

**PERMANENT DRAINAGE EASEMENT  
HORACE ROBINSON SURVEY, A-1315  
TO THE CITY OF FORT WORTH  
TARRANT COUNTY, TEXAS**

**BEING** a 23,866-square-foot (0.5479-acre) tract of land in the Horace Robinson Survey, Abstract No. 1315, Tarrant County, Texas, and being part of that certain tract of land described as "Tract II" conveyed to WCC Partner, LP as evidenced by Deed Without Warranty recorded in Instrument No. D210287964 of the Deed Records of Tarrant County, Texas and being more particularly described as follows:

**BEGINNING** at a 1/2-inch iron rod with cap stamped "LANDES & ASSOC." found at an angle point in the south line of said WCC tract and the common most southwest corner of Block 14-B, part of the Revised Plat of Lot 1, Lot 14-A, Lots 1-45, Block 14-B, and Lot 1, Block 14-C of Woodhaven Country Club Estates, 3-B Filing, Lot 1, Block 14 Woodhaven Country Club Estates, recorded in Volume 388-97, Page 25 of the Plat Records of Tarrant County, Texas and the most northerly northwest corner of Lot 1, Block 14-A, of said Revised Woodhaven Country Club Estates, 3-B Filing;

**THENCE** South 60°31'05" West along the common south line of said WCC tract and the northwest line of said Lot 1, Block 14-A, a distance of 17.53 feet;

**THENCE** departing said common line over and across said WCC tract as follows:

North 25°44'09" East a distance of 125.20 feet;

North 02°41'48" West a distance of 140.17 feet;

North 25°44'09" East a distance of 131.02 feet;

North 79°24'21" East a distance of 68.09 feet;

North 25°44'09" East a distance of 150.47 feet;

North 24°44'59" West a distance of 104.50 feet;

North 65°15'01" East a distance of 84.43 feet to the common south line of said WCC tract and west line of said Block 14-B, of said Revised Woodhaven Country Club Estates, 3-B Filing;

**THENCE** South 04°49'52" East along said common line a distance of 72.55 feet to a 5/8-inch iron rod found;

**THENCE** South 25°44'09" West continuing along said common line a distance of 630.78 feet to the **POINT OF BEGINNING**;

**CONTAINING** within the metes recited 23,866 square feet or 0.5479 acre of land.

**TEMPORARY CONSTRUCTION EASEMENT  
HORACE ROBINSON SURVEY, A-1315  
TO THE CITY OF FORT WORTH  
TARRANT COUNTY, TEXAS**

**BEING** a 40,743-square-foot (0.9353-acre) tract of land in the Horace Robinson Survey, Abstract No. 1315, Tarrant County, Texas, and being part of that certain tract of land described as "Tract II" conveyed to WCC Partner, LP as evidenced by Deed Without Warranty recorded in Instrument No. D210287964 of the Deed Records of Tarrant County, Texas and being more particularly described as follows:

**BEGINNING** at a 1/2-inch iron rod found at an angle point in the south line of said WCC tract and the common most southerly northwest corner of Lot 1, Block 14-A, part of the Revised Plat of Lot 1, Lot 14-A, Lots 1-45, Block 14-B, and Lot 1, Block 14-C of Woodhaven Country Club Estates, 3-B Filing, Lot 1, Block 14 Woodhaven Country Club Estates, recorded in Volume 388-97, Page 25 of the Plat Records of Tarrant County, Texas and the northeast corner of Lot 7, Block 10, of Woodhaven Country Club Estates, Second Filing, recorded in Volume 388-56, Page 8 of the Plat Records of Tarrant County, Texas;

**THENCE** North 24°22'29" East over and across said WCC tract a distance of 898.98 feet to the common south line of said WCC tract and the west line of Lot 13, Block 16, of Woodhaven Country Club Estates, Sixth Filing, recorded in Volume 388-76, Page 13 of the Plat Records of Tarrant County, Texas;

**THENCE** South 05°13'47" East along said common line a distance of 39.43 feet to the common southwest corner of said Lot 13 and the northwest corner of Lot 12, Block 16 of said Woodhaven Country Club Estates, Sixth Filing and the most northwest corner of Block 14-B, of said Woodhaven Country Club Estates, 3-B Filing;

**THENCE** South 04°49'52" East along the common south line of said WCC tract and west line of said Block 14-B, of said Revised Woodhaven Country Club Estates, 3-B Filing a distance of 75.37 feet;

**THENCE** departing said common line over and across said WCC tract as follows:

South 65°15'01" West a distance of 84.43 feet;

South 24°44'59" East a distance of 104.50 feet;

South 25°44'09" West a distance of 150.47 feet;

South 79°24'21" West a distance of 68.09 feet;

South 25°44'09" West a distance of 131.02 feet;

South 02°41'48" West a distance of 140.17 feet;

South 25°44'09" West a distance of 125.20 feet to the common south line of said WCC tract and the northwest line of said Lot 1, Block 14-A, from which a 1/2-inch iron rod with cap stamped "LANDES & ASSOC." found bears North 60°31'05" East a distance of 17.53 feet for an angle point in the south line of said WCC tract and the common most southwest corner of said Block 14-B, and the most northerly northwest corner of Lot 1, Block 14-A, of said Revised Woodhaven Country Club Estates, 3-B Filing;

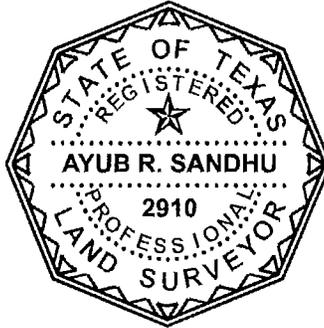
**THENCE** South 60°31'05" West along said common line a distance of 112.47 feet to the **POINT OF BEGINNING**;

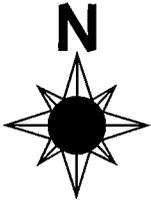
**CONTAINING** within the metes recited 40,743 square feet or 0.9353 acre of land.

Bearings and distances shown are based on NAD 83, Texas State Plane Coordinate System, North Central Zone (4202). Distances shown have been modified to surface by applying a scale factor of 1.00012000 to the State Plane Coordinates.

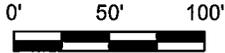
I, Ayub R. Sandhu, a Registered Professional Land Surveyor, hereby certify that the legal description hereon is based upon an actual survey made on the ground under my supervision.

*Ayub R. Sandhu* 12-4-13  
Ayub R. Sandhu, R.P.L.S.  
Texas Registration No. 2910





WCC PARTNER, LP  
INST. D210287964  
D.R.T.C.T.



LINE	BEARING	DISTANCE
L1	S 60°31'05" W	17.53'
L2	N 25°44'09" E	125.20'
L3	N 02°41'48" E	140.17'
L4	N 25°44'09" E	131.02'
L5	N 79°24'21" E	68.09'
L6	N 25°44'09" E	150.47'
L7	N 24°44'59" W	104.50'
L8	N 65°15'01" E	84.43'
L9	S 60°31'05" W	112.47'
L10	S 05°13'47" E	39.43'
L11	S 04°49'52" E	75.37'

**PERMANENT DRAINAGE EASEMENT**  
23,866 Sq. Feet  
(0.5479 Acre)

**TEMPORARY CONSTRUCTION EASEMENT**  
40,743 Sq. Feet  
(0.9353 Acre)

T.C.E.  
P.O.B.

LOT 7,  
BLOCK 10  
WOODHAVEN COUNTRY CLUB ESTATES  
SECOND FILING  
VOL. 388-56, PG. 8  
P.R.T.C.T.

1/2" I. R. FOUND

S 60°31'05" W  
130.00'

LOT 1,  
BLOCK 14-A  
REVISED PLAT OF LOT 1, LOT 14-A, LOTS 1-45,  
BLOCK 14-B, AND LOT 1, BLOCK 14-C OF  
WOODHAVEN COUNTRY CLUB ESTATES 3-B FILING  
LOT 1, BLOCK 14  
WOODHAVEN COUNTRY CLUB ESTATES  
VOL. 388-97, PG. 25  
P.R.T.C.T.

1/2" I. R. FOUND  
W/ CAP L'ANDES  
& ASSOC.

MATCHLINE  
SHEET 4 & 5

N 24°22'29" E

EXISTING S 25°44'09" W  
DRAINAGE EASEMENT  
PER PLAT

P.D.E.  
P.O.B.

LOTS 1-45, BLOCK 14-B  
REVISED PLAT OF  
LOT 1, BLOCK 14-B, AND LOT 1, BLOCK 14-C  
OF WOODHAVEN COUNTRY CLUB ESTATES 3-B FILING  
VOL. 388-97, PG. 25  
P.R.T.C.T.

**HORACE ROBINSON SURVEY**  
**ABSTRACT NUMBER 1315**

BEARING BASIS: BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON NAD 83, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202). DISTANCES SHOWN HAVE BEEN MODIFIED TO SURFACE BY APPLYING A SCALE FACTOR OF 1.000120000 TO THE STATE PLANE COORDINATES

**PERMANENT DRAINAGE EASEMENT  
BEING 23,866 SQUARE FEET (0.5479 ACRE)  
AND  
TEMPORARY CONSTRUCTION EASEMENT  
BEING 40,743 SQUARE FEET (0.9353 ACRE)  
TO THE CITY OF FORT WORTH  
TARRANT COUNTY, TEXAS**

**LEGEND**

These standard symbols can be found in this drawing.

○ IRON ROD FOUND (SIZE NOTED)

P.O.B. - POINT OF BEGINNING

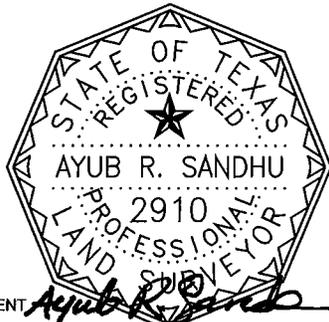
P.D.E. - PERMANENT DRAINAGE EASEMENT

T.C.E. - TEMPORARY CONSTRUCTION EASEMENT

I. R. - IRON ROD

D.R.T.C.T. - DEED RECORDS TARRANT COUNTY, TEXAS

P.R.T.C.T. - PLAT RECORDS TARRANT COUNTY, TEXAS



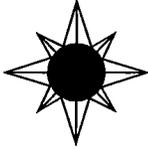
REVISED DECEMBER 04, 2013

DRAWN BY:	J. WALDRIP	DATE:	OCTOBER 28, 2011
CHECKED BY:	R. WALDRIP	SCALE:	1 INCH = 100 FEET
JOB NUMBER:	301-10-004	SHEET:	4 OF 5

**ARS Engineers, Inc.**

12801 N. Central Expressway, Suite 1250  
Dallas, Texas 75243  
Phone: (214) 739-3152 Fax: (214) 739-3169

N



### HORACE ROBINSON SURVEY ABSTRACT NUMBER 1315

WCC PARTNER, LP  
INST. D210287964  
D.R.T.C.T.



LINE	BEARING	DISTANCE
L1	S 60°31'05" W	17.53'
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L9	S 60°31'05" W	112.47'
L10	S 05°13'47" E	39.43'
L11	S 04°49'52" E	75.37'

TEMPORARY  
CONSTRUCTION EASEMENT  
40,743 Sq. Feet  
(0.9353 Acre)

PERMANENT  
DRAINAGE EASEMENT  
23,866 Sq. Feet  
(0.5479 Acre)

TEMPORARY  
CONSTRUCTION  
EASEMENT  
40,743 Sq. Feet  
(0.9353 Acre)

WCC PARTNER, LP  
INST. D210287964  
D.R.T.C.T.

MATCHLINE  
SHEET 4 & 5

PERMANENT  
DRAINAGE EASEMENT  
23,866 Sq. Feet  
(0.5479 Acre)

LOT 13

BLOCK 16

LOT 12

LOT 11

WOODHAVEN COUNTRY CLUB ESTATES  
VOL. 888-76, PG. 13  
P.R.T.C.T.

S 04°49'52" E

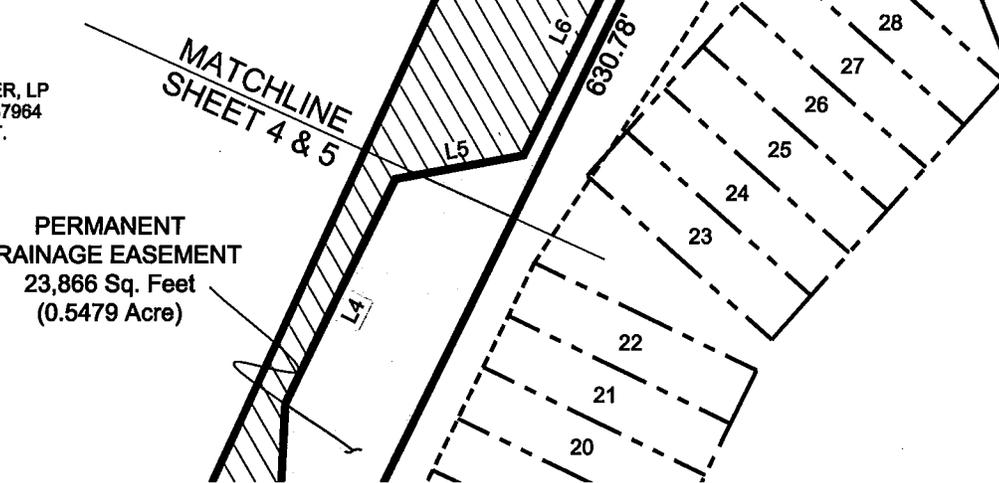
72.55'

5/8" I. R.  
FOUND

EXISTING  
DRAINAGE EASEMENT  
PER PLAT

898.98'

630.78'



BEARING BASIS: BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON NAD 83, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202). DISTANCES SHOWN HAVE BEEN MODIFIED TO SURFACE BY APPLYING A SCALE FACTOR OF 1.000120000 TO THE STATE PLANE COORDINATES

## PERMANENT DRAINAGE EASEMENT BEING 23,866 SQUARE FEET (0.5479 ACRE) AND TEMPORARY CONSTRUCTION EASEMENT BEING 40,743 SQUARE FEET (0.9353 ACRE) TO THE CITY OF FORT WORTH TARRANT COUNTY, TEXAS

### LEGEND

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○ IRON ROD FOUND (SIZE NOTED)

P.O.B. - POINT OF BEGINNING

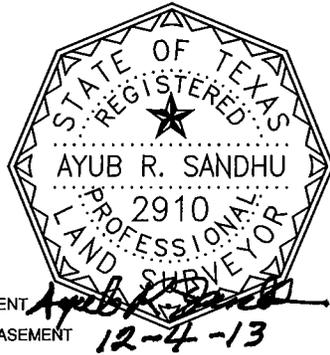
P.D.E. - PERMANENT DRAINAGE EASEMENT

T.C.E. - TEMPORARY CONSTRUCTION EASEMENT

I. R. - IRON ROD

D.R.T.C.T. - DEED RECORDS TARRANT COUNTY, TEXAS

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REVISED DECEMBER 04, 2013

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