

LOCHWOOD COURT DRAINAGE IMPROVEMENTS
PARCEL No. 3-PE
CITY PROJECT No. 01069
D.O.E. No. 6004
7200 GOLF CLUB DRIVE
TRACT A, LAKE COUNTRY ESTATES, PHASE 2, UNIT 1

EXHIBIT "A"

Being a permanent water, sewer and drainage easement out of Tract A, Lake Country Estates, Phase 2, Unit 1, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Volume 388-75, Page 33 of the Plat Records of Tarrant County, Texas, said permanent water, sewer and drainage easement also being out of a 79.731 acre tract of land (by deed) and being further described as Tract III deeded to Eagle Mountain Golf Club L.L.C. as recorded in County Clerk's File No. D206172189 of the Deed Records of Tarrant County, Texas, said permanent water, sewer and drainage easement being more particularly described by metes and bounds as follows:

COMMENCING at a point for the east corner of Lot 10, Block 14, of said Lake Country Estates, said point being in a north line of said Tract A, said point being in a north line of said Tract III, said point also being the south corner of Lot 44, Block 22, Lake Country Estates, Inc. Phase IV, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Volume 388-82, Page 21 of said Plat Records of Tarrant County, Texas, from which a 3/8 inch iron rod found for reference bears North 16 degrees 22 minutes 58 seconds East, a distance of 0.69 feet and from which a 5/8 inch iron rod found for the south corner of said Lot 10 bears South 53 degrees 45 minutes 51 seconds West, a distance of 75.50 feet, said 5/8 inch iron rod being in the north line of said Tract A, said 5/8 inch iron rod being in the north line of said Tract III, said 5/8 inch iron rod also being the east corner of Lot 9 of said Block 14, **THENCE** a radial bearing of South 55 degrees 13 minutes 23 seconds East, a distance of 10.76 feet to the **POINT OF BEGINNING** of the herein described permanent water, sewer and drainage easement, said point being the intersection of the south line of an existing 20.0' Utility Easement, as recorded in Volume 388-75, Page 33 of said Plat Records of Tarrant County, Texas, with the east line of an existing 15.0' Utility Easement as recorded in Volume 388-75, Page 33 of said Plat Records of Tarrant County, Texas;

THENCE North 56 degrees 23 minutes 51 seconds East, with the south line of said existing 20.0' Utility Easement, a distance of 21.75 feet to a point for corner;

THENCE South 33 degrees 13 minutes 09 seconds East, a distance of 13.96 feet to a point for corner;

THENCE South 13 degrees 09 minutes 22 seconds West, a distance of 226.06 feet to a point for corner in the north line of an existing 15.0' Utility Easement as recorded in Volume 388-75, Page 33 of said Plat Records of Tarrant County, Texas;

THENCE South 69 degrees 26 minutes 51 seconds West, with the north line of said existing 15.0' Utility Easement, a distance of 30.05 feet to a point for the intersection of the north line of said existing 15.0' Utility Easement with the east line of said existing 15.0' Utility Easement, from which a point for the northwest corner of Lot 5, Block 15 of said Lake Country Estates bears South 41 degrees 18 minutes 07 seconds West, a distance of 21.20 feet, said point being in a south line of said Tract A, said point being in a south line of said Tract III, said point also being the northeast corner of Lot 4 of said Block 15;

THENCE North 13 degrees 09 minutes 22 seconds East, with the east line of said existing 15.0' Utility Easement, a distance of 236.53 feet to the **POINT OF BEGINNING**, and containing 5,943 square feet or 0.136 acres of land, more or less.

Notes:

- (1) A plat of even survey date herewith accompanies this legal description.
- (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.

Date: May 5, 2011



Curtis Smith
Registered Professional Land Surveyor
No. 5494



