

LOCHWOOD COURT DRAINAGE IMPROVEMENTS
PARCEL No. 3-TE-1
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 temporary construction 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 temporary construction 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 temporary construction 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 26 degrees 25 minutes 46 seconds West, a distance of 21.78 feet to the **POINT OF BEGINNING** of the herein described temporary construction easement, said point being the intersection of the south line of an existing 15.0' Utility Easement as recorded in Volume 388-75, Page 33 of said Plat Records of Tarrant County, Texas, with the west 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 13 degrees 09 minutes 22 seconds West, with the west line of said existing 15.0' Utility Easement, a distance of 229.30 feet to a point for corner;

THENCE South 69 degrees 26 minutes 51 seconds West, with a north line of said existing 15.0' Utility Easement, a distance of 375.35 feet to a point for corner;

THENCE South 85 degrees 29 minutes 51 seconds West, with a north line of said existing 15.0' Utility Easement, a distance of 160.43 feet to a point for the intersection of the north line of said existing 15.0' Utility Easement 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, from which a 1/2 inch iron rod found for corner in the east line of Lot 2, Block 15, of said Lake Country Estates, Phase 2, Unit 1 bears a radial bearing of South 34 degrees 28 minutes 55 seconds West, a distance of 13.08 feet;

THENCE North 15 degrees 55 minutes 09 seconds West, with an east line of said existing 15.0' Utility Easement, a distance of 40.81 feet to a point for corner;

THENCE North 85 degrees 29 minutes 51 seconds East, a distance of 162.87 feet to a point for corner;

THENCE North 69 degrees 26 minutes 51 seconds East, a distance of 369.95 feet to a point for corner;

THENCE North 13 degrees 09 minutes 22 seconds East, a distance of 170.23 feet to a point for corner in a south line of said existing 15.0' Utility Easement;

THENCE North 53 degrees 45 minutes 51 seconds West, with the south line of said existing 15.0' Utility Easement, a distance of 33.80 feet to the **POINT OF BEGINNING**, and containing 25,767square feet or 0.592 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 11, 2011



Curtis Smith
Registered Professional Land Surveyor
No. 5494

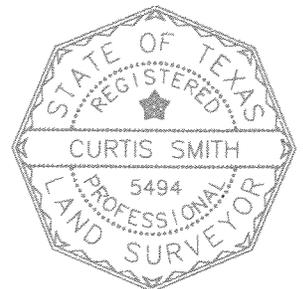


EXHIBIT "B"

PARCEL No. 3 TE-1

LOT 44, BLOCK 22
LAKE COUNTRY ESTATES, INC.
PHASE IV
VOLUME 388-82, PAGE 21
P.R.T.C.T.

| LINE TABLE | | |
|------------|--------------|----------|
| LINE | BEARING | DISTANCE |
| L-1 | N 53°45'51"E | 33.80' |

BLOCK 14
LAKE COUNTRY ESTATES
PHASE 2 UNIT 1
VOLUME 388-75, PAGE 33
P.R.T.C.T.

P.O.C.
 3/8"IRF
 FOR REFERENCE BEARS
 N 16°22'58"E 0.69'

P.O.B.

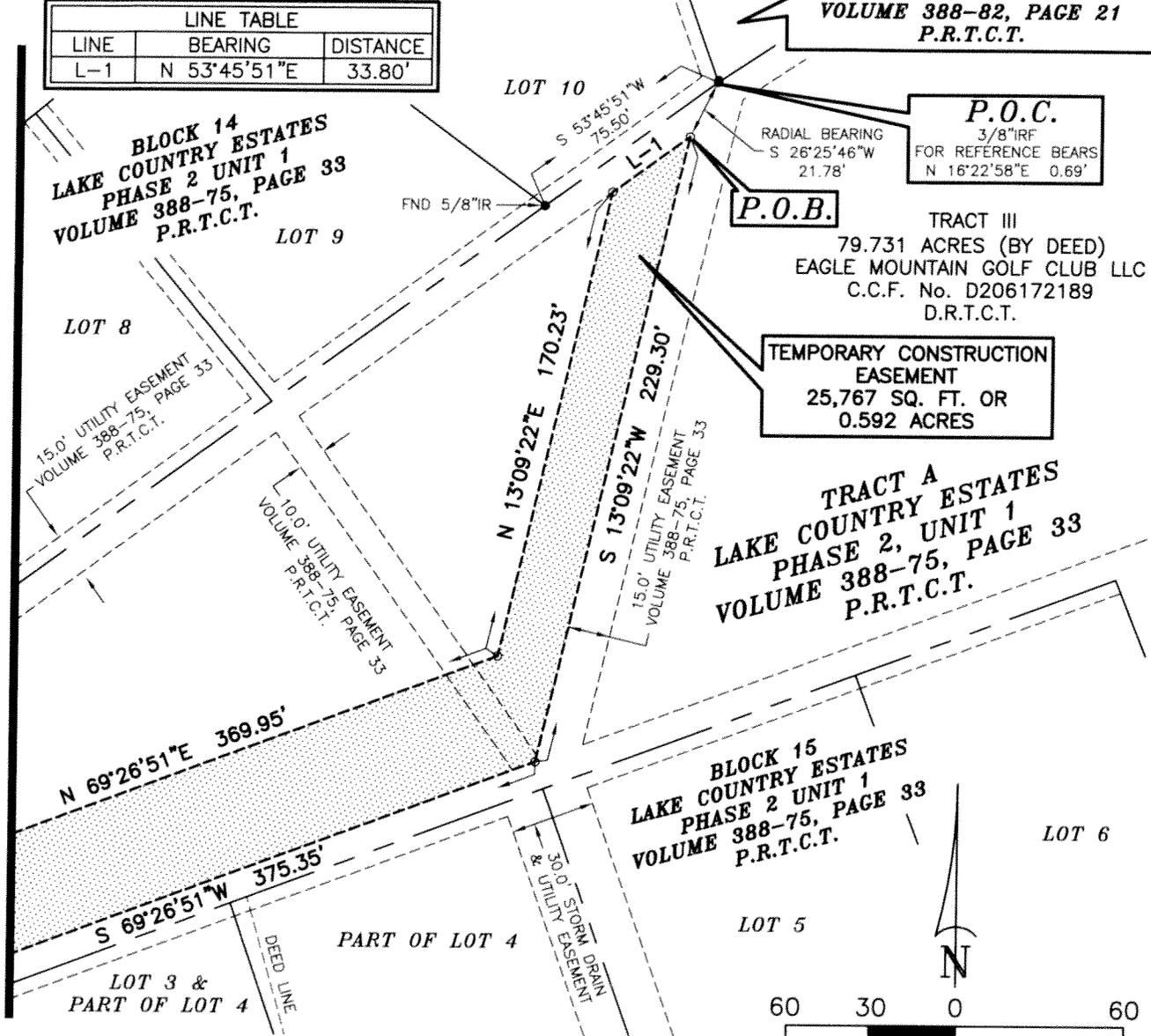
TRACT III
 79.731 ACRES (BY DEED)
 EAGLE MOUNTAIN GOLF CLUB LLC
 C.C.F. No. D206172189
 D.R.T.C.T.

TEMPORARY CONSTRUCTION
EASEMENT
 25,767 SQ. FT. OR
 0.592 ACRES

TRACT A
LAKE COUNTRY ESTATES
PHASE 2, UNIT 1
VOLUME 388-75, PAGE 33
P.R.T.C.T.

BLOCK 15
LAKE COUNTRY ESTATES
PHASE 2 UNIT 1
VOLUME 388-75, PAGE 33
P.R.T.C.T.

MATCHLINE "A"



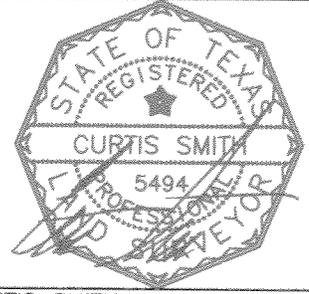
NOTE: BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD-83, THE NORTH CENTRAL ZONE 4202, ALL DISTANCES AND AREAS SHOWN ARE SURFACE.



City of Fort Worth

1000 THROCKMORTON STREET • FORT WORTH, TEXAS 76102

EXHIBIT SHOWING
 A
 TEMPORARY CONSTRUCTION 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
 PLAT RECORDS OF TARRANT COUNTY, TEXAS



| | | |
|--|-----------------------|---------------------------------|
| PROJECT: LOCHWOOD COURT DRAINAGE IMPROVEMENTS | | CITY PROJ. No. 01069 |
| EASEMENT AREA: 25,767 SQUARE FEET OR 0.592 ACRES | | D.O.E. No. 6004 |
| JOB NO. WTL_1001.00 | DRAWN BY: JCE | CAD FILE: WTL_1001.00 ESMTS.dwg |
| DATE: MAY 11, 2011 | EXHIBIT B PAGE 1 OF 2 | SCALE: 1" = 60' |

CURTIS SMITH
 REGISTERED PROFESSIONAL LAND SURVEYOR
 NO. 5494

EXHIBIT "B"
PARCEL No. 3 TE-1

CANYON CREST ROAD
 (A 50.0' RIGHT-OF-WAY)

BLOCK 14
LAKE COUNTRY ESTATES
PHASE 2 UNIT 1
VOLUME 388-75, PAGE 33
P.R.T.C.T.

LOT 6

LOT 7

15.0' UTILITY EASEMENT
 VOLUME 388-75, PAGE 33
 P.R.T.C.T.

LOT 4

LOT 5

TRACT A
LAKE COUNTRY ESTATES
PHASE 2, UNIT 1
VOLUME 388-75, PAGE 33
P.R.T.C.T.

LOT 3

TRACT III
 79.731 ACRES (BY DEED)
 EAGLE MOUNTAIN GOLF CLUB LLC
 C.C.F. No. D206172189
 D.R.T.C.T.

N 69°26'51"E 369.95'

N 85°29'51"E 162.87'

S 69°26'51"W 375.35'

N 15°55'09"W
 40.81'

RADIAL BEARING
 S 34°28'55"W 13.08'

1/2"IRF

S 85°29'51"W 160.43'

15.0' UTILITY EASEMENT
 VOLUME 388-75, PAGE 33
 P.R.T.C.T.

10.0' UTILITY EASEMENT
 VOLUME 388-75, PAGE 33
 P.R.T.C.T.

LOT 1

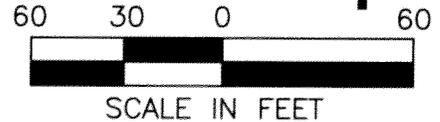
LOT 2

TEMPORARY CONSTRUCTION
EASEMENT
25,767 SQ. FT. OR
0.592 ACRES

BLOCK 15
LAKE COUNTRY ESTATES
PHASE 2 UNIT 1
VOLUME 388-75, PAGE 33
P.R.T.C.T.

LOT 2

MATCHLINE "A"



NOTE: BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD-83, THE NORTH CENTRAL ZONE 4202, ALL DISTANCES AND AREAS SHOWN ARE SURFACE.



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