

**2008 CAPITAL IMPROVEMENT PROGRAM ROBERTSON ROAD
PARCEL No. 3
CITY PROJECT No. 01299
7001 BOAT CLUB ROAD
LOT 3, BLOCK A, EAGLE RANCH BUSINESS PARK III**

EXHIBIT "A"

Being a 0.088 acre tract of land out of Lot 3, Block A of Eagle Ranch Business Park III, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Cabinet A, Slide 10067 of the Plat Records of Tarrant County, Texas, said Lot 3 being deeded to Piedmont Boat Club Partners, L.P. as recorded in County Clerk's File No. D205118854 of the Deed Records of Tarrant County, Texas, said 0.088 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod with cap stamped "RPLS 5199" found for most southerly southeast corner of said Lot 3, said 5/8 inch iron rod with cap stamped "RPLS 5199" being in the existing north right-of-way line of Robertson Road (a variable width right-of-way);

THENCE South 89 degrees 52 minutes 21 seconds West, with the south line of said Lot 3 and with the existing north right-of-way line of said Robertson Road, a distance of 300.00 feet to a 5/8 inch iron rod with cap stamped "RPLS 5199" found for the southwest corner of said Lot 3, said 5/8 inch iron rod with cap stamped "RPLS 5199" also being an interior ell corner in the existing north right-of-way line of said Robertson Road;

THENCE North 00 degrees 15 minutes 30 seconds East, with the west line of said Lot 3, a distance of 12.54 feet to a R.O.W. marker set for corner in the proposed north right-of-way line of said Robertson Road;

THENCE North 89 degrees 56 minutes 01 seconds East, with the proposed north right-of-way line of said Robertson Road, a distance of 300.00 feet to a R.O.W. marker set for an angle point in the proposed north right-of-way line of said Robertson Road;

THENCE North 44 degrees 56 minutes 01 seconds East, with the proposed north right-of-way line of said Robertson Road, a distance of 14.22 feet to a R.O.W. marker set for the intersection of the proposed north right-of-way line of said Robertson Road with the existing west right-of-way line of Boat Club Road (a 100.0' right-of-way), said R.O.W. marker also being in the east line of said Lot 3;

THENCE South 00 degrees 15 minutes 30 seconds West, with the east line of said Lot 3 and with the existing west right-of-way line of said Boat Club Road, a distance of 12.26 feet to a point for the most northerly southeast corner of said Lot 3, said point also being the intersection of the existing north right-of-way line of said Robertson Road with the existing west right-of-way line of said Boat Club Road;

THENCE South 45 degrees 03 minutes 55 seconds West, with the south line of said Lot 3 and with the existing north right-of-way line of said Robertson Road, a distance of 14.20 feet to the **POINT OF BEGINNING** and containing 3,837 square feet or 0.088 acres of land, more or less.

Notes:

- (1) A plat of even survey date herewith accompanies this legal description.
- (2) R.O.W. markers along proposed right-of-way line are a 5/8 inch iron rod set with blue cap stamped "GORRONDONA" unless otherwise noted.
- (3) 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: April 27, 2012



Curtis Smith
Registered Professional Land Surveyor
No. 5494

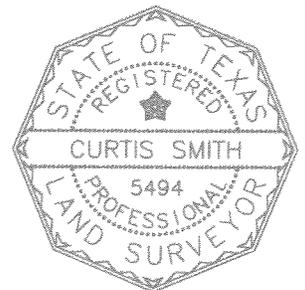


EXHIBIT "B"
PARCEL No. 3

REMAINDER OF
 20.132 ACRES (BY DEED)
 DOUBLE B LAND, LP
 C.C.F. No. D210008228
 D.R.T.C.T.

BLOCK A
EAGLE RANCH BUSINESS PARK III
CABINET A, SLIDE 10067
P.R.T.C.T.

LOT 3
 PIEDMONT BOAT
 CLUB PARTNERS, L.P.
 C.C.F. No. D205118854
 D.R.T.C.T.

**RIGHT-OF-WAY
 ACQUISITION AREA**
3,837 SQ. FT. OR
0.088 ACRES

20.0' WATER & SANITARY
 SEWER EASEMENT

10.0' SWBT EASEMENT
 VOLUME 5203, PAGE 32
 VOLUME 5255, PAGE 174
 D.R.T.C.T.

20.0'x60.0'
 UTILITY EASEMENT
 VOLUME 14044, PAGE 328
 D.R.T.C.T.

BOAT CLUB ROAD
 (A 100.0' RIGHT-OF-WAY)

N 00°15'30"E
 12.54'

SET R.O.W.
 MARKER

N 89°56'01"E

PROPOSED
 RIGHT-OF-WAY

5.0' WATER & SANITARY
 SEWER EASEMENT

N 44°56'01"E
 14.22'

SET R.O.W.
 MARKER

SET R.O.W.
 MARKER

S 00°15'30"W
 12.26'

S 89°52'21"W

EXISTING
 RIGHT-OF-WAY

300.00'

S 45°03'55"W
 14.20'

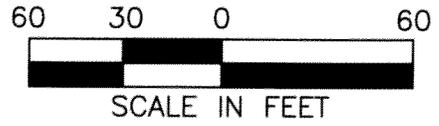
FND 5/8"IR W/CAP
 STAMPED "RPLS 5199"

P.O.B.
 FND 5/8"IR W/CAP
 STAMPED "RPLS 5199"

ROBERTSON ROAD
 (A VARIABLE WIDTH RIGHT-OF-WAY)

- NOTES:
1. A LEGAL DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT
 2. ROW MARKERS ALONG PROPOSED RIGHT-OF-WAY LINE ARE A 5/8" IRON ROD SET WITH BLUE CAP STAMPED "GORRONDONA" UNLESS OTHERWISE NOTED

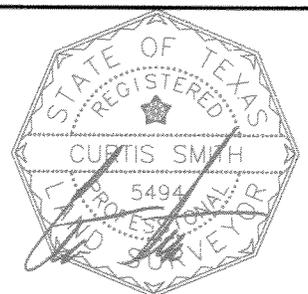
NOTE:
 ALL BEARINGS AND COORDINATES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD-83, THE NORTH CENTRAL ZONE 4202, ALL DISTANCES AND AREAS SHOWN ARE SURFACE.



City of Fort Worth

1000 THROCKMORTON STREET • FORT WORTH, TEXAS 76102

EXHIBIT SHOWING
 A
 RIGHT-OF-WAY ACQUISITION
 OUT OF
 LOT 3, BLOCK A
 EAGLE RANCH BUSINESS PARK III
 AS RECORDED IN
 CABINET A, SLIDE 10067
 PLAT RECORDS OF TARRANT COUNTY, TEXAS



PROJECT: 2008 CAPITAL IMPROVEMENT PROGRAM ROBERTSON ROAD | CITY PROJ. No. 01299

RIGHT-OF-WAY ACQUISITION AREA: 3,837 SQUARE FEET OR 0.088 ACRES

JOB NO. 0906-3693 | DRAWN BY: JPH | CAD FILE: 03 ROW.dwg

DATE: APRIL 27, 2012 | EXHIBIT B PAGE 1 OF 1 | SCALE: 1" = 60'

CURTIS SMITH
 REGISTERED PROFESSIONAL LAND SURVEYOR
 NO. 5494