	21.39'

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	ARC
C-1	5,699.58'	05°18'14"	N 23°59'22"W	527.42'	527.61'
C-2	5,759.58'	02°24'39"	S 25°25'09"E	242.32'	242.34'
C-3	5,759.58'	01°09'19"	S 23°36'17"E	116.13'	116.13'
C-4	135.00'	29°05'00"	N 77°42'40"W	67.79'	68.53'
C-5	115.00'	29°05'00"	S 77°42'40"E	57.75'	58.37'

**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.

DETAIL "A"  
NOT TO SCALE



SUBJECT TRACT &  
LOCATION OF EASEMENT

REVISED: SEPTEMBER 20, 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

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20-FOOT WIDE PERMANENT ACCESS EASEMENT		
OWNER: ANDREWS 440 RANCH LP		
SURVEY: JOHN BURSEY SURVEY, ABSTRACT NO. 128		
SURVEY: THOMAS G. ZACHARY SURVEY, ABSTRACT NO. 1759 & L.B. CRESWELL ABSTRACT NO. 367		
LOCATION: CITY OF BENBROOK, TARRANT COUNTY, TEXAS		
ACQUISITION AREA: N/A		
WHOLE PROPERTY ACREAGE: CALLED 328.011 ACRES (PER DEED)		
JOB No. PLUM2201.00	DRAWN BY: NTK	CAD FILE: MARYS CREEK_PAE_23.DWG
DATE: SEPTEMBER 18, 2024	EXHIBIT B PAGE 6 OF 6	SCALE: N/A

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

Lot File: \\gaines04\Active\Production04\PLUM2201.00 - CoFW Mary's Creek\SURVEY\CAD\LOT\MARYS CREEK\_TCE\_23\_PT1-3.lot

Lot: 23\_PAE

Bearing	Distance	Radius	Delta	Chord	Ang	Length
S 87°44'50"	W 1656.04					
N 77°42'40"	W 67.79	135.00	29°05'00"	N 77°42'40"	W 68.53	
N 63°10'10"	W 47.73					
N 45°03'07"	E 21.06					
S 63°10'10"	E 41.14					
S 77°42'40"	E 57.75	115.00	29°05'00"	S 77°42'40"	E 58.37	
N 87°44'50"	E 1648.45					
S 23°02'06"	E 21.39					

Closure Error Distance> 0.0067 Error Bearing> S 02°28'04" W

Closure Precision> 1 in 534066.1 Total Distance> 3562.70

35203 SQ. FT.

0.808 ACRES

Bearing Distance Radius Delta Chord Ang Length

**EXHIBIT "A"**

**MARY'S CREEK FORCE MAIN SECTION 2  
VARIABLE WIDTH & 20-FOOT WIDE TEMPORARY CONSTRUCTION EASEMENT  
PARCEL NO. 23 TCE PART I, PART II, PART III, & PART IIII  
THOMAS G. ZACHARY SURVEY, ABSTRACT NO. 1759  
L.B. CRESWELL ABSTRACT NO. 367  
JOHN BURSEY SURVEY, ABSTRACT NO. 128  
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS**

Being a Variable Width Temporary Construction Easement situated in the Thomas G. Zachary Survey, Abstract No. 1759, L.B. Creswell Abstract No. 367 and the John Bursey Survey, Abstract No. 128, City of Fort Worth, Tarrant County, Texas, and being a portion of a called 328.011 acre tract of land described as Parcel 2 conveyed to Andrews 440 Ranch LP as recorded in Instrument No. D2142823888 of the Official Public Records of Tarrant County, Texas, said Variable Width Temporary Construction Easement being more particularly described by metes and bounds as follows:

**PART I**

**COMMENCING** at a Type II TXDOT monument with a 3 inch brass disk found for corner in the northeast line of Block 3 of Monserrat, an addition to the City of Fort Worth, Tarrant County, Texas, and the southwest line of West Loop 820, said Type II TXDOT monument with a 3 inch brass disk being the beginning of a curve to the left having a radius of 5,699.58 feet, a delta of 05 degrees 18 minutes 04 seconds, and whose chord bears North 22 degrees 59 minutes 22 seconds West; a chord distance of 527.42 feet; **THENCE** Northwesterly, with the northwest line of said Block 3, the southwest line of said West Loop 820 and with said curve to the left, an arc distance of 527.61 feet to a calculated point for corner; **THENCE** North 26 degrees 38 minutes 34 seconds West, with the northeast line of said Block 3 and the southwest line of said West Loop 820, a distance of 259.34 feet to a calculated point for the beginning of a curve to the right having a radius of 5,759.58 feet, a delta of 03 degrees 33 minutes 58 seconds, and whose chord bears North 24 degrees 49 minutes 53 seconds West, a chord distance of 358.41; **THENCE** Northwesterly, with northeast line of said Parcel 2, the southwest line of said West Loop 820 and with said curve to the right, passing at an arc distance of 242.34 feet, the southeast corner of said Parcel 2 and the northeast corner of said Block 3, in all, a total arc distance of 358.47 feet; **THENCE** North 23 degrees 02 minutes 06 seconds West, a distance of 281.99 feet to a calculated point for the **POINT OF BEGINNING**, and having a grid coordinate of N=6,943,717.074 and E=2,282,683.926, said calculated point being the northeast corner of a Variable Width Temporary Construction Easement Middle, Part I;

**THENCE** South 87 degrees 44 minutes 50 seconds West, with the northwest line of said Variable Width Temporary Construction Easement Middle, Part I, passing at a distance of 32.13 feet, a calculated point in the southwest line of a Water & Sanitary Sewer Easement described as Parcel No. 1 granted to the City of Fort Worth as recorded in Volume 8113, Page 2034 of the Deed Records of Tarrant County, Texas, in all, a distance of 1,627.57 feet to a calculated point for the beginning of a curve to the right having a radius of 60.01 feet, a delta of 29 degrees 05 minutes 00 seconds West, and whose chord bears North 77 degrees 42 minutes 19 seconds West, a chord distance of 30.14 feet;

**THENCE** Westerly, with said Variable Width Temporary Construction Easement Middle, Part I and said curve to the right, an arc distance of 30.46 feet to a calculated point for corner;

**THENCE** North 63 degrees 10 minutes 52 seconds West, with the northeast line of said Variable Width Temporary Construction Easement Middle, Part I, a distance of 104.63 feet to a calculated point for the north corner of said Variable Width Temporary Construction Easement Middle, Part I,

**THENCE** North 45 degrees 03 minutes 07 seconds East, a distance of 21.06 feet to a calculated point for corner;

**THENCE** South 63 degrees 10 minutes 52 seconds East, a distance of 21.06 feet to a calculated point for corner;

**THENCE** North 26 degrees 49 minutes 08 seconds East, a distance of 70.01 feet to a calculated point for corner;

**THENCE** South 63 degrees 10 minutes 52 seconds East, a distance of 70.01 feet to a calculated point for corner;

**THENCE** South 26 degrees 49 minutes 08 seconds West, a distance of 70.01 feet to a calculated point for corner;

**THENCE** South 63 degrees 10 minutes 52 seconds East, a distance of 6.98 feet to a calculated point for the beginning of a curve to the left having a radius of 40.01 feet, a delta of 29 degrees 05 minutes 00 seconds, and whose chord bears South 77 degrees 42 minutes 14 seconds East, a chord distance of 20.09 feet;

**THENCE** Easterly, with said curve to the left, an arc distance of 20.31 feet to a calculated point for corner;

**THENCE** North 87 degrees 44 minutes 50 seconds East, a distance of 1,478.33 feet to a calculated point for corner;

**THENCE** North 02 degrees 15 minutes 10 seconds West, a distance of 25.00 feet to a calculated point for corner;

**THENCE** North 87 degrees 44 minutes 50 seconds East, passing at a distance of 100.00 feet, the southwest line of said Parcel No. 1, in all, a distance of 132.16 feet to a calculated point for corner in the northeast line of said Parcel 2, the southwest line of said West Loop 820 and the northeast line of said Parcel 1;

**THENCE** South 23 degrees 02 minutes 06 seconds East, with the northeast line of said Parcel 2, the southwest line of said West Loop 820 and the northeast line of said Parcel 1, a distance of 48.14 feet to the **POINT OF BEGINNING**, and containing 0.995 acres or 43,338 square feet of land, more or less, of which 1,446 square feet lies within the limits of said Sanitary Sewer Easement described as Parcel No. 1, leaving a net area of 41,892 square feet or 0.962 acres of land more or less.

## PART II

Being a 20-Foot Wide Temporary Construction Easement situated in the Thomas G. Zachary Survey, Abstract No. 1759, L.B. Creswell Abstract No. 367 and the John Burse Survey, Abstract No. 128, City of Fort Worth, Tarrant County, Texas, and being a portion of a called 328.011 acre tract of land described as Parcel 2 conveyed to Andrews 440 Ranch LP as recorded in Instrument No. D2142823888 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 Type II TXDOT monument with a 3 inch brass disk found for corner in the northeast line of Block 3 of Monserrat, an addition to the City of Fort Worth, Tarrant County, Texas, and the southwest line of West Loop 820, said Type II TXDOT monument with a 3 inch brass disk being the beginning of a curve to the left having a radius of 5,699.58 feet, a delta of 05 degrees 18 minutes 04 seconds, and whose chord bears North 22 degrees 59 minutes 22 seconds West; a chord distance of 527.42 feet; **THENCE** Northwesterly, with the northwest line of said Block 3, the southwest line of said West Loop 820 and with said curve to the left, an arc distance of 527.61 feet to a calculated point for corner; **THENCE** North 26 degrees 38 minutes 34 seconds West, with the northeast line of said Block 3 and the southwest line of said West Loop 820, a distance of 259.34 feet to a calculated point for the beginning of a curve to the right having a radius of 5,759.58 feet, a delta of 03 degrees 33 minutes 58 seconds, and whose chord bears North 24 degrees 49 minutes 53 seconds West, a chord distance of 358.41; **THENCE** Northwesterly, with northeast line of said Parcel 2, the southwest line of said West Loop 820 and with said curve to the right, passing at an arc distance of 242.34 feet, the southeast corner of said Parcel 2 and the northeast corner of said Block 3, in all, a total arc distance of 358.47 feet; **THENCE** North 23 degrees 02 minutes 06 seconds West, a distance of 223.15 feet to a calculated point for corner, said calculated point being the southeast corner of a Variable Width Temporary Construction Easement Middle, Part I and in the north line of a 20' Sanitary Sewer Easement described as Parcel No. 5 granted to the City of Fort Worth as recorded in Volume 4747, Page 326 of the Deed Records of Tarrant County, Texas; **THENCE** South 87 degrees 44 minutes 50 seconds West, with the north line of said Parcel No. 5 and the south line of said Variable Width Temporary Construction Easement Middle, Part I, a distance of 1,648.45 feet to a calculated point for the beginning of a curve to the right having a radius of 115.00 feet, a delta 29 degrees 05 minutes 00 seconds, and whose chord bears North 77 degrees 42 minutes 40 seconds West, a chord distance of 57.75 feet; **THENCE** Westerly, with the north line of said Parcel No. 5, the south line of said Variable Width Temporary Construction Easement Middle, Part I and with said curve to the right an arc distance of 58.37 feet to a calculated point for corner; **THENCE** North 63 degrees 10 minutes 10 seconds West, a distance of 41.14 feet to a calculated point for the **POINT OF BEGINNING**, and having a grid coordinate of N=6,943,629.003 and E=2,280,966.842, said calculated point being the north corner of a 20-Foot Wide Permanent Access Easement;

**THENCE** South 45 degrees 03 minutes 07 seconds West, passing at a distance of 20.99 feet, the southwest line of said Parcel No. 5 and the west corner of said 20-Foot Wide Permanent Access Easement, in all, a distance of 80.43 feet to a calculated point for corner;

**THENCE** North 72 degrees 23 minutes 44 seconds West, a distance of 22.54 feet to a calculated point for the south corner of a 20-Foot Wide Temporary Construction Easement Middle, Part II;

**THENCE** North 45 degrees 00 minutes 36 seconds East, with the southeast line of said 20-Foot Wide Temporary Construction Easement Middle, Part II, passing at a distance of 63.16 feet, the southwest line of said Parcel No. 5, in all, a distance of 84.21 feet to a calculated point corner in the northeast line of said Parcel No. 5;

**THENCE** South 63 degrees 10 minutes 10 seconds East, with the northeast line of said Parcel No. 5, a distance of 21.13 feet to the **POINT OF BEGINNING**, and containing 0.038 acres or 1,650 square feet of land, more or less, of which 422 square feet lies within the limits of said 20' Sanitary Sewer Easement described as Parcel No. 5, leaving a net area of 1,225 square feet or 0.028 acres of land more or less.

### **PART III**

Being a Variable Width Temporary Construction Easement situated in the Thomas G. Zachary Survey, Abstract No. 1759, L.B. Creswell Abstract No. 367 and the John Bursey Survey, Abstract No. 128, City of Fort Worth, Tarrant County, Texas, and being a portion of a called 328.011 acre tract of land described as Parcel 2 conveyed to Andrews 440 Ranch LP as recorded in Instrument No. D2142823888 of the 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 5/8 inch iron rod with cap stamped "ANA" found for the south corner of Lot 24 and the west corner of Lot 23 of Block 1 of Monrchet, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Instrument No. D220089825 of the Official Public Records of Tarrant County, Texas, said 5/8 inch iron rod with cap stamped "ANA" being in the northeast line of Esprit Avenue (50.0' right-of-way); said 5/8 inch iron rod with cap stamped "ANA" being the beginning of a curve to the left having a radius of 225.00 feet, a delta of 44 degrees 24 minutes 42 seconds, and whose chord bears North 52 degrees 24 minutes 31 seconds West, a chord distance of 174.40 feet; **THENCE** Northwesterly, with the southwest line of said Lot 24 and the northeast line of said Esprit Avenue and with said curve to the left, an arc distance of 170.07 feet to a 5/8 inch iron rod with cap stamped "ANA" found for the west corner of said Lot 24 and the southeast corner of Lot 25 of said Block 1; **THENCE** North 16 degrees 48 minutes 00 seconds East, a distance of 919.83 feet to a calculated point for the north corner of said Lot 24 and the northeast corner of said Lot 25; **THENCE** South 50 degrees 51 minutes 00 seconds East, with the northeast line of said Lot 24 and the southwest line of said Parcel 2, a distance of 154.82 feet to a calculated point for the most southerly west corner of a 20-Foot Wide Temporary Construction Easement Middle, Part II; **THENCE** North 64 degrees 02 minutes 50 seconds East, with the south line of said 20-Foot Wide Temporary Construction Easement Middle, Part II, a distance of 29.40 feet to a calculated point for corner; **THENCE** North 89 degrees 09 minutes 53 seconds East, with the south line of said 20-Foot Wide Temporary Construction Easement Middle, Part II, a distance of 25.97 feet to a calculated point for the **POINT OF BEGINNING**, and having a grid coordinate of N=6,943,871.518 and E=2,279,739.461;

**THENCE** North 89 degrees 09 minutes 53 seconds East, with the south line of said 20-Foot Wide Temporary Construction Easement Middle, Part II, a distance of 217.19 feet to a calculated point for corner;

**THENCE** South 72 degrees 23 minutes 44 seconds East, with the south line of said 20-Foot Wide Temporary Construction Easement Middle, Part II, a distance of 63.24 feet

**THENCE** South 89 degrees 09 minutes 53 seconds West, a distance of 73.21 feet to a calculated point for corner;

**THENCE** South 00 degrees 50 minutes 07 seconds East, a distance of 70.01 feet to a calculated point for corner;

**THENCE** South 89 degrees 09 minutes 53 seconds West, a distance of 70.01 feet to a calculated point for corner;

**THENCE** North 00 degrees 50 minutes 07 seconds West, a distance of 70.01 feet to a calculated point for corner;

**THENCE** South 89 degrees 09 minutes 53 seconds West, a distance of 133.96 feet to a calculated point for corner;

**THENCE** North 00 degrees 50 minutes 07 seconds West, a distance of 20.00 feet to the **POINT OF BEGINNING**, and containing 0.226 acres or 9,845 square feet of land, more or less.

### **PART III**

Being a 20-Foot Wide Temporary Construction Easement situated in the Thomas G. Zachary Survey, Abstract No. 1759, L.B. Creswell Abstract No. 367 and the John Bursey Survey, Abstract No. 128, City of Fort Worth, Tarrant County, Texas, and being a portion of a called 328.011 acre tract of land described as Parcel 2 conveyed to Andrews 440 Ranch LP as recorded in Instrument No. D2142823888 of the 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 5/8 inch iron rod with cap stamped "ANA" found for the south corner of Lot 24 and the west corner of Lot 23 of Block 1 of Montrachet, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Instrument No. D220089825 of the Official Public Records of Tarrant County, Texas, said 5/8 inch iron rod with cap stamped "ANA" being in the northeast line of Esprit Avenue (50.0' right-of-way); said 5/8 inch iron rod with cap stamped "ANA" being the beginning of a curve to the left having a radius of 225.00 feet, a delta of 44 degrees 24 minutes 42 seconds, and whose chord bears North 52 degrees 24 minutes 31 seconds West, a chord distance of 174.40 feet; **THENCE** Northwesterly, with the southwest line of said Lot 24 and the northeast line of said Esprit Avenue and with said curve to the left, an arc distance of 170.07 feet to a 5/8 inch iron rod with cap stamped "ANA" found for the west corner of said Lot 24 and the southeast corner of Lot 25 of said Block 1; **THENCE** North 16 degrees 48 minutes 00 seconds East, a distance of 919.83 feet to a calculated point for the north corner of said Lot 24 and the northeast corner of said Lot 25; **THENCE** South 50 degrees 51 minutes 00 seconds East, with the northeast line of said Lot 24 and the southwest line of said Parcel 2, a distance of 41.49 feet to a calculated point being the northwest corner of a 20' Sanitary Sewer Easement described as Parcel No. 1, granted to the City of Fort Worth, recorded in Volume 6460, Page 600 of the Deed Records of Tarrant County, Texas, and being the **POINT OF BEGINNING**, and having a grid coordinate of N=6,943,929.815 and E=2,279,599.189;

**THENCE** North 55 degrees 29 minutes 50 seconds East, with the north line of said Parcel No. 1 a distance of 26.43 feet to a calculated point for corner;

**THENCE** North 89 degrees 09 minutes 50 seconds East, with the north line of said Parcel No. 1 a distance of 117.43 feet to a calculated point for corner;

**THENCE** South 00 degrees 50 minutes 07 seconds East, a distance of 20.00 feet to a calculated point for corner in the south line of said Parcel No. 1 and the north line of a Variable Width Permanent Sanitary Sewer Easement;

**THENCE** South 89 degrees 09 minutes 50 seconds West, with the south line of said Parcel No. 1 and the north line of said Variable Width Permanent Sanitary Sewer Easement, a distance of 111.37 feet to a calculated point for corner;

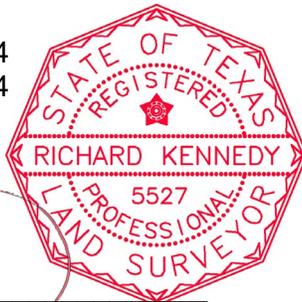
**THENCE** South 55 degrees 29 minutes 50 seconds West, with the south line of said Parcel No. 1 and the north line of said Variable Width Permanent Sanitary Sewer Easement, a distance of 14.52 feet to a calculated point for corner in a southeast line of said Parcel 2 and a northeast line of said Lot 24 and being the northwest corner of said Variable Width Permanent Sanitary Sewer Easement;

**THENCE** North 50 degrees 51 minutes 00 seconds West, with a southwest line of said Parcel 2 and a north east line of said Lot 24, a distance of 20.84 feet to the **POINT OF BEGINNING**, and containing 0.062 acres or 2,697 square feet of land, more or less, of which 2,697 square feet lies within the limits of said 20' Sanitary Sewer Easement described as Parcel No. 5, leaving a net area of 0 square feet or 0.000 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: August 09, 2024  
Revised: September 17, 2024  
Revised: September 20, 2024

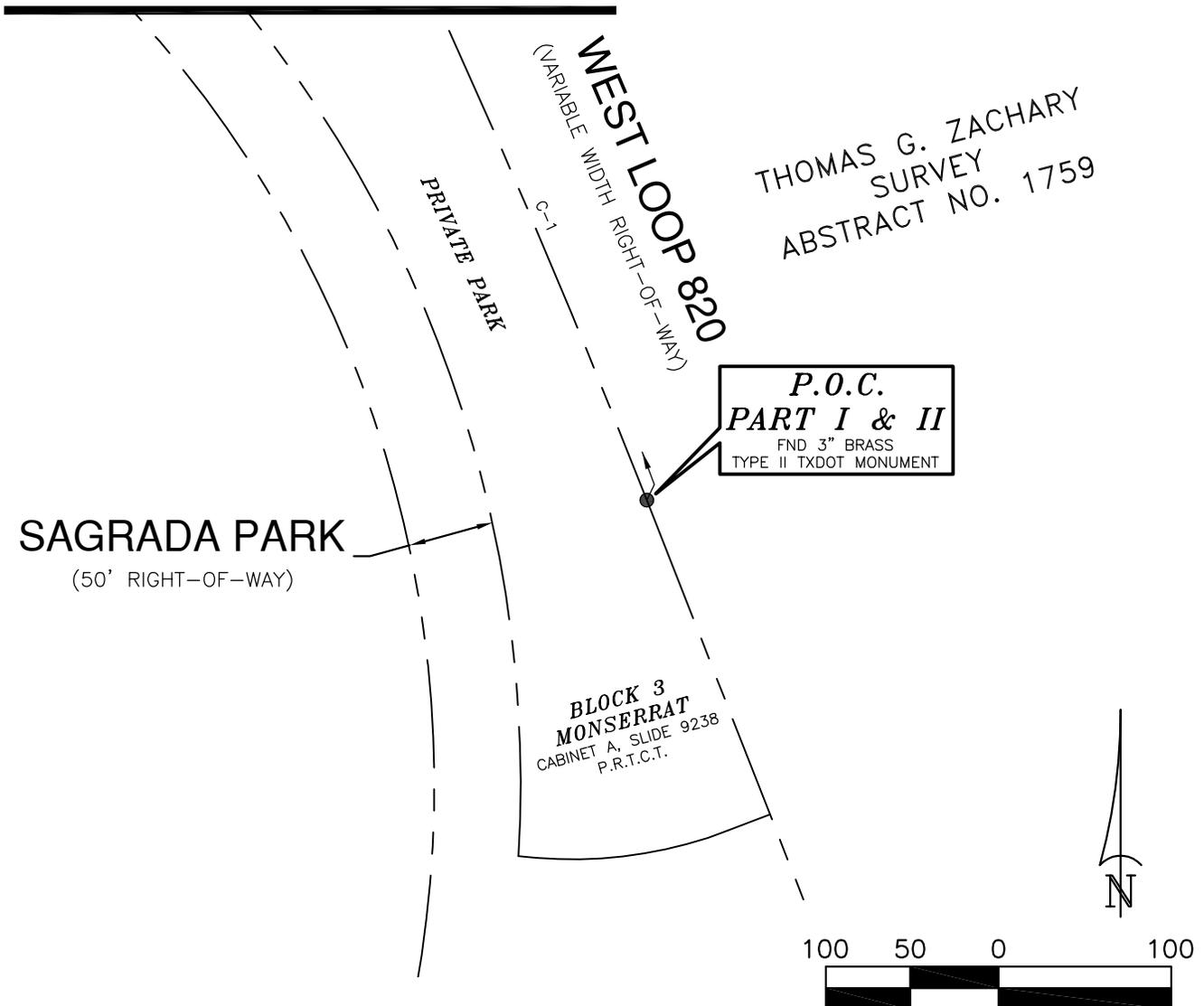


  
Richard Kennedy  
Registered Professional Land Surveyor  
No. 5527  
Gorrondona & Associates, Inc.  
Texas Firm No. 10106900

# EXHIBIT "B"

PARCEL No. 23 TCE PART I, II, III & IIII

## MATCHLINE PG. 2



THOMAS G. ZACHARY  
SURVEY  
ABSTRACT NO. 1759

REVISED: SEPTEMBER 20, 2024  
REVISED: SEPTEMBER 17, 2024

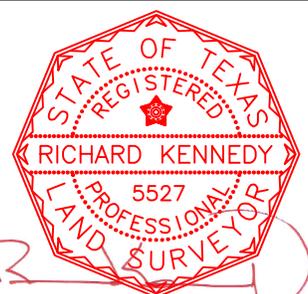


## City of Fort Worth

200 TEXAS STREET • FORT WORTH, TEXAS 76102

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

PARCEL NO. 23 TCE PART I, II, III & IIII	CITY PROJ. NO. 103648-2	
VARIABLE WIDTH & 20-FOOT WIDE TEMPORARY CONSTRUCTION EASEMENT		
OWNER: ANDREWS 440 RANCH LP		
SURVEY: JOHN BURSEY SURVEY, ABSTRACT NO. 128		
SURVEY: THOMAS G. ZACHARY SURVEY, ABSTRACT NO. 1759 & L.B. CRESWELL ABSTRACT NO. 367		
LOCATION: CITY OF BENBROOK, TARRANT COUNTY, TEXAS		
ACQUISITION AREA: 52,962 SQUARE FEET OR 1.216 ACRES (TOTAL NET AREA)		
WHOLE PROPERTY ACREAGE: CALLED 328.011 ACRES (PER DEED)		
JOB No. PLUM2201.00	DRAWN BY: NTK	CAD FILE: MARYS CREEK_TCE_23.DWG
DATE: AUGUST 09, 2024	EXHIBIT B PAGE 1 OF 7	SCALE: 1" = 100'



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

# EXHIBIT "B"

PARCEL No. 23 TCE PART I, II, III & IIII

MATCHLINE PG. 3

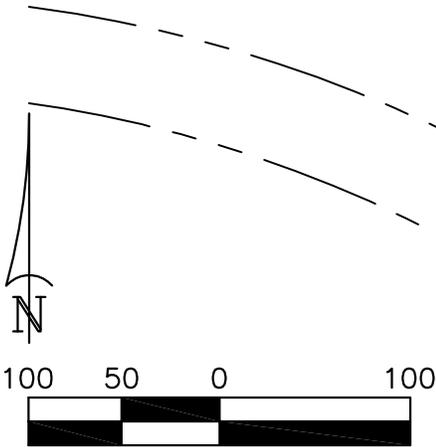
THOMAS G. ZACHARY  
SURVEY  
ABSTRACT NO. 1759

PRIVATE PARK

BLOCK 3  
MONSERRAT  
CABINET A, SLIDE 9238  
P.R.T.C.T.

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

SAGRADA PARK  
(50' RIGHT-OF-WAY)



SCALE IN FEET

REVISED: SEPTEMBER 20, 2024  
REVISED: SEPTEMBER 17, 2024

MATCHLINE PG. 1



## 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

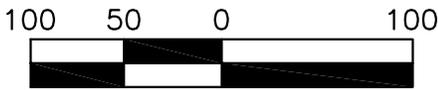
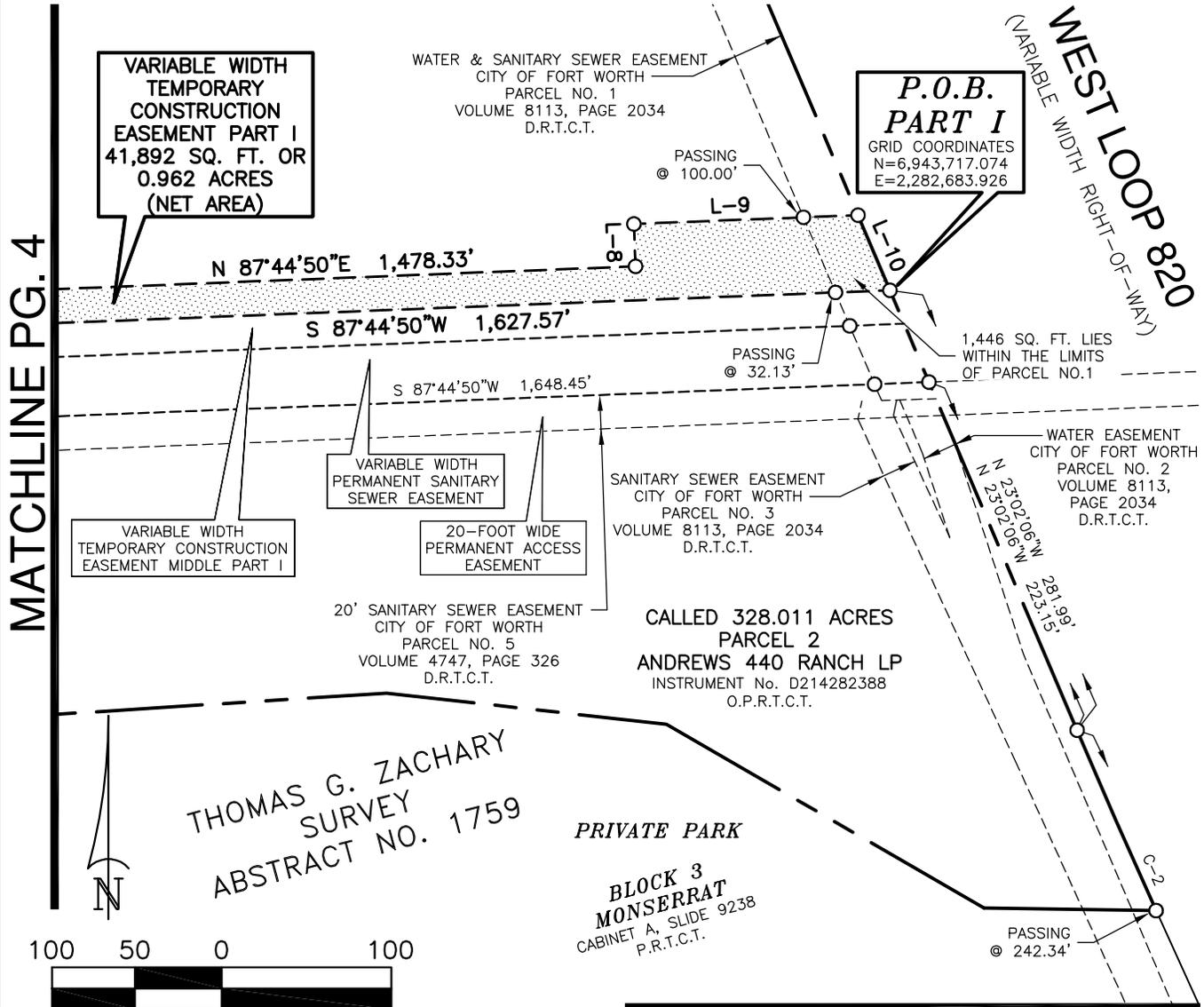
PARCEL NO. 23 TCE PART I, II, III & IIII	CITY PROJ. NO. 103648-2	
VARIABLE WIDTH & 20-FOOT WIDE TEMPORARY CONSTRUCTION EASEMENT		
OWNER: ANDREWS 440 RANCH LP		
SURVEY: JOHN BURSEY SURVEY, ABSTRACT NO. 128		
SURVEY: THOMAS G. ZACHARY SURVEY, ABSTRACT NO. 1759 & L.B. CRESWELL ABSTRACT NO. 367		
LOCATION: CITY OF BENBROOK, TARRANT COUNTY, TEXAS		
ACQUISITION AREA: 52,962 SQUARE FEET OR 1.216 ACRES (TOTAL NET AREA)		
WHOLE PROPERTY ACREAGE: CALLED 328.011 ACRES (PER DEED)		
JOB No. PLUM2201.00	DRAWN BY: NTK	CAD FILE: MARYS CREEK_TCE_23.DWG
DATE: AUGUST 09, 2024	EXHIBIT B PAGE 2 OF 7	SCALE: 1" = 100'



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

# EXHIBIT "B"

PARCEL No. 23 TCE PART I, II, III & IIII



SCALE IN FEET  
REVISED: SEPTEMBER 20, 2024  
REVISED: SEPTEMBER 17, 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. 23 TCE PART I, II, III & IIII	CITY PROJ. NO. 103648-2
VARIABLE WIDTH & 20-FOOT WIDE TEMPORARY CONSTRUCTION EASEMENT	
OWNER: ANDREWS 440 RANCH LP	
SURVEY: JOHN BURSEY SURVEY, ABSTRACT NO. 128	
SURVEY: THOMAS G. ZACHARY SURVEY, ABSTRACT NO. 1759 & L.B. CRESWELL ABSTRACT NO. 367	
LOCATION: CITY OF BENBROOK, TARRANT COUNTY, TEXAS	
ACQUISITION AREA: 52,962 SQUARE FEET OR 1.216 ACRES (TOTAL NET AREA)	
WHOLE PROPERTY ACREAGE: CALLED 328.011 ACRES (PER DEED)	
JOB No. PLUM2201.00	DRAWN BY: NTK
DATE: AUGUST 09, 2024	EXHIBIT B PAGE 3 OF 7
CAD FILE: MARYS_CREEK_TCE_23.DWG	
SCALE: 1" = 100'	



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

# EXHIBIT "B"

PARCEL No. 23 TCE PART I, II, III & IIII

MATCHLINE PG. 5

MATCHLINE PG. 3

VARIABLE WIDTH  
TEMPORARY  
CONSTRUCTION  
EASEMENT PART I  
41,892 SQ. FT. OR  
0.962 ACRES  
(NET AREA)

N 87°44'50"E 1,478.33'

S 87°44'50"W 1,627.57'

S 87°44'50"W 1,648.45'

20' SANITARY SEWER EASEMENT  
CITY OF FORT WORTH  
PARCEL NO. 5  
VOLUME 4747, PAGE 326  
D.R.T.C.T.

20-FOOT WIDE  
PERMANENT ACCESS  
EASEMENT

VARIABLE WIDTH  
TEMPORARY CONSTRUCTION  
EASEMENT MIDDLE PART I

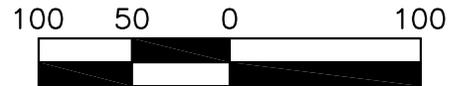
VARIABLE WIDTH  
PERMANENT SANITARY  
SEWER EASEMENT

CALLED 328.011 ACRES  
PARCEL 2  
ANDREWS 440 RANCH LP  
INSTRUMENT NO. D214282388  
O.P.R.T.C.T.

THOMAS G. ZACHARY  
SURVEY  
ABSTRACT NO. 1759

PRIVATE PARK

BLOCK 3  
MONSERRAT  
CABINET A, SLIDE 9238  
P.R.T.C.T.



SCALE IN FEET

REVISED: SEPTEMBER 20, 2024  
REVISED: SEPTEMBER 17, 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

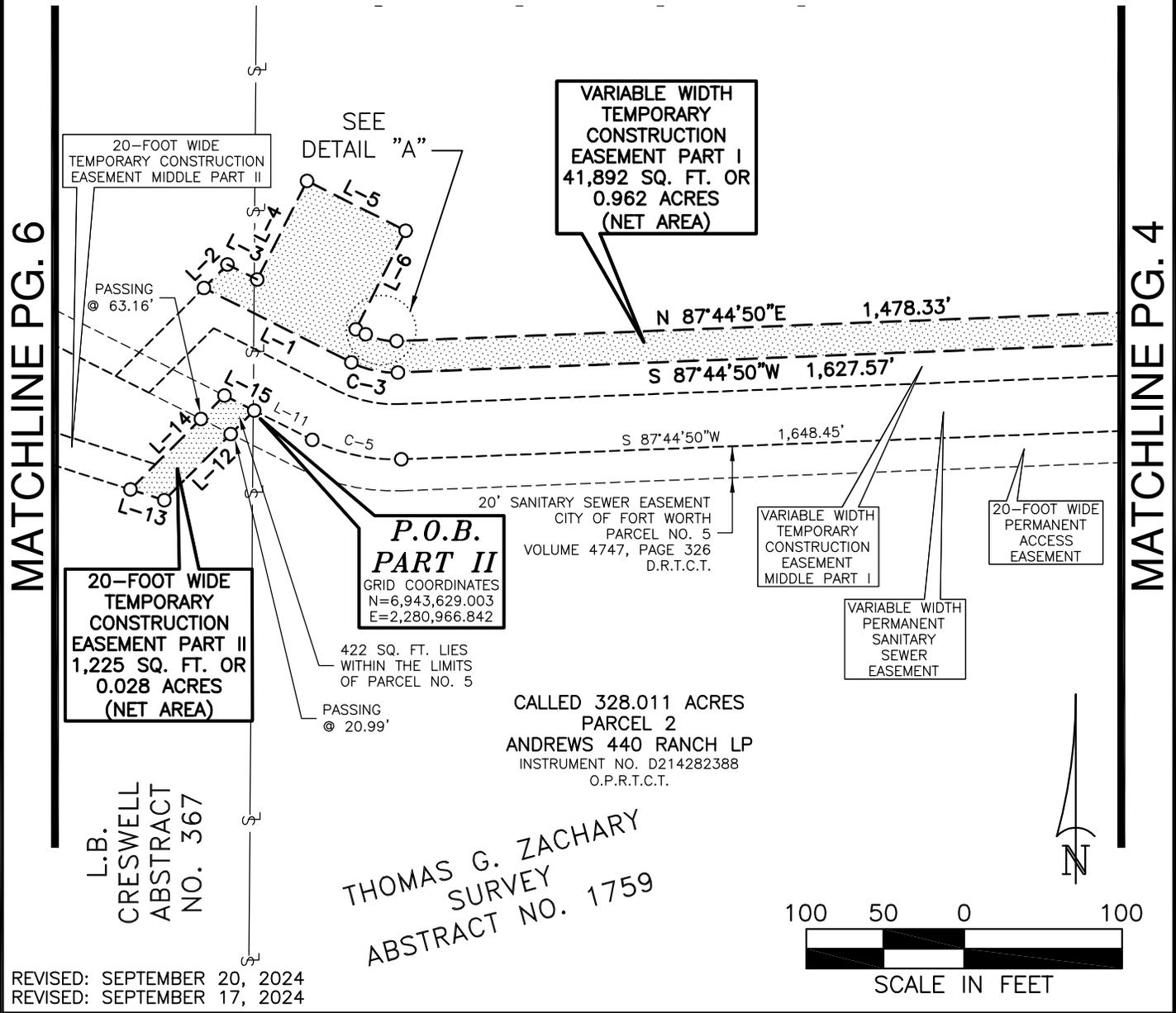
PARCEL NO. 23 TCE PART I, II, III & IIII	CITY PROJ. NO. 103648-2
VARIABLE WIDTH & 20-FOOT WIDE TEMPORARY CONSTRUCTION EASEMENT	
OWNER: ANDREWS 440 RANCH LP	
SURVEY: JOHN BURSEY SURVEY, ABSTRACT NO. 128	
SURVEY: THOMAS G. ZACHARY SURVEY, ABSTRACT NO. 1759 & L.B. CRESWELL ABSTRACT NO. 367	
LOCATION: CITY OF BENBROOK, TARRANT COUNTY, TEXAS	
ACQUISITION AREA: 52,962 SQUARE FEET OR 1.216 ACRES (TOTAL NET AREA)	
WHOLE PROPERTY ACREAGE: CALLED 328.011 ACRES (PER DEED)	
JOB No. PLUM2201.00	DRAWN BY: NTK
DATE: AUGUST 09, 2024	EXHIBIT B PAGE 4 OF 7
CAD FILE: MARYS CREEK_TCE_23.DWG	
SCALE: 1" = 100'	



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

# EXHIBIT "B"

PARCEL No. 23 TCE PART I, II, III & IIII

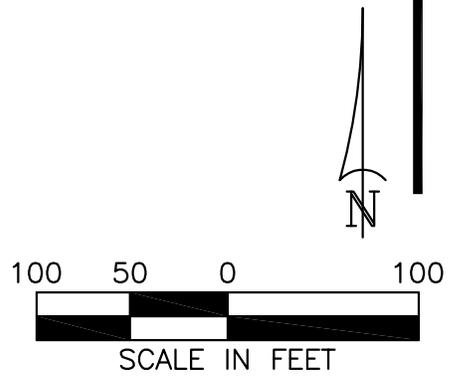


REVISD: SEPTEMBER 20, 2024  
 REVISD: SEPTEMBER 17, 2024

L.B.  
 CRESWELL  
 ABSTRACT  
 NO. 367

THOMAS G. ZACHARY  
 SURVEY  
 ABSTRACT NO. 1759

CALLED 328.011 ACRES  
 PARCEL 2  
 ANDREWS 440 RANCH LP  
 INSTRUMENT NO. D214282388  
 O.P.R.T.C.T.



## City of Fort Worth

200 TEXAS STREET • FORT WORTH, TEXAS 76102

<b>MARY'S CREEK FORCE MAIN SECTION 2</b>		
<b>WALNUT CREEK LIFT STATION TO CONFLUENCE LIFT STATION</b>		
PARCEL NO. 23 TCE PART I, II, III & IIII	CITY PROJ. NO. 103648-2	
VARIABLE WIDTH & 20-FOOT WIDE TEMPORARY CONSTRUCTION EASEMENT		
OWNER: ANDREWS 440 RANCH LP		
SURVEY: JOHN BURSEY SURVEY, ABSTRACT NO. 128		
SURVEY: THOMAS G. ZACHARY SURVEY, ABSTRACT NO. 1759 & L.B. CRESWELL ABSTRACT NO. 367		
LOCATION: CITY OF BENBROOK, TARRANT COUNTY, TEXAS		
ACQUISITION AREA: 52,962 SQUARE FEET OR 1.216 ACRES (TOTAL NET AREA)		
WHOLE PROPERTY ACREAGE: CALLED 328.011 ACRES (PER DEED)		
JOB No. PLUM2201.00	DRAWN BY: NTK	CAD FILE: MARYS_CREEK_TCE_23.DWG
DATE: AUGUST 09, 2024	EXHIBIT B PAGE 5 OF 7	SCALE: 1" = 100'

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

# EXHIBIT "B"

PARCEL No. 23 TCE PART I, II, III & IIII

JOHN BURSEY SURVEY  
ABSTRACT NO. 128

CALLED 328.011 ACRES  
PARCEL 2  
ANDREWS 440 RANCH LP  
INSTRUMENT NO. D214282388  
O.P.R.T.C.T.

20' SANITARY SEWER EASEMENT  
CITY OF FORT WORTH  
PARCEL NO. 5  
VOLUME 4747, PAGE 326  
D.R.T.C.T.

20' SANITARY SEWER EASEMENT  
CITY OF FORT WORTH  
PARCEL NO. 1  
VOLUME 6460, PAGE 600  
D.R.T.C.T.

20-FOOT WIDE  
TEMPORARY CONSTRUCTION  
EASEMENT PART IIII  
0 SQ. FT. OR  
0.000 ACRES  
(NET AREA)

2,697 SQ. FT. LIES WITHIN  
THE LIMITS OF THE  
20' SANITARY SEWER

VARIABLE WIDTH  
PERMANENT SANITARY  
SEWER EASEMENT

20-FOOT WIDE  
TEMPORARY CONSTRUCTION  
EASEMENT MIDDLE PART II

**P.O.B.  
PART IIII**  
GRID COORDINATES  
N=6,943,929.815  
E=2,279,599.189

**P.O.B.  
PART III**  
GRID COORDINATES  
N=6,943,871.518  
E=2,279,739.461

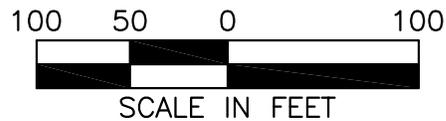
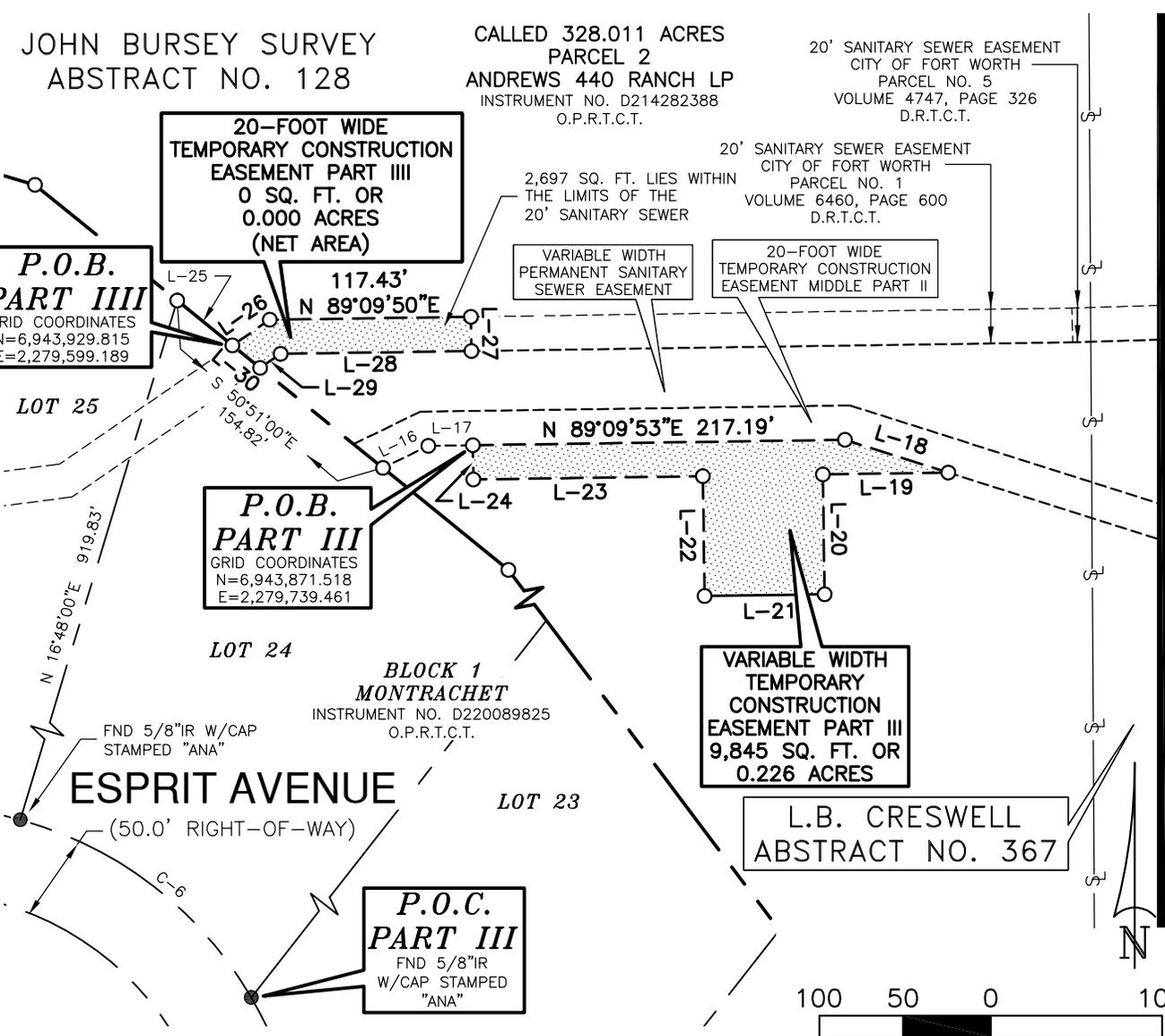
**BLOCK 1  
MONTRACHET**  
INSTRUMENT NO. D220089825  
O.P.R.T.C.T.

VARIABLE WIDTH  
TEMPORARY  
CONSTRUCTION  
EASEMENT PART III  
9,845 SQ. FT. OR  
0.226 ACRES

**L.B. CRESWELL  
ABSTRACT NO. 367**

**P.O.C.  
PART III**  
FND 5/8"IR  
W/CAP STAMPED  
"ANA"

**ESPRIT AVENUE**  
(50.0' RIGHT-OF-WAY)



REVISED: SEPTEMBER 20, 2024  
REVISED: SEPTEMBER 17, 2024

MATCHLINE PG. 6



## 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. 23 TCE PART I, II, III & IIII	CITY PROJ. NO. 103648-2
VARIABLE WIDTH & 20-FOOT WIDE TEMPORARY CONSTRUCTION EASEMENT	
OWNER: ANDREWS 440 RANCH LP	
SURVEY: JOHN BURSEY SURVEY, ABSTRACT NO. 128	
SURVEY: THOMAS G. ZACHARY SURVEY, ABSTRACT NO. 1759 & L.B. CRESWELL ABSTRACT NO. 367	
LOCATION: CITY OF BENBROOK, TARRANT COUNTY, TEXAS	
ACQUISITION AREA: 52,962 SQUARE FEET OR 1.216 ACRES (TOTAL NET AREA)	
WHOLE PROPERTY ACREAGE: CALLED 328.011 ACRES (PER DEED)	
JOB No. PLUM2201.00	DRAWN BY: NTK
DATE: AUGUST 09, 2024	EXHIBIT B PAGE 6 OF 7
CAD FILE: MARYS CREEK_TCE_23.DWG	
SCALE: 1" = 100'	



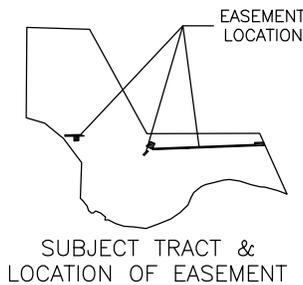
RICHARD KENNEDY  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 5527 TEXAS FIRM No. 10106900

# EXHIBIT "B"

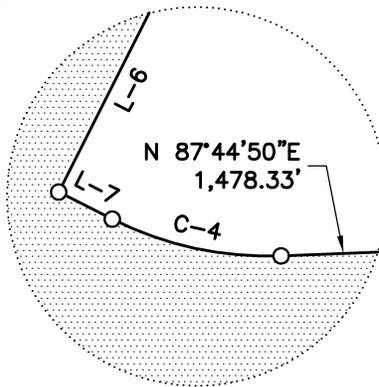
PARCEL No. 23 TCE PART I, II, III & IIII

## LEGEND

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



DETAIL "A"  
NOT TO SCALE



LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N 63°10'52"W	104.63'
L-2	N 45°03'07"E	21.06'
L-3	S 63°10'52"E	21.06'
L-4	N 26°49'08"E	70.01'
L-5	S 63°10'52"E	70.01'
L-6	S 26°49'08"W	70.01'
L-7	S 63°10'52"E	6.98'
L-8	N 02°15'10"W	25.00'
L-9	N 87°44'50"E	132.16'
L-10	S 23°02'06"E	48.14'
L-11	N 63°10'10"W	41.14'
L-12	S 45°03'07"W	80.43'
L-13	N 72°23'44"W	22.54'
L-14	N 45°00'36"E	84.21'
L-15	S 63°10'10"E	21.13'
L-16	N 64°02'50"E	29.40'
L-17	N 89°09'53"E	25.97'
L-18	S 72°23'44"E	63.24'
L-19	S 89°09'53"W	73.21'
L-20	S 00°50'07"E	70.01'
L-21	S 89°09'53"W	70.01'
L-22	N 00°50'07"W	70.01'
L-23	S 89°09'53"W	133.96'
L-24	N 00°50'07"W	20.00'
L-25	S 50°51'00"E	41.49'
L-26	N 55°29'50"E	26.43'
L-27	S 00°50'07"E	20.00'
L-28	S 89°09'50"W	111.37'
L-29	S 55°29'50"W	14.52'
L-30	N 50°51'00"W	20.84'

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	ARC
C-1	5,699.58'	05°18'14"	N 23°59'22"W	527.42'	527.61'
C-2	5,759.58'	03°33'58"	S 24°49'53"E	358.41'	358.47'
C-3	60.01'	29°05'00"	N 77°42'19"W	30.14'	30.46'
C-4	40.01'	29°05'00"	S 77°42'14"E	20.09'	20.31'
C-5	115.00'	29°05'00"	N 77°42'40"W	57.75'	58.37'
C-6	225.00'	44°24'42"	N 52°24'31"W	170.07'	174.40'

**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: SEPTEMBER 20, 2024  
REVISED: SEPTEMBER 17, 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. 23 TCE PART I, II, III & IIII		CITY PROJ. NO. 103648-2
VARIABLE WIDTH & 20-FOOT WIDE TEMPORARY CONSTRUCTION EASEMENT		
OWNER: ANDREWS 440 RANCH LP		
SURVEY: JOHN BURSEY SURVEY, ABSTRACT NO. 128		
SURVEY: THOMAS G. ZACHARY SURVEY, ABSTRACT NO. 1759 & L.B. CRESWELL ABSTRACT NO. 367		
LOCATION: CITY OF BENBROOK, TARRANT COUNTY, TEXAS		
ACQUISITION AREA: 52,962 SQUARE FEET OR 1.216 ACRES (TOTAL NET AREA)		
WHOLE PROPERTY ACREAGE: 309,324 SQUARE FEET OR CALLED 328.011 ACRES (PER DEED)		
JOB No. PLUM2201.00	DRAWN BY: NTK	CAD FILE: MARYS_CREEK_TCE_23.DWG
DATE: AUGUST 09, 2024	EXHIBIT B PAGE 7 OF 7	SCALE: 1" = 100'

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

Lot: 23\_TCE\_PT1

Bearing Distance Radius Delta Chord Ang Chord

S 87°44'50"W 1627.57'  
 N 77°42'19"W 30.14' 60.01 29°05'00" N 77°42'19" W 30.14'  
 N 63°10'52"W 104.63'  
 N 45°03'07"E 21.06'  
 S 63°10'52"E 21.06'  
 N 26°49'08"E 70.01'  
 S 63°10'52"E 70.01'  
 S 26°49'08"W 70.01'  
 S 63°10'52"E 6.98'  
 S 77°42'14"E 20.09' 40.01 29°05'00" S 77°42'14" E 20.09'  
 N 87°44'50"E 1478.33'  
 N 02°15'10"W 25.00'  
 N 87°44'50"E 132.16'  
 S 23°02'06"E 48.14'

Closure Error Distance> 0.0059 Error Bearing> N 06°33'47" W  
 Closure Precision> 1 in 631119.3 Total Distance> 3725.73

43,338 SQ. FT.  
 0.995 ACRES

Lot Report

Mon Aug 05 17:41:25 2024

Lot: 23\_TCE\_PT2

Bearing Distance

S 45°03'07"W 80.43'

N 72°23'44"W 22.54'

N 45°00'36"E 84.21'

S 63°10'10"E 21.13'

Closure Error Distance> 0.0065 Error Bearing> N 23°26'08" W

Closure Precision> 1 in 32062.8 Total Distance> 208.31

1,650 SQ. FT.

0.038 ACRES

Lot: 23\_TCE\_PT3

Bearing	Distance
N 89°09'53"E	217.19'
S 72°23'44"E	63.24'
S 89°09'53"W	73.21'
S 00°50'07"E	70.01'
S 89°09'53"W	70.01'
N 00°50'07"W	70.01'
S 89°09'53"W	133.96'
N 00°50'07"W	20.00'

Closure Error Distance> 0.0045 Error Bearing> N 44°13'53" W

Closure Precision> 1 in 160833.2 Total Distance> 717.62

9,845 SQ. FT.

0.226 ACRES

Bearing Distance

Lot: 23\_TCE\_PT4

Bearing	Distance
N 55°29'50"E	26.43'
N 89°09'50"E	117.43'
S 00°50'07"E	20.00'
S 89°09'50"W	111.37'
S 55°29'50"W	14.52'
N 50°51'00"W	20.84'

Closure Error Distance > 0.0073 Error Bearing > N 38°59'06" W  
Closure Precision > 1 in 42515.1 Total Distance > 310.59

2697 SQ. FT.  
0.062 ACRES

**EXHIBIT "A"**

**MARY'S CREEK FORCE MAIN SECTION 2  
20-FOOT WIDE TEMPORARY CONSTRUCTION EASEMENT MIDDLE  
PARCEL NO. 23 TCEM PART I & PART II  
L.B. CRESWELL ABSTRACT NO. 367  
JOHN BURSEY SURVEY, ABSTRACT NO. 128  
CITY OF BENBROOK, TARRANT COUNTY, TEXAS**

**PART I**

Being a 20-Foot Wide Temporary Construction Easement Middle situated in the L.B. Creswell Abstract No. 367 and the John Bursey Survey, Abstract No. 128, City of Benbrook, Tarrant County, Texas, and being a portion of a called 328.011 acre tract of land described as Parcel 2 conveyed to Andrews 440 Ranch LP as recorded in Instrument No. D2142823888 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 Type II TXDOT monument with a 3 inch brass disk found for corner in the northeast line of Block 3 of Monserrat, an addition to the City of Fort Worth, Tarrant County, Texas, and the southwest line of West Loop 820, said Type II TXDOT monument with a 3 inch brass disk being the beginning of a curve to the left having a radius of 5,699.58 feet, a delta of 05 degrees 18 minutes 04 seconds, and whose chord bears North 22 degrees 59 minutes 22 seconds West; a chord distance of 527.42 feet; **THENCE** Northwesterly, with the northwest line of said Block 3, the southwest line of said West Loop 820 and with said curve to the left, an arc distance of 527.61 feet to a calculated point for corner; **THENCE** North 26 degrees 38 minutes 34 seconds West, with the northeast line of said Block 3 and the southwest line of said West Loop 820, a distance of 259.34 feet to a calculated point for the beginning of a curve to the right having a radius of 5,759.58 feet, a delta of 03 degrees 33 minutes 58 seconds, and whose chord bears North 24 degrees 49 minutes 53 seconds West, a chord distance of 358.41; **THENCE** Northwesterly, with northeast line of said Parcel 2, the southwest line of said West Loop 820 and with said curve to the right, passing at an arc distance of 242.34 feet, the southeast corner of said Parcel 2 and the northeast corner of said Block 3, in all, a total arc distance of 358.47 feet; **THENCE** North 23 degrees 02 minutes 06 seconds West, a distance of 260.59 feet to a calculated point for the **POINT OF BEGINNING**, and having a grid coordinate of N=6,943,697.384 and E=2,282,692.294, said calculated point being the northeast corner of a Variable Width Permanent Sanitary Sewer Easement;

**THENCE** South 87 degrees 44 minutes 50 seconds West, with the north line of said Variable Width Permanent Sanitary Sewer Easement, passing at a distance of 32.13 feet, a calculated point for corner in the southwest line of a Water & Sanitary Sewer Easement described as Parcel No. 1 granted to the City of Fort Worth as recorded in Volume 8113, Page 2034 of the Deed Records of Tarrant County, Texas, in all, distance of 1,635.16 feet to a calculated point for the beginning of a curve to the right, having a radius of 80.00 feet, a delta of 29 degrees 05 minutes 00 seconds and whose chord bears North 77 degrees 42 minutes 27 seconds West, a chord distance of 40.17 feet;

**THENCE** Northwesterly, with the north line of said Variable Width Permanent Sanitary Sewer Easement and said curve to the right, an arc distance of 40.61 feet to a calculated point for corner;

- THENCE** North 63 degrees 10 minutes 52 seconds West, with the north line of said Variable Width Permanent Sanitary Sewer Easement, a distance of 87.62 feet to a calculated point for a north corner of said Variable Width Permanent Sanitary Sewer Easement;
- THENCE** South 45 degrees 00 minutes 36 seconds West, with the west line of said Variable Width Permanent Sanitary Sewer Easement, passing at a distance of 36.83 feet, a calculated point for corner in the northeast line of said Parcel No. 5, in all, a distance of 57.88 feet to a calculated point in the southwest line of said Parcel No. 5 and a northeast line of said Variable Width Sanitary Sewer Easement;
- THENCE** North 63 degrees 10 minutes 10 seconds West, with the a northeast line of said Variable Width Permanent Sanitary Sewer Easement and the southeast line of said Parcel No. 5, a distance of 23.65 feet to a calculated point for corner;
- THENCE** North 45 degrees 03 minutes 07 seconds West, passing at a distance of 21.05 feet, a calculated point for corner in the northeast line of said Parcel No. 5, in all, a distance of 78.94 feet to a calculated point for the west corner of a Variable Width Temporary Construction Easement, Part I;
- THENCE** South 63 degrees 10 minutes 52 seconds East, with the south line of said Variable Width Temporary Construction Easement, Part 1, a distance of 104.63 feet to a calculated point for the beginning of a curve to the left, having a radius of 60.01 feet, a delta of 29 degrees 05 minutes 00 seconds and whose chord bears South 77 degrees 42 minutes 19 seconds East, a chord distance of 30.14 feet;
- THENCE** Southeasterly, with the north line of said Variable Width Permanent Sanitary Sewer Easement and said curve to the left, an arc distance of 30.46 feet to a calculated point for corner;
- THENCE** North 87 degrees 44 minutes 50 seconds East, with the south line of said Variable Width Temporary Construction Easement, Part I, passing at a distance of 1,595.44 feet, a calculated point for corner in the west line of said Parcel No. 1, in all, a distance of 1,627.57 feet to a calculated point for the southeast corner of a Variable Width Temporary Construction Easement, Part I and in the southwest line of said Loop 820;
- THENCE** South 23 degrees 02 minutes 06 seconds East, with the southwest line of said West Loop 820, a distance of 21.39 feet to the **POINT OF BEGINNING**, and containing 0.845 acres or 36,800 square feet of land, more or less of which 1,115 square feet lies within the limits of said 20' Sanitary Sewer Easement described as Parcel No. 1 and said Parcel No. 5, leaving a net area of 35,685 square feet or 0.819 acres of land more or less.

## PART II

Being a 20-Foot Wide Temporary Construction Easement, Middle situated in the Thomas G. Zachary Survey, Abstract No. 1759, L.B. Creswell Abstract No. 367 and the John Bursey Survey, Abstract No. 128, City of Fort Worth, Tarrant County, Texas, and being a portion of a called 328.011 acre tract of land described as Parcel 2 conveyed to Andrews 440 Ranch LP as recorded in Instrument No. D2142823888 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 5/8 inch iron rod with cap stamped "ANA" found for the southeast corner of Lot 24, Block 1 of Montrachet an addition to the City of Fort Worth, recorded in Instrument No. D220089825, of the Official Public Records of Tarrant County, Texas, and the southeast corner of Lot 25 of said Montrachet, and in the northeast line of Esprit Avenue (50' right-of-way), from which a 5/8 inch iron rod with cap stamped "ANA" bears South 52 degrees 24 minutes 31 seconds East, a distance of 170.07 feet for the southeast corner of said Lot 24 and the west corner of Lot 23 of said Montrachet; **THENCE** North 16 degrees 48 minutes 00 seconds East, with the northwest line of said Lot 24 and the southeast line of said Lot 25, a distance of 919.83 feet to a calculated point for the north corner of said Lot 24 and the east corner of said Lot 25, and being in a southwest line of said Parcel 2; **THENCE** South 50 degrees 51 minutes 00 seconds East, with the southwest line of said Parcel 2 and the northeast line of said Lot 24, a distance of 132.77 feet to a calculated point for the southwest corner of a Variable Width Permanent Sanitary Sewer Easement and being the **POINT OF BEGINNING** having grid coordinates of N= 6,943,872.193 and E= 2,279,669.964;

**THENCE** North 64 degrees 02 minutes 50 seconds East, with the south line of said Variable Width Permanent Sanitary Sewer Easement, a distance of 43.14 feet to a calculated point for corner;

**THENCE** North 89 degrees 09 minutes 53 seconds East, with the south line of said Variable Width Permanent Sanitary Sewer Easement, a distance of 250.86 feet to a calculated point for corner;

**THENCE** South 72 degrees 23 minutes 44 seconds East, with the south line of said Variable Width Permanent Sanitary Sewer Easement, a distance of 991.36 feet to a calculated point for corner in the northwest line of a 20-Foot Wide Temporary Construction Easement Part II;

**THENCE** South 45 degrees 00 minutes 36 seconds West, with the northwest line of said 20-Foot Wide Temporary Construction Easement Part II, a distance of 22.53 feet to a calculated point for the west corner of said 20-Foot Wide Temporary Construction Easement Part II;

**THENCE** North 72 degrees 23 minutes 44 seconds West, passing at a distance of 914.51 feet, a calculated point for the east corner of a Variable Width Temporary Construction Easement Part III, in all, a distance of 977.74 feet to a calculated point for corner;

**THENCE** South 89 degrees 09 minutes 53 seconds West, with the north line of said Variable Width Temporary Construction Easement, Part III, passing at a distance of 217.19 feet, a calculated point for the northwest corner of said Variable Width Temporary Construction Easement, Part III, in all, a distance of 243.16 feet to a calculated point;

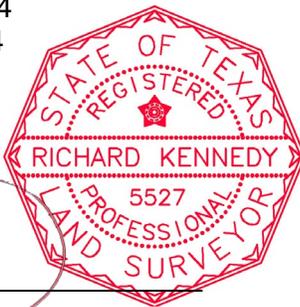
**THENCE** South 64 degrees 02 minutes 55 seconds West, a distance of 29.40 feet to a calculated point for corner in the northeast line of said Lot 24 and the southwest line of said Parcel 2;

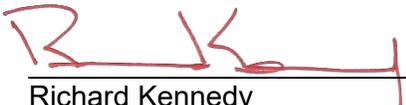
**THENCE** North 50 degrees 51 minutes 00 seconds West, with the southwest line of said Parcel 2 and the northeast line of said Lot 24, a distance of 22.05 feet to the **POINT OF BEGINNING**, and containing 0.582 acres or 25,360 square feet of land.

**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: September 10, 2024  
Revised: September 17, 2024  
Revised: September 20, 2024

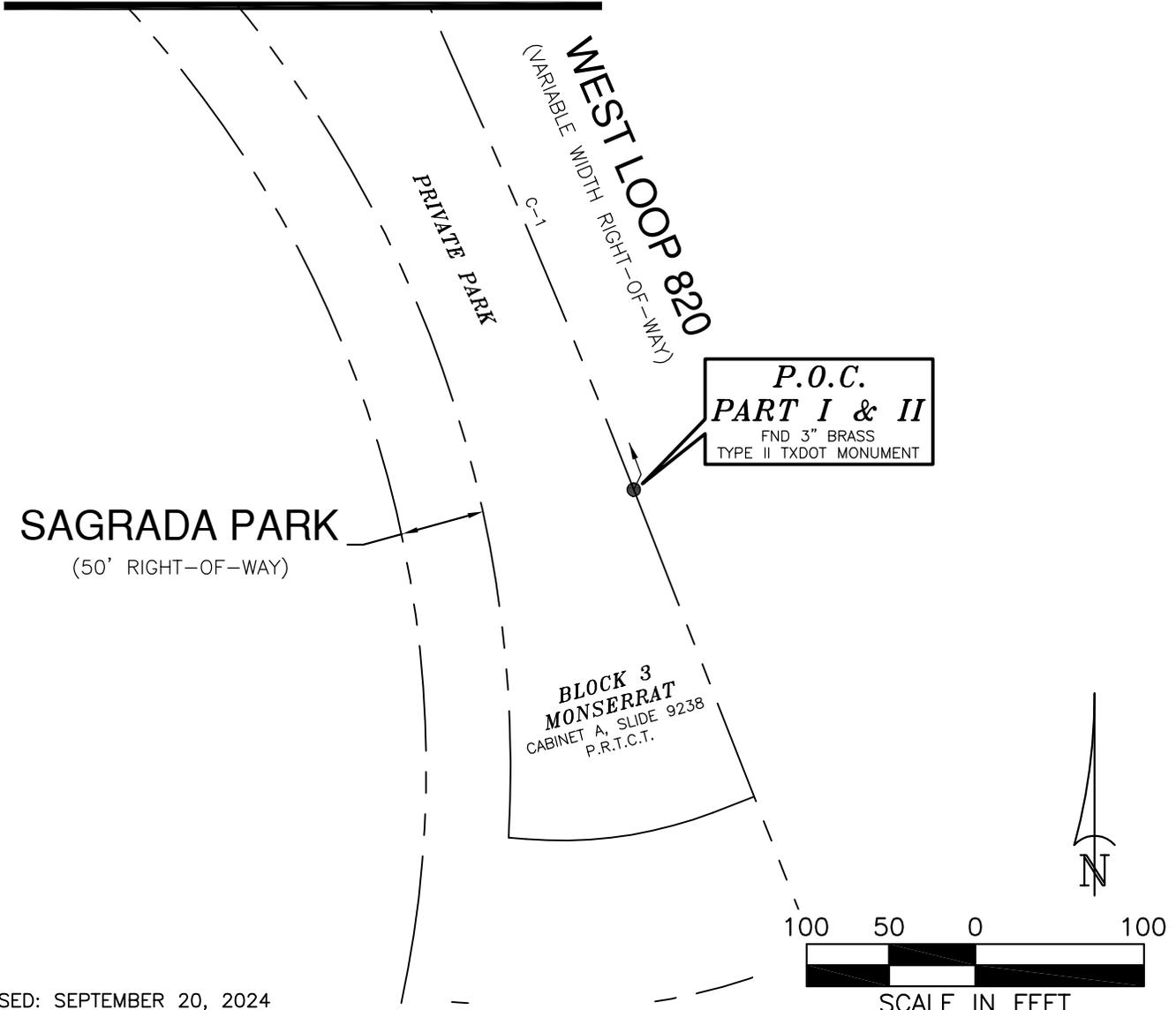


  
Richard Kennedy  
Registered Professional Land Surveyor  
No. 5527  
Gorrondona & Associates, Inc.  
Texas Firm No. 10106900

# EXHIBIT "B"

PARCEL No. 23 TCEM PART I & II

## MATCHLINE PG. 2



REVISED: SEPTEMBER 20, 2024  
REVISED: SEPTEMBER 17, 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

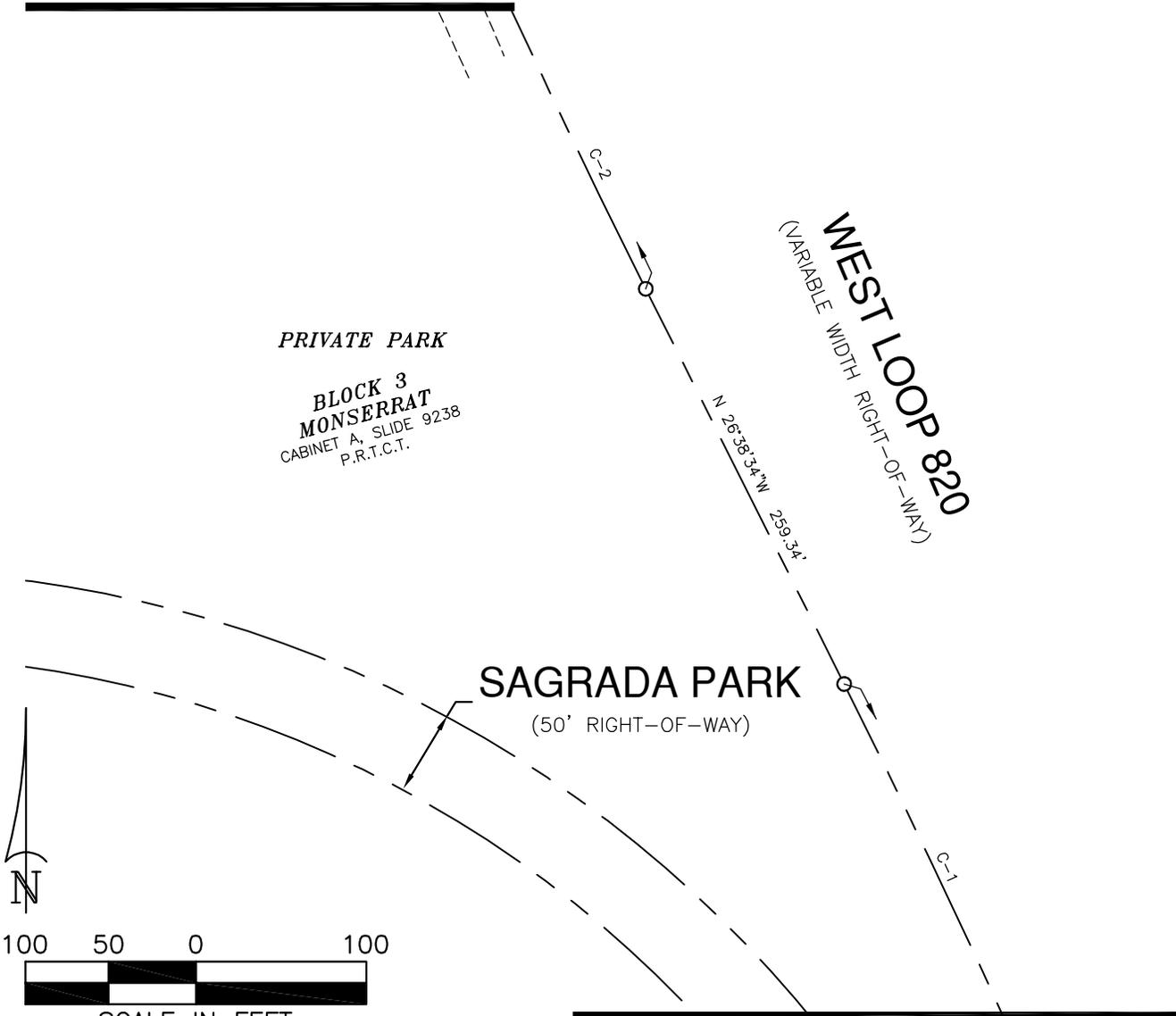
PARCEL NO. 23 TCEM PART I & II	CITY PROJ. NO. 103648-2	
20-FOOT WIDE TEMPORARY CONSTRUCTION EASEMENT MIDDLE		
OWNER: ANDREWS 440 RANCH LP		
SURVEY: JOHN BURSEY SURVEY, ABSTRACT NO. 128		
SURVEY: THOMAS G. ZACHARY SURVEY, ABSTRACT NO. 1759 & L.B. CRESWELL ABSTRACT NO. 367		
LOCATION: CITY OF BENBROOK, TARRANT COUNTY, TEXAS		
ACQUISITION AREA: 61,045 SQUARE FEET OR 1.401 ACRES (NET AREA)		
WHOLE PROPERTY ACREAGE: CALLED 328.011 ACRES (PER DEED)		
JOB No. PLUM2201.00	DRAWN BY: NTK	CAD FILE: MARYS CREEK_TCEM_23_PT1&2.DWG
DATE: SEPTEMBER 10, 2024	EXHIBIT B PAGE 1 OF 8	SCALE: 1" = 100'



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

MATCHLINE  
PG. 3

**EXHIBIT "B"**  
PARCEL No. 23 TCEM PART I & II



SCALE IN FEET  
REVISED: SEPTEMBER 20, 2024  
REVISED: SEPTEMBER 17, 2024

MATCHLINE PG. 1



**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**

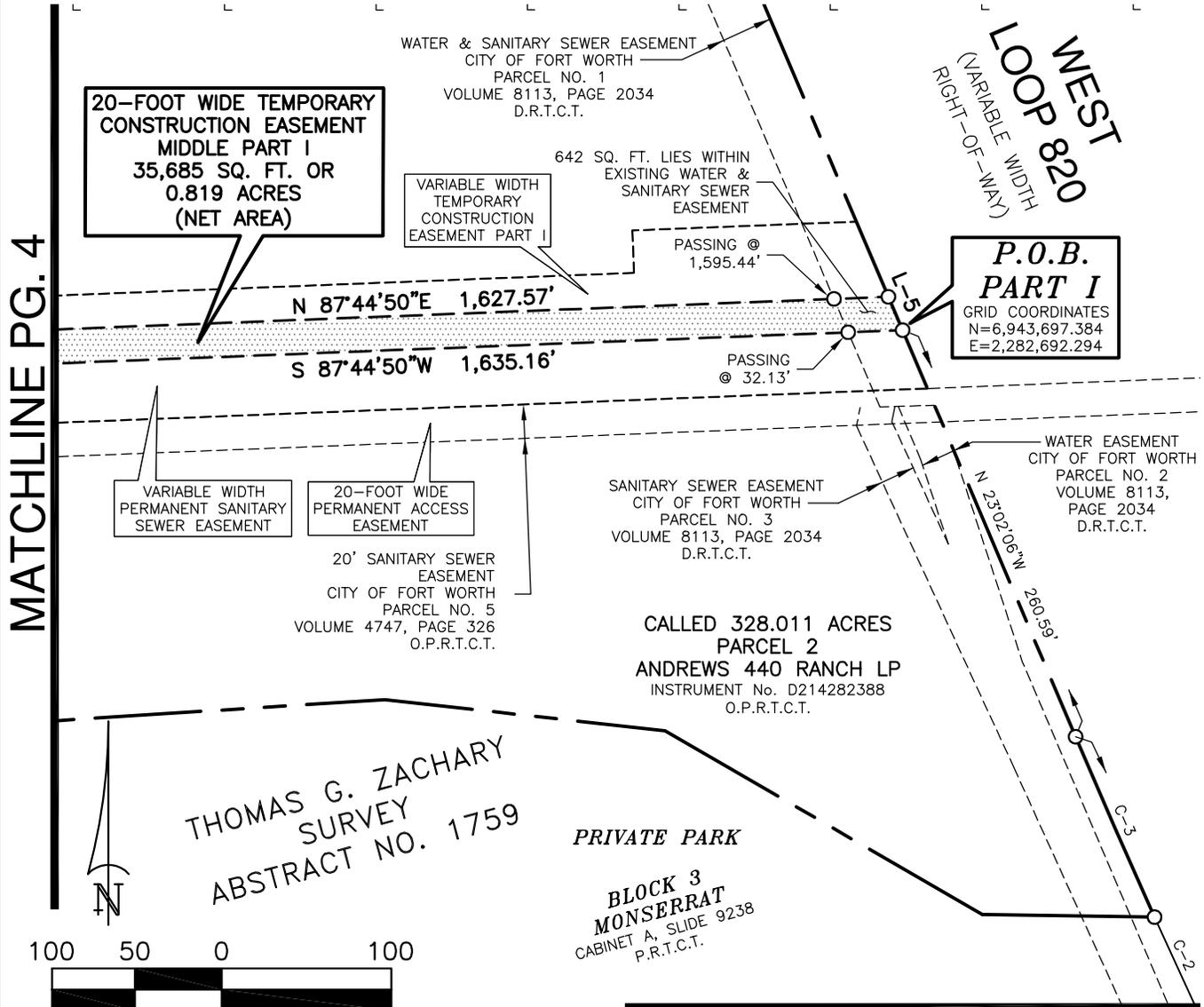
PARCEL NO. 23 TCEM PART I & II		CITY PROJ. NO. 103648-2
20-FOOT WIDE TEMPORARY CONSTRUCTION EASEMENT MIDDLE		
OWNER: ANDREWS 440 RANCH LP		
SURVEY: JOHN BURSEY SURVEY, ABSTRACT NO. 128		
SURVEY: THOMAS G. ZACHARY SURVEY, ABSTRACT NO. 1759 & L.B. CRESWELL ABSTRACT NO. 367		
LOCATION: CITY OF BENBROOK, TARRANT COUNTY, TEXAS		
ACQUISITION AREA: 61,045 SQUARE FEET OR 1.401 ACRES (NET AREA)		
WHOLE PROPERTY ACREAGE: CALLED 328.011 ACRES (PER DEED)		
JOB No. PLUM2201.00	DRAWN BY: NTK	CAD FILE: MARYS CREEK_TCEM_23_PT1&2.DWG
DATE: SEPTEMBER 10, 2024	EXHIBIT B PAGE 2 OF 8	SCALE: 1" = 100'



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

# EXHIBIT "B"

PARCEL No. 23 TCEM PART I & II



MATCHLINE PG. 4

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

**P.O.B. PART I**  
GRID COORDINATES  
N=6,943,697.384  
E=2,282,692.294

**20-FOOT WIDE TEMPORARY CONSTRUCTION EASEMENT MIDDLE PART I**  
35,685 SQ. FT. OR 0.819 ACRES (NET AREA)

VARIABLE WIDTH TEMPORARY CONSTRUCTION EASEMENT PART I

642 SQ. FT. LIES WITHIN EXISTING WATER & SANITARY SEWER EASEMENT

N 87°44'50"E 1,627.57'  
S 87°44'50"W 1,635.16'

PASSING @ 1,595.44'

PASSING @ 32.13'

VARIABLE WIDTH PERMANENT SANITARY SEWER EASEMENT

20-FOOT WIDE PERMANENT ACCESS EASEMENT

20' SANITARY SEWER EASEMENT CITY OF FORT WORTH PARCEL NO. 5 VOLUME 4747, PAGE 326 O.P.R.T.C.T.

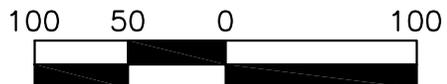
SANITARY SEWER EASEMENT CITY OF FORT WORTH PARCEL NO. 3 VOLUME 8113, PAGE 2034 D.R.T.C.T.

WATER EASEMENT CITY OF FORT WORTH PARCEL NO. 2 VOLUME 8113, PAGE 2034 D.R.T.C.T.

CALLED 328.011 ACRES PARCEL 2 ANDREWS 440 RANCH LP INSTRUMENT No. D214282388 O.P.R.T.C.T.

THOMAS G. ZACHARY SURVEY ABSTRACT NO. 1759

PRIVATE PARK  
BLOCK 3 MONSERRAT CABINET A, SLIDE 9238 P.R.T.C.T.



SCALE IN FEET

REVISED: SEPTEMBER 20, 2024  
REVISED: SEPTEMBER 17, 2024

MATCHLINE PG. 2

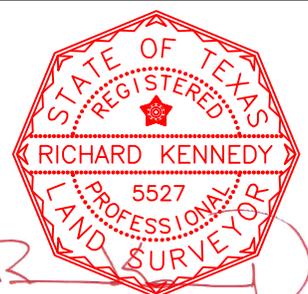


## City of Fort Worth

200 TEXAS STREET • FORT WORTH, TEXAS 76102

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

PARCEL NO. 23 TCEM PART I & II	CITY PROJ. NO. 103648-2
20-FOOT WIDE TEMPORARY CONSTRUCTION EASEMENT MIDDLE	
OWNER: ANDREWS 440 RANCH LP	
SURVEY: JOHN BURSEY SURVEY, ABSTRACT NO. 128	
SURVEY: THOMAS G. ZACHARY SURVEY, ABSTRACT NO. 1759 & L.B. CRESWELL ABSTRACT NO. 367	
LOCATION: CITY OF BENBROOK, TARRANT COUNTY, TEXAS	
ACQUISITION AREA: 61,045 SQUARE FEET OR 1.401 ACRES (NET AREA)	
WHOLE PROPERTY ACREAGE: CALLED 328.011 ACRES (PER DEED)	



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

JOB No. PLUM2201.00	DRAWN BY: NTK	CAD FILE: MARYS CREEK_TCEM_23_PT1&2.DWG
DATE: SEPTEMBER 10, 2024	EXHIBIT B PAGE 3 OF 8	SCALE: 1" = 100'

# EXHIBIT "B"

PARCEL No. 23 TCEM PART I & II

THOMAS G. ZACHARY  
SURVEY  
ABSTRACT NO. 1759

20-FOOT WIDE TEMPORARY  
CONSTRUCTION EASEMENT  
MIDDLE PART I  
35,685 SQ. FT. OR  
0.819 ACRES  
(NET AREA)

VARIABLE WIDTH  
TEMPORARY  
CONSTRUCTION  
EASEMENT PART I

N 87°44'50"E 1,627.57'

S 87°44'50"W 1,635.16'

20' SANITARY SEWER EASEMENT  
CITY OF FORT WORTH  
PARCEL NO. 5  
VOLUME 4747, PAGE 326  
O.P.R.T.C.T.

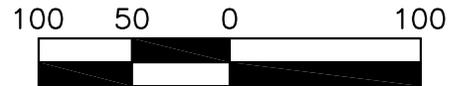
20-FOOT WIDE  
PERMANENT ACCESS  
EASEMENT

VARIABLE WIDTH  
PERMANENT SANITARY  
SEWER EASEMENT

CALLED 328.011 ACRES  
PARCEL 2  
ANDREWS 440 RANCH LP  
INSTRUMENT NO. D214282388  
O.P.R.T.C.T.

PRIVATE PARK

BLOCK 3  
MONSERRAT  
CABINET A, SLIDE 9238  
P.R.T.C.T.



SCALE IN FEET

MATCHLINE PG. 5

MATCHLINE PG. 3

REVISED: SEPTEMBER 20, 2024  
REVISED: SEPTEMBER 17, 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. 23 TCEM PART I & II	CITY PROJ. NO. 103648-2	
20-FOOT WIDE TEMPORARY CONSTRUCTION EASEMENT MIDDLE		
OWNER: ANDREWS 440 RANCH LP		
SURVEY: JOHN BURSEY SURVEY, ABSTRACT NO. 128		
SURVEY: THOMAS G. ZACHARY SURVEY, ABSTRACT NO. 1759 & L.B. CRESWELL ABSTRACT NO. 367		
LOCATION: CITY OF BENBROOK, TARRANT COUNTY, TEXAS		
ACQUISITION AREA: 61,045 SQUARE FEET OR 1.401 ACRES (NET AREA)		
WHOLE PROPERTY ACREAGE: CALLED 328.011 ACRES (PER DEED)		
JOB No. PLUM2201.00	DRAWN BY: NTK	CAD FILE: MARYS CREEK_TCEM_23_PT1&2.DWG
DATE: SEPTEMBER 10, 2024	EXHIBIT B PAGE 4 OF 8	SCALE: 1" = 100'



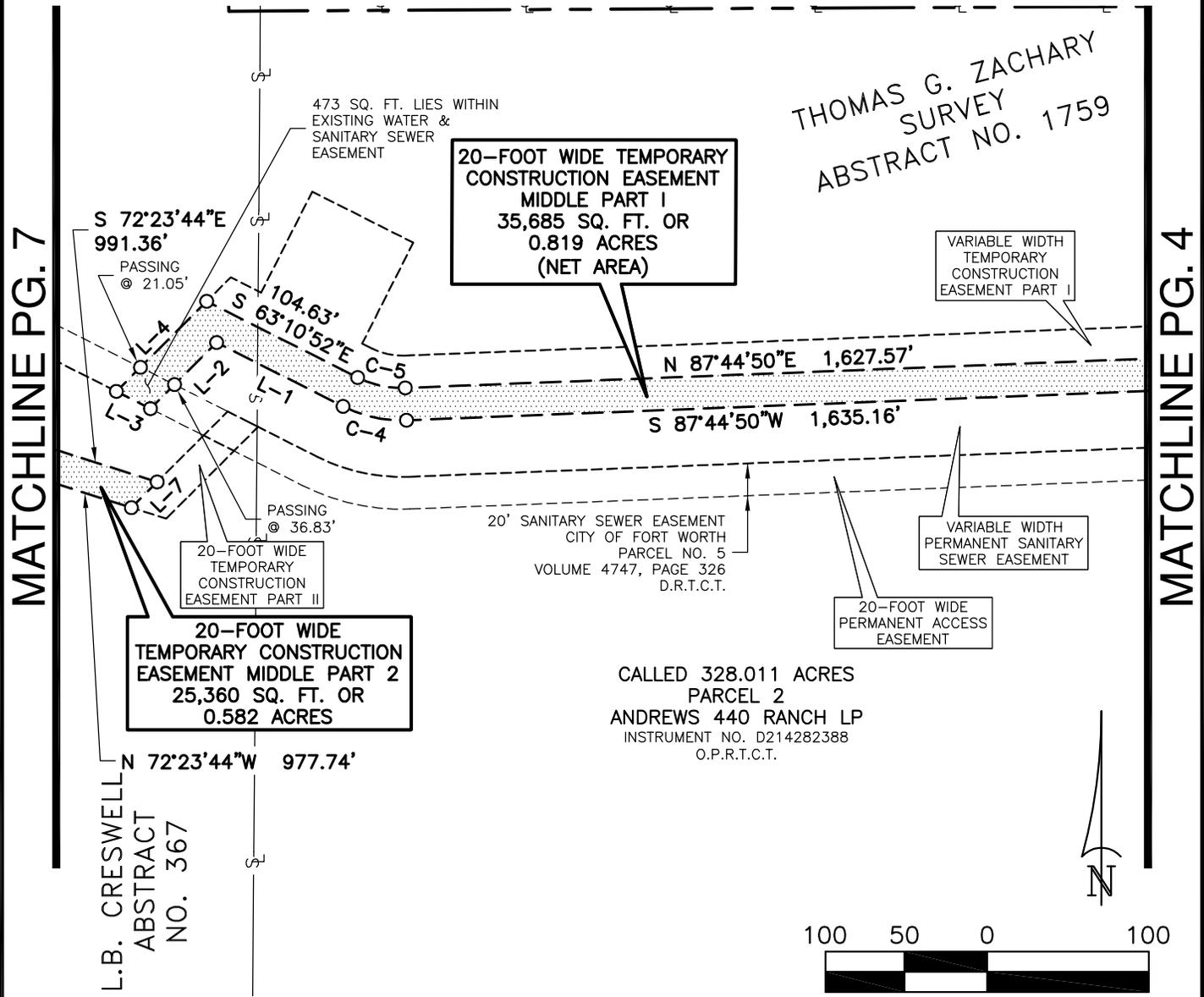
RICHARD KENNEDY  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 5527 TEXAS FIRM No. 10106900

# EXHIBIT "B"

PARCEL No. 23 TCEM PART I & II

MATCHLINE PG. 7

MATCHLINE PG. 4



REVISED: SEPTEMBER 20, 2024  
REVISED: SEPTEMBER 17, 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. 23 TCEM PART I & II		CITY PROJ. NO. 103648-2
TEMPORARY WIDE TEMPORARY CONSTRUCTION EASEMENT MIDDLE		
OWNER: ANDREWS 440 RANCH LP		
SURVEY: JOHN BURSEY SURVEY, ABSTRACT NO. 128		
SURVEY: THOMAS G. ZACHARY SURVEY, ABSTRACT NO. 1759 & L.B. CRESWELL ABSTRACT NO. 367		
LOCATION: CITY OF BENBROOK, TARRANT COUNTY, TEXAS		
ACQUISITION AREA: 61,045 SQUARE FEET OR 1.401 ACRES (NET AREA)		
WHOLE PROPERTY ACREAGE: CALLED 328.011 ACRES (PER DEED)		
JOB No. PLUM2201.00	DRAWN BY: NTK	CAD FILE: MARYS CREEK_TCEM_23_PT1&2.DWG
DATE: SEPTEMBER 10, 2024	EXHIBIT B PAGE 5 OF 8	SCALE: 1" = 100'



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

# EXHIBIT "B"

PARCEL No. 23 TCEM PART I & II

JOHN BURSEY SURVEY  
ABSTRACT NO. 128

CALLED 328.011 ACRES  
PARCEL 2  
ANDREWS 440 RANCH LP  
INSTRUMENT NO. D214282388  
O.P.R.T.C.T.

20' SANITARY SEWER EASEMENT  
CITY OF FORT WORTH  
PARCEL NO. 5  
VOLUME 4747, PAGE 326  
D.R.T.C.T.

20' SANITARY SEWER EASEMENT  
CITY OF FORT WORTH  
PARCEL NO. 1  
VOLUME 6460, PAGE 600  
D.R.T.C.T.

20-FOOT WIDE  
TEMPORARY  
CONSTRUCTION  
EASEMENT PART III

VARIABLE WIDTH  
PERMANENT SANITARY  
SEWER EASEMENT

LOT 25

**P.O.B.  
PART II**  
GRID COORDINATES  
N=6,943,872.193  
E=2,279,669.964

LOT 24

**P.O.C.  
PART II**  
FND 5/8"IR  
W/CAP STAMPED  
"ANA"

BLOCK 1  
MONTRACHET  
INSTRUMENT NO. D220089825  
O.P.R.T.C.T.

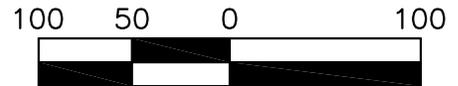
LOT 23

ESPRIT AVENUE  
(50' RIGHT-OF-WAY)

L.B. CRESWELL  
ABSTRACT NO. 367

20-FOOT WIDE  
TEMPORARY CONSTRUCTION  
EASEMENT MIDDLE PART II  
25,360 SQ. FT. OR  
0.582 ACRES

FND 5/8"IR W/CAP STAMPED "ANA"



SCALE IN FEET

REVISED: SEPTEMBER 20, 2024  
REVISED: SEPTEMBER 17, 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. 23 TCEM PART I & II	CITY PROJ. NO. 103648-2
20-FOOT WIDE TEMPORARY CONSTRUCTION EASEMENT MIDDLE	
OWNER: ANDREWS 440 RANCH LP	
SURVEY: JOHN BURSEY SURVEY, ABSTRACT NO. 128	
SURVEY: THOMAS G. ZACHARY SURVEY, ABSTRACT NO. 1759 & L.B. CRESWELL ABSTRACT NO. 367	
LOCATION: CITY OF BENBROOK, TARRANT COUNTY, TEXAS	
ACQUISITION AREA: 61,045 SQUARE FEET OR 1.401 ACRES (NET AREA)	
WHOLE PROPERTY ACREAGE: CALLED 328.011 ACRES (PER DEED)	
JOB No. PLUM2201.00	DRAWN BY: NTK
DATE: SEPTEMBER 10, 2024	EXHIBIT B PAGE 6 OF 8
CAD FILE: MARYS CREEK_TCEM_23_PT1&2.DWG	
SCALE: 1" = 100'	



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

MATCHLINE PG. 7

# EXHIBIT "B"

PARCEL No. 23 TCEM PART I & II

MATCHLINE PG. 6

MATCHLINE PG. 5

L.B. CRESWELL  
ABSTRACT NO. 367

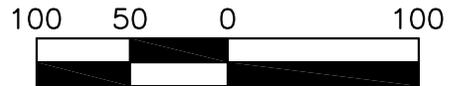
VARIABLE WIDTH  
PERMANENT SANITARY  
SEWER EASEMENT

20' SANITARY SEWER EASEMENT  
CITY OF FORT WORTH  
PARCEL NO. 5  
VOLUME 4747, PAGE 326  
D.R.T.C.T.

S 72°23'44"E 991.36'  
N 72°23'44"W 977.74'

CALLED 328.011 ACRES  
PARCEL 2  
ANDREWS 440 RANCH LP  
INSTRUMENT NO. D214282388  
O.P.R.T.C.T.

20-FOOT WIDE  
TEMPORARY CONSTRUCTION  
EASEMENT MIDDLE PART II  
25,360 SQ. FT. OR  
0.582 ACRES



SCALE IN FEET

REVISED: SEPTEMBER 20, 2024  
REVISED: SEPTEMBER 17, 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. 23 TCEM PART I & II		CITY PROJ. NO. 103648-2
20-FOOT WIDE TEMPORARY CONSTRUCTION EASEMENT MIDDLE		
OWNER: ANDREWS 440 RANCH LP		
SURVEY: JOHN BURSEY SURVEY, ABSTRACT NO. 128		
SURVEY: THOMAS G. ZACHARY SURVEY, ABSTRACT NO. 1759 & L.B. CRESWELL ABSTRACT NO. 367		
LOCATION: CITY OF BENBROOK, TARRANT COUNTY, TEXAS		
ACQUISITION AREA: 61,045 SQUARE FEET OR 1.401 ACRES (NET AREA)		
WHOLE PROPERTY ACREAGE: CALLED 328.011 ACRES (PER DEED)		
JOB No. PLUM2201.00	DRAWN BY: NTK	CAD FILE: MARYS CREEK_TCEM_23_PT1&2.DWG
DATE: SEPTEMBER 10, 2024	EXHIBIT B PAGE 7 OF 8	SCALE: 1" = 100'



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

# EXHIBIT "B"

## PARCEL No. 23 TCEM PART I & II

### LEGEND

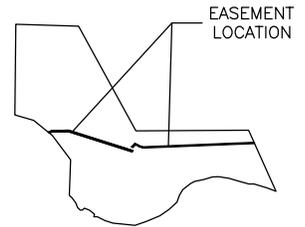
- ⊗ 5/8" CAPPED IRON ROD STAMPED  
"GORRONDONA & ASSOCIATES"
- FND MONUMENTATION (SIZE AND TYPE NOTED)
- CALCULATED POINT
- — — — — PROPERTY/RIGHT-OF-WAY LINE
- - - - - EXISTING EASEMENT LINE
- - - - - PROPOSED EASEMENT LINE
- — — — — SURVEY/ABSTRACT LINE

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N 63°10'52"W	87.62'
L-2	S 45°00'36"W	57.88'
L-3	N 63°10'10"W	23.65'
L-4	N 45°03'07"E	78.94'
L-5	S 23°02'06"E	21.39'
L-6	N 64°02'50"E	43.14'
L-7	S 45°00'36"W	22.53'
L-8	S 64°02'55"W	29.40'
L-9	N 50°51'00"W	22.05'

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	ARC
C-1	5,699.58'	05°18'14"	N 23°59'22"W	527.42'	527.61'
C-2	5,759.58'	02°24'39"	S 25°25'09"E	242.32'	242.34'
C-3	5,759.58'	01°09'19"	S 23°36'17"E	116.13'	116.13'
C-4	80.00'	29°05'00"	N 77°42'27"W	40.17'	40.61'
C-5	60.01'	29°05'00"	S 77°42'19"E	30.14'	30.46'

**NOTES:**

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



SUBJECT TRACT &  
LOCATION OF EASEMENT

REVISED: SEPTEMBER 20, 2024  
REVISED: SEPTEMBER 17, 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. 23 TCEM PART I & II		CITY PROJ. NO. 103648-2
20-FOOT WIDE TEMPORARY CONSTRUCTION EASEMENT MIDDLE		
OWNER: ANDREWS 440 RANCH LP		
SURVEY: JOHN BURSEY SURVEY, ABSTRACT NO. 128		
SURVEY: THOMAS G. ZACHARY SURVEY, ABSTRACT NO. 1759 & L.B. CRESWELL ABSTRACT NO. 367		
LOCATION: CITY OF BENBROOK, TARRANT COUNTY, TEXAS		
ACQUISITION AREA: 61,045 SQUARE FEET OR 1.401 ACRES (NET AREA)		
WHOLE PROPERTY ACREAGE: 309,324 SQUARE FEET OR CALLED 328.011 ACRES (PER DEED)		
JOB No. PLUM2201.00	DRAWN BY: NTK	CAD FILE: MARYS_CREEK_TCEM_23_PT1&2.DWG
DATE: SEPTEMBER 10, 2024	EXHIBIT B PAGE 8 OF 8	SCALE: 1" = 100'

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

Lot: 23\_TCEM\_PT1

Bearing	Distance	Radius	Delta	Chord	Ang	Chord
S 87°44'50"W	1635.16'					
N 77°42'27"W	40.17'	80.00	29°05'00"	N 77°42'27"W	40.61	
N 63°10'52"W	87.62'					
S 45°00'36"W	57.88'					
N 63°10'10"W	23.65'					
N 45°03'07"E	78.94'					
S 63°10'52"E	104.63'					
S 77°42'19"E	30.14'	60.01	29°05'00"	S 77°42'19"E	30.46	
N 87°44'50"E	1627.57'					
S 23°02'06"E	21.39'					

Closure Error Distance> 0.0032 Error Bearing> N 84°27'05" E  
Closure Precision> 1 in 1166026.3 Total Distance> 3707.92

36,800 SQ. FT.  
0.845 ACRES

1115  
0.026

Lot Report

Mon Aug 12 09:02:37 2024

Lot: 23\_TCEM\_PT2

Bearing	Distance
N 64°02'50"E	43.14'
N 89°09'53"E	250.86'
S 72°23'44"E	991.36'
S 45°00'36"W	22.53'
N 72°23'44"W	977.74'
S 89°09'53"W	243.16'
S 64°02'55"W	29.40'
N 50°51'00"W	22.05'

Closure Error Distance> 0.0019 Error Bearing> N 78°46'14" W  
Closure Precision> 1 in 1390299.3 Total Distance> 2580.24

25,360 SQ. FT.  
0.582 ACRES