LOCHWOOD COURT DRAINAGE IMPROVEMENTS
PARCEL No. 3-TE-2
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 North 77 degrees 39 minutes 06 seconds East, a distance of 27.59 feet to the **POINT OF BEGINNING** of the herein described temporary construction easement, said point being in the south line of an existing 10.0' 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 10.0' Utility Easement, a distance of 30.00 feet to a point for corner;

THENCE South 33 degrees 13 minutes 09 seconds East, a distance of 27.01 feet to a point for corner;

THENCE South 13 degrees 09 minutes 22 seconds West, a distance of 218.90 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, from which a point for the northwest corner of Lot 6, Block 15 of said Lake Country Estates bears North 86 degrees 15 minutes 43 seconds East, a distance of 34.57 feet, said point being in the south line of said Tract A, said point being in the south line of said Tract III, said point also being the northeast corner of Lot 5 of said Block 15;

THENCE South 69 degrees 26 minutes 51 seconds West, with the north line of said existing 15.0' Utility Easement, a distance of 36.06 feet to a point for corner;

THENCE North 13 degrees 09 minutes 22 seconds East, a distance of 226.06 feet to a point for corner;

THENCE North 33 degrees 13 minutes 09 seconds West, a distance of 13.96 feet to the **POINT OF BEGINNING**, and containing 7,289 square feet or 0.167 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 6, 2011

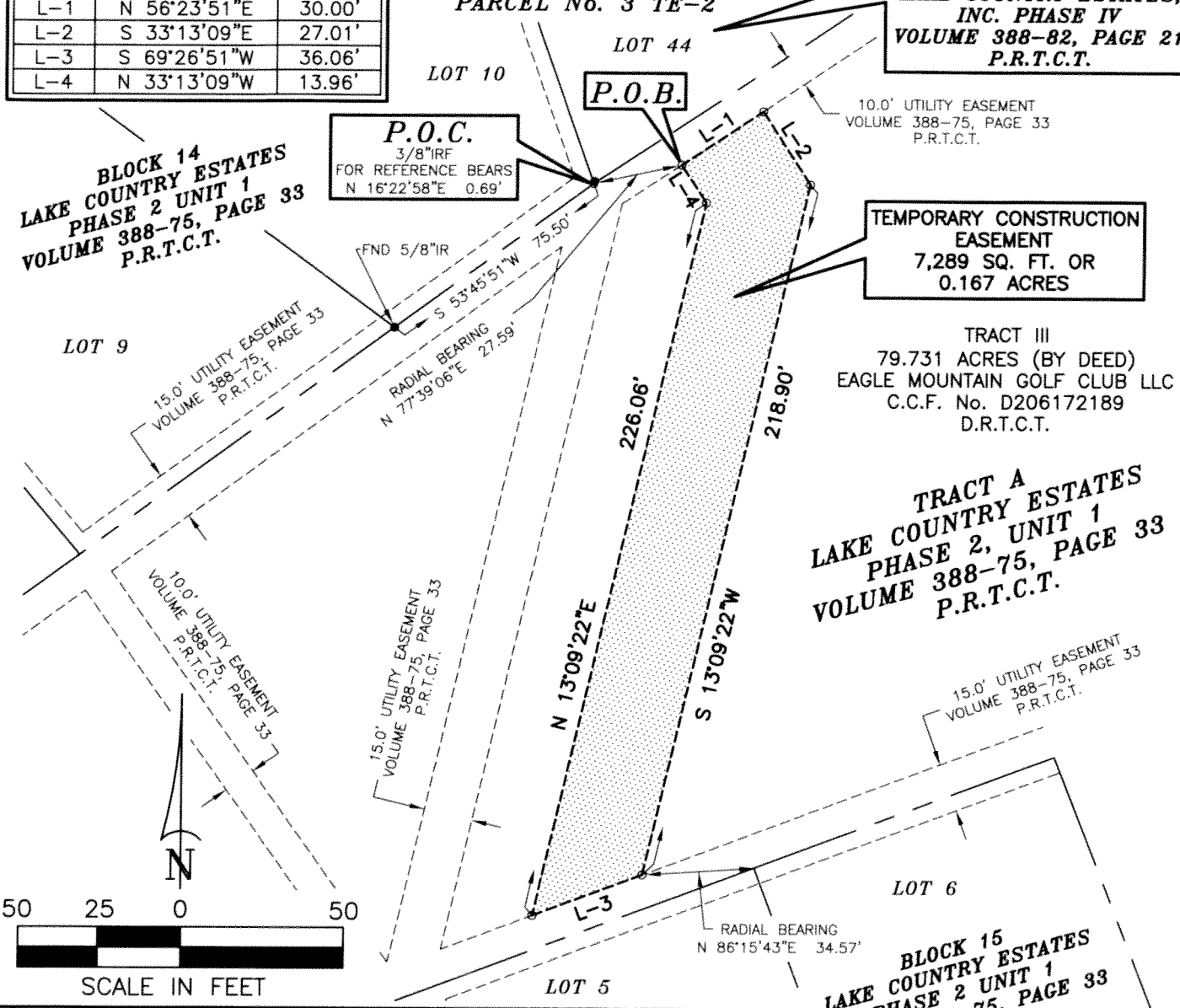
Curtis Smith
Registered Professional Land Surveyor
No. 5494

STATE OF TEXAS
REGISTERED
CURTIS SMITH
5494
PROFESSIONAL
LAND SURVEYOR

EXHIBIT "B"

PARCEL No. 3 TE-2

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N 56°23'51"E	30.00'
L-2	S 33°13'09"E	27.01'
L-3	S 69°26'51"W	36.06'
L-4	N 33°13'09"W	13.96'



NOTE:
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.

FORT WORTH

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

STATE OF TEXAS
REGISTERED
CURTIS SMITH
5494
PROFESSIONAL
LAND SURVEYOR

PROJECT: LOCHWOOD COURT DRAINAGE IMPROVEMENTS		CITY PROJ. No. 01069
EASEMENT AREA: 7,289 SQUARE FEET OR 0.167 ACRES		D.O.E. No. 6004
JOB NO. WTI_1001.00	DRAWN BY: JCE	CAD FILE: WTI_1001.00 ESMTS.dwg
DATE: MAY 6, 2011	EXHIBIT B PAGE 1 OF 1	SCALE: 1" = 50'

CURTIS SMITH
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5494

GORRONDONA & ASSOCIATES, INC. • 7524 JACK NEWELL BOULEVARD SOUTH FORT WORTH, TX. 76118 • 817-496-1424 FAX 817-496-1768