

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

EXHIBIT "A"

Being a temporary construction easement 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 temporary construction easement being more particularly described by metes and bounds as follows:

COMMENCING 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** North 45 degrees 03 minutes 55 seconds East, 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 a point for the most northerly southeast corner of said Lot 3, said point being the intersection of the existing north right-of-way line said Robertson Road with the existing west right-of-way line of Boat Club Road (a 100.0' right-of-way); **THENCE** North 00 degrees 15 minutes 30 seconds East, 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 R.O.W. marker set for the **POINT OF BEGINNING** of the herein described temporary construction easement, said R.O.W. marker being the intersection of existing west right-of-way line of said Boat Club Road with the proposed north right-of-way line of said Robertson Road;

THENCE South 44 degrees 56 minutes 01 seconds West, 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 corner;

THENCE South 89 degrees 56 minutes 01 seconds West, 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 corner in the west line of said Lot 3, from which a 5/8 inch iron rod with cap stamped "RPLS 5199" found for the southwest corner of said Lot 3 bears South 00 degrees 15 minutes 30 seconds West, a distance of 12.54 feet, 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 20.00 feet to a point for corner;

THENCE North 89 degrees 56 minutes 01 seconds East, a distance of 310.00 feet to a point for corner in the east line of said Lot 3, said point being in the existing west right-of-way line of said Boat Club Road;

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 9.94 feet to the **POINT OF BEGINNING** and containing 6,150 square feet or 0.141 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: November 5, 2012



Curtis Smith
Registered Professional Land Surveyor
No. 5494

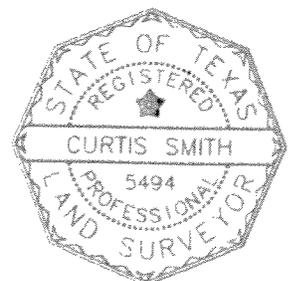


EXHIBIT "B"

PARCEL No. 3 TE

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

LINE	BEARING	DISTANCE
L-1	N 45°02'55"E	14.20'
L-2	N 00°15'30"E	12.26'
L-3	S 44°56'01"W	14.22'
L-4	S 00°15'30"W	12.54'
L-5	N 00°15'30"E	20.00'
L-6	S 00°15'30"W	9.94'

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

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

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

20.0' WATER & SANITARY
SEWER EASEMENT
CABINET A, SLIDE 10067
P.R.T.C.T.

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

**TEMPORARY
CONSTRUCTION
EASEMENT AREA
6,150 SQ. FT. OR
0.141 ACRES**

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

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

SET R.O.W.
MARKER
L-5

L-4

N 89°56'01"E 310.00'

L-6

P.O.B.
SET R.O.W.
MARKER

S 89°56'01"W 300.00'

L-3

SET R.O.W.
MARKER

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

5.0' WATER & SANITARY
SEWER EASEMENT
CABINET A, SLIDE 10067
P.R.T.C.T.

ROBERTSON ROAD

(A VARIABLE WIDTH RIGHT-OF-WAY)

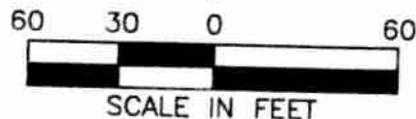
P.O.C.
FND 5/8"IR W/CAP
STAMPED "RPLS 5199"

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:

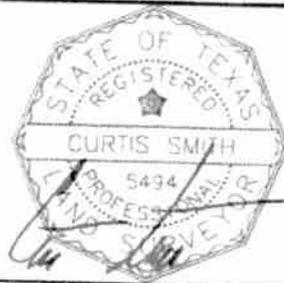
ALL BEARINGS AND COORDINATES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD-83, THE NORTH CENTRAL ZONE 4202, ALL DISTANCES AND AREAS SHOWN ARE SURFACE.



City of Fort Worth

1000 THROCKMORTON STREET • FORT WORTH, TEXAS 76102

EXHIBIT SHOWING
A
TEMPORARY CONSTRUCTION EASEMENT
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
TEMPORARY CONSTRUCTION EASEMENT AREA: 6,150 SQUARE FEET OR 0.141 ACRES

JOB NO. 0908-3893 | DRAWN BY: JCE | CAD FILE: 03 SLOPE.dwg
DATE: NOVEMBER 5, 2012 | EXHIBIT B PAGE 1 OF 1 | SCALE: 1" = 80'

CURTIS SMITH
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5494