

**SUBJECT PROPERTY ADDRESS**  
**7001 BENBROOK LAKE DRIVE**  
**FORT WORTH, TEXAS 76132**



**LOCATION MAP**

**PROPOSED**  
**LOT 1, BLOCK 1,**  
**SOUTHWEST CHRISTIAN**  
**SCHOOL ADDITION**

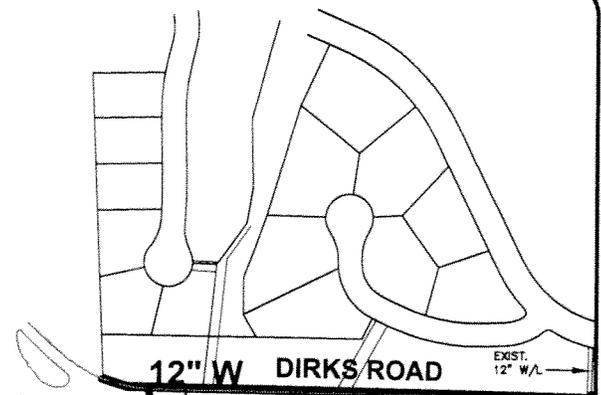
**MARCH, 2011**

**CivilSolutions Inc**

Engineers Surveyors Planners  
 TEXAS REGISTERED ENGINEERING FIRM F-7997  
 P.O. Box 100247, Fort Worth, Texas, 76185  
 (817) 423-0060 (817) 346-0520 Fax

**12" W** - WATER LINE

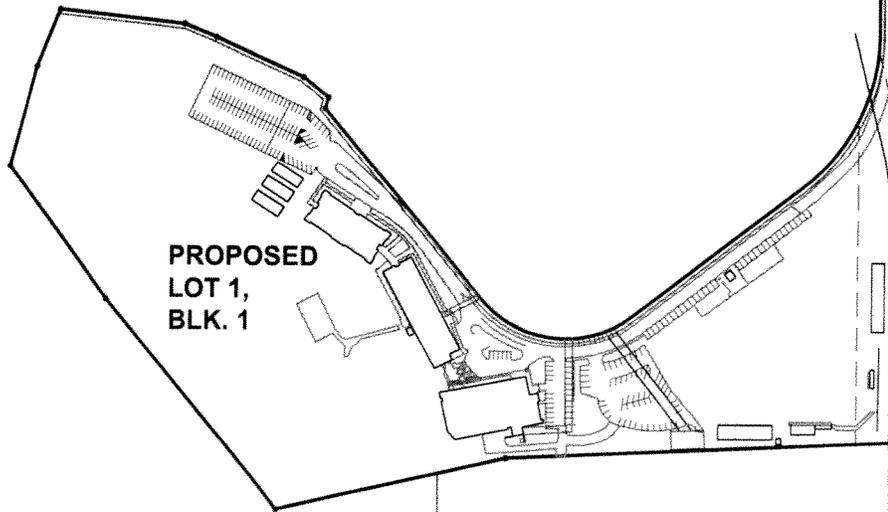
 - FIRE HYDRANT



**12" W DIRKS ROAD**

EXIST.  
12" W/L

**12" W**



**PROP.  
LOT 2,  
BLK. 1**

**PROPOSED  
LOT 1,  
BLK. 1**

**EXHIBIT A  
WATER**

**PROPOSED  
LOT 1, BLOCK 1,  
SOUTHWEST CHRISTIAN  
SCHOOL ADDITION**

**MARCH, 2011**

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8" SS

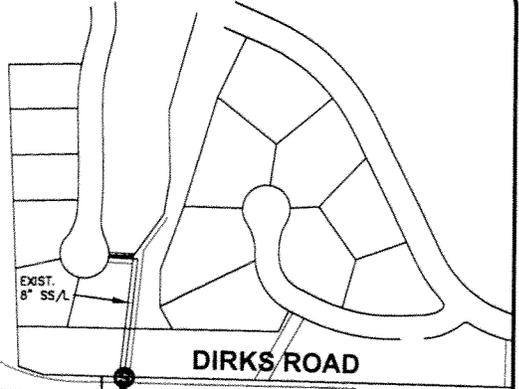
GRAVITY SEWER LINE



SS MANHOLE



1"=400'



DIRKS ROAD

8" SS

PROP.  
LOT 2,  
BLK. 1

PROPOSED  
LOT 1,  
BLK. 1

EXHIBIT A-1

# SANITARY SEWER

## PROPOSED LOT 1, BLOCK 1, SOUTHWEST CHRISTIAN SCHOOL ADDITION

MARCH, 2011

# CivilSolutions Inc

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TEXAS REGISTERED ENGINEERING FIRM F-7997

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PROPERTY DESCRIPTION

BEING a 24.373 acre tract of land situated in the J. Heath Survey, Abstract No. 641, W. W. Warnell Survey, Abstract No. 1616, and the C. Johnson Survey, Abstract No. 849, recorded in Volume 9572, Page 574, Deed Records, Tarrant County, Texas. The bearings for this survey are based on the bearings as they appear in Volume 9572, Page 574, Deed Records, Tarrant County, Texas. Said 23.927 acre tract being described by metes and bounds as follows:

BEGINNING at a monument found in the southerly right of way line of Dirks Road, a variable width public right of way, and at the northeast corner of the herein described tract of land;

THENCE South  $88^{\circ}53'20''$  East, along the existing southerly right of way line of said Dirks Road, a distance of 161.92 feet to an iron rod set for corner;

THENCE South  $00^{\circ}00'21''$  East, the southerly right of way of said Dirks Road, a distance of 120.02 feet to an iron rod set for corner;

THENCE, North  $88^{\circ}53'20''$  West, a distance of 161.98 feet to an iron rod set for corner being in the east line of the herein described tract;

THENCE South  $0^{\circ}01'15''$  West, along the east line of the herein described tract, a distance of 1,592.86 Feet to a railroad spike set;

THENCE South  $87^{\circ}24'07''$  West, departing the east line and continuing along the south line of the herein described tract, a distance of 812.41 Feet to a railroad spike set;

THENCE South  $77^{\circ}06'32''$  West, continuing along the south line of the herein described tract, a distance of 486.02 Feet to a 1" iron pipe found;

THENCE departing the south line and continuing in a northwesterly direction, the following courses and distances:

North  $37^{\circ}22'52''$  West, a distance of 66.62 Feet to a monument found;

North  $39^{\circ}32'27''$  West, a distance of 506.51 Feet to a railroad spike set;

North  $35^{\circ}56'00''$  West, a distance of 344.67 Feet to a railroad spike set;

THENCE continuing in a northeasterly direction the following courses and distances:

North  $14^{\circ}24'00''$  East, a distance of 218.76 Feet to a railroad spike set;

North  $21^{\circ}43'00''$  East, a distance of 128.00 Feet to a railroad spike set;

THENCE continuing in a southeasterly direction the following courses and distances:

South 83°52'04" East, a distance of 266.05 Feet to a ½" iron rod found;

South 68°00'32" East, a distance of 72.59 Feet to a monument found;

South 65°36'10" East, a distance of 201.16 Feet to a monument found;

South 50°31'39" East, a distance of 67.20 Feet to a railroad spike set;

South 16°38'21" West, a distance of 23.82 Feet to a ½" iron rod found;

South 38°47'49" East, a distance of 514.10 Feet to a railroad spike set at the point of curvature of a non-tangent curve, concave to the north, having a radius of 225.99 Feet, a central angle of 88°33'02", and a chord of 315.53 Feet bearing South 83°05'55" East;

Along said curve, a distance of 349.27 Feet to a monument found;

THENCE North 52°41'02" East, a distance of 441.37 Feet to a monument found at the point of curvature of a non-tangent curve, concave to the northwest, having a radius of 418.83 Feet, a central angle of 52°36'28", and a chord of 371.19 Feet bearing North 26°22'22" East;

THENCE along said curve, a distance of 384.56 Feet to a monument found;

THENCE North 0°00'21" West, a distance of 837.42 Feet to a ½" iron rod with plastic cap stamped "RPLS 4818" set at the beginning of a curve concave to the east, having a radius of 9.94 Feet, a central angle of 90°16'01" and a chord distance of 14.09 Feet, bearing North 45°09'03" East;

THENCE along the arc of said curve a distance of 15.66 Feet to a ½" iron rod with plastic cap stamped "RPLS 4818" set in the southerly right of way line of said Dirks Road;

THENCE North 89°54'12" East, a distance of 28.12 Feet to the POINT OF BEGINNING; and containing a computed area of 24.373 Acres, more or less.