

UNITED STATES OF AMERICA  
W.M. WILBURN SURVEY, A-1639  
ABNER H. HODGE SURVEY, A-1790  
MILLY GILBERT SURVEY, A-571  
JAMES REASONER SURVEY, A-1325  
JOHN BOWERS SURVEY, A-86  
JESSE BARTLETT SURVEY, A-187

EXHIBIT A  
EASEMENT DESCRIPTION  
WATERLINE EASEMENT - PART ONE, ACQ001  
UNITED STATES OF AMERICA

Being a variable width easement situated in the W.M. Wilburn Survey, Abstract Number 1639, Abner H. Hodge Survey, Abstract Number 1790, Milly Gilbert Survey, Abstract Number 571, James Reasoner Survey, Abstract Number 1325, John Bowers Survey, Abstract Number 86 and the Jesse Bartlett Survey, Abstract Number 187, Tarrant County, Texas, being a portion of Tracts A-2-1, A-2-2, A-3, A-5, A-6, A-7, A-8 and A-9 as shown on the Corps of Engineers Project Map of the Real Estate of Benbrook Lake, being a portion of Tract No. A-5, Tract No. A-6, Tract No. A-8 and Tract No. A-9 as described in Judgment of Declaration of Taking No. 1 in Cause No. 1884, as recorded in Volume 2150, Page 286, Deed Records, Tarrant County, Texas, being a portion of that certain Tract No. A-7 as described in Volume 2116, Page 146, Deed Records, Tarrant County, Texas, being a portion of that certain 517.6 acre tract described in Volume 1954, Page 107, Deed Records, Tarrant County, Texas, being a portion of TRACT NO. A-2, PARCEL NO. 1 and TRACT NO. A-2, PARCEL NO. 2, as shown on Judgment of Declaration of Taking No. 3 in Cause No. 1296 dated October 13, 1948, and recorded in United States District Court Minutes, Tarrant County, Texas, and being further described as follows:

COMMENCING at a brass cap in concrete monument stamped "Corps of Engineers" found for the most Northerly corner of said tract A-3;

Thence N 24°05'25" W, a distance of 0.92 feet to a point on the Southeast right-of-way line of U.S. Highway No. 377 and being on a curve to the right having a radius of 2,924.79 feet and a long chord bearing and distance of S 53°55' 04" W, 12.60 feet;

Thence along said curve to the right, through a central angle of 00° 14' 49", an arc distance of 12.60 feet to a 5/8" smooth iron rod found for end of curve;

Thence S 54°02'28" W, continuing along said Southeast right-of-way line, for a distance of 4,701.96 feet to the POINT OF BEGINNING;

Thence S 42°32'28" E, departing said right-of-way line, a distance of 30.20 feet to a 5/8 inch iron rod set with cap stamped "TRANSYSTEMS CORPORATION" for corner.

Thence N 54°02'28" E a distance of 1,841.25 feet to a 5/8 inch iron rod set with cap stamped "TRANSYSTEMS CORPORATION" for corner;

Thence N 76°37'50" E a distance of 81.68 feet to a 5/8 inch iron rod set with cap stamped "TRANSYSTEMS CORPORATION" for corner;

Thence N 54°11'42" E a distance of 2,682.75 feet to a 5/8 inch iron rod set with cap stamped "TRANSYSTEMS CORPORATION" for corner;

Thence S 35°26'00" E a distance of 173.66 feet to a 5/8 inch iron rod set with cap stamped "TRANSYSTEMS CORPORATION" for corner;

Thence S 27°27'01" E a distance of 1,366.19 feet to a 5/8 inch iron rod set with cap stamped "TRANSYSTEMS CORPORATION" for corner from which a brass cap in concrete monument stamped "Corps of Engineers" found at the Southerly end of the most Northerly Northeast line of said Tract A-3 bears S 67°29'06" E, 128.65;

Thence S 41°21'32" E a distance of 196.59 feet to a 5/8 inch iron rod set with cap stamped "TRANSYSTEMS CORPORATION" for corner;

Thence S 55°59'40" E a distance of 180.67 feet to a 5/8 inch iron rod set with cap stamped "TRANSYSTEMS CORPORATION" for corner;

Thence S 70°25'21" E a distance of 268.38 feet to a 5/8 inch iron rod set with cap stamped "TRANSYSTEMS CORPORATION" for corner;

Thence S 73°41'55" E a distance of 157.38 feet to a 5/8 inch iron rod set with cap stamped "TRANSYSTEMS CORPORATION" for corner;

Thence S 64°44'29" E a distance of 425.12 feet to a 5/8 inch iron rod set with cap stamped "TRANSYSTEMS CORPORATION" for corner;

Thence N 83°14'29" E a distance of 213.46 feet to a 5/8 inch iron rod set with cap stamped "TRANSYSTEMS CORPORATION" for corner;

Thence S 79°37'26" E a distance of 395.90 feet to a 5/8 inch iron rod set with cap stamped "TRANSYSTEMS CORPORATION" for corner;

Thence S 79°19'04" E a distance of 702.28 feet to a 5/8 inch iron rod set with cap stamped "TRANSYSTEMS CORPORATION" for corner;

Thence S 17°09'47" E a distance of 1,464.79 feet to a 5/8 inch iron rod set with cap stamped "TRANSYSTEMS CORPORATION" for corner on the North line of the proposed Pump Station Site, from which a brass cap in concrete stamped "Corps of Engineers" found on the intersection of the North line of Tract A-2-2 with the approximate East right-of-way line of Winscott Road bears N 49°21'58" E, 3,279.27 feet;

Thence S 73°33'02" W, along said proposed North line, a distance of 90.01 feet to a 5/8 inch iron rod set with cap stamped "TRANSYSTEMS CORPORATION" for corner;

Thence N 17°09'47" W a distance of 1,409.43 feet to a 5/8 inch iron rod set with cap stamped "TRANSYSTEMS CORPORATION" for corner;

Thence N 79°19'04" W a distance of 647.80 feet to a 5/8 inch iron rod set with cap stamped "TRANSYSTEMS CORPORATION" for corner;

Thence N 79°37'26" W a distance of 416.04 feet to a 5/8 inch iron rod set with cap stamped "TRANSYSTEMS CORPORATION" for corner;

Thence S 83°14'29" W a distance of 190.42 feet to a 5/8 inch iron rod set with cap stamped "TRANSYSTEMS CORPORATION" for corner;

Thence N 64°44'29" W a distance of 377.59 feet to a 5/8 inch iron rod set with cap stamped "TRANSYSTEMS CORPORATION" for corner;

Thence N 73°41'55" W a distance of 217.13 feet to a 5/8 inch iron rod set with cap stamped "TRANSYSTEMS CORPORATION" for corner;

Thence N 70°25'21" W a distance of 282.35 feet to a 5/8 inch iron rod set with cap stamped "TRANSYSTEMS CORPORATION" for corner;

Thence N 55°59'40" W a distance of 203.62 feet to a 5/8 inch iron rod set with cap stamped "TRANSYSTEMS CORPORATION" for corner;

Thence N 41°21'32" W a distance of 219.12 feet to a 5/8 inch iron rod set with cap stamped "TRANSYSTEMS CORPORATION" for corner;

Thence N 27°27'01" W a distance of 1,370.89 feet to a 5/8 inch iron rod set with cap stamped "TRANSYSTEMS CORPORATION" for corner;

Thence N 35°26'00" W a distance of 76.79 feet to a 5/8 inch iron rod set with cap stamped "TRANSYSTEMS CORPORATION" for corner;

Thence S 54°11'42" W a distance of 2,610.01 feet to a 5/8 inch iron rod set with cap stamped "TRANSYSTEMS CORPORATION" for corner;

Thence S 76°37'50" W a distance of 81.55 feet to a 5/8 inch iron rod set with cap stamped "TRANSYSTEMS CORPORATION" for corner;

Thence S 54°02'28" W a distance of 1,903.48 feet to a 5/8 inch iron rod set with cap stamped "TRANSYSTEMS CORPORATION" for corner;

Thence N 42°32'28" W a distance of 120.80 feet to a 5/8 inch iron rod set with cap stamped "TRANSYSTEMS CORPORATION" for corner on said Southeast right-of-way line of U.S. Highway No. 377;

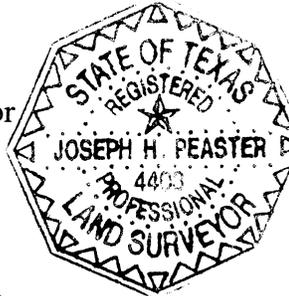
Thence N 54°02'28" E, along the said Southeast right-of-way line, a distance of 90.60 feet to the POINT OF BEGINNING and containing 20.840 acres (907,796 square feet) of land, more or less.

That I, Joseph H. Peaster, a Registered Professional Land Surveyor, in the State of Texas, hereby states that this survey was made from an actual on the ground survey made in August 2004 under my supervision, that all monuments exist as shown hereon and this survey substantially conforms with the current professional and technical standards as set forth by the Texas Board of Professional Land Surveying.

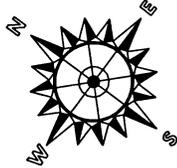


09-28-04

Joseph H. Peaster  
Registered Professional Land Surveyor  
Texas Registration No. 4403



**EXHIBIT "A"**  
**20.840 ACRE**  
**(907,796 SQUARE FEET)**  
**WATERLINE EASEMENT**  
**PART ONE**



SCALE: 1" = 200'

**Legend**

- - Marker found "as noted"
- - 5/8" Iron rod w/ cap set
- P.O.B. - Point Of Beginning
- P.O.C. - Point Of Commencing
- R - Property Line
- - Survey Line
- D.R.T.C.T. - Deed Records, Tarrant County, Texas
- P.R.T.C.T. - Plat Records, Tarrant County, Texas
- [ ] - Record Information
- CB— CABLE WIRE FENCE
- WOOD FENCE
- CL— CHAIN LINK FENCE
- IP— PIPE FENCE
- BW— BOB WIRE FENCE
- P— OVER HEAD POWER LINE

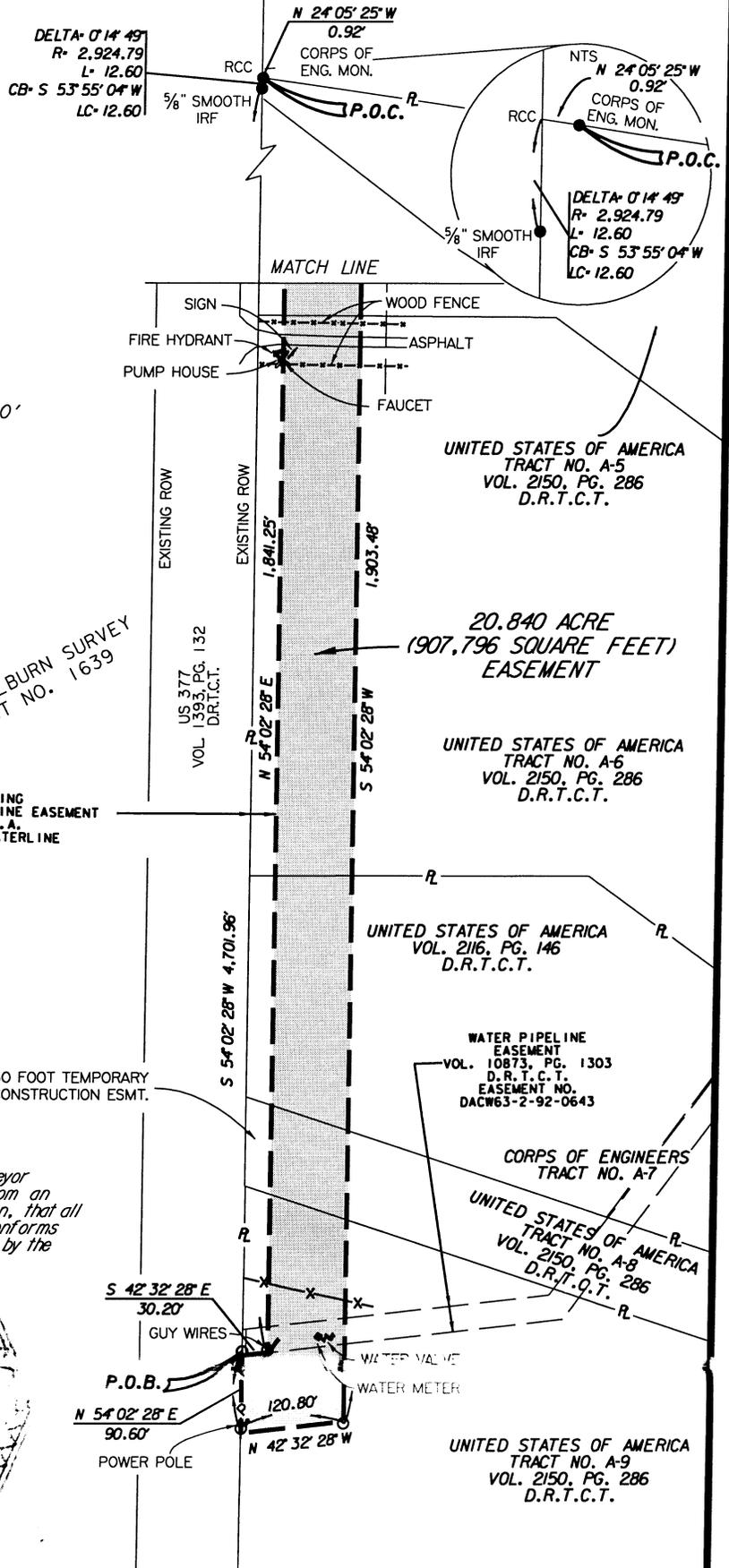
**GENERAL NOTES:**

- 1: The base of bearing is Texas State Plane Coordinates, NAD 83, North Central Zone
- 2: Easements of record of which the surveyor has been advised are shown hereon.
- 3: A Legal Description accompanies the survey sketch.
- 4: The Surveyor has not abstracted subject property, therefore, every easement of record (whether recorded or unrecorded) may not be shown hereon.

**CERTIFICATION:**

That I, Joseph H. Peaster, a Registered Professional Land Surveyor in the State of Texas, hereby states that this survey was made from an on the ground survey made in August, 2004 under my supervision, that all monuments exist as shown hereon and this survey substantially conforms with the current professional and technical standards as set forth by the Texas Board of Professional Land Surveyors.

*[Signature]* 09-28-04  
 Joseph H. Peaster  
 Registered Professional Land Surveyor  
 State Registration # 4405

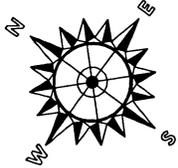


DATE: SEPT. 2, 2004  
 DRAWN BY: JEM  
 CHECKED BY: JHP  
 JOB No: P202020118

**TRANSYSTEMS**  
**CORPORATION**  
 CONSULTANTS

500 W. 7th ST. SUITE 600  
 FORT WORTH, TEXAS 76102  
 (817) 339-8950

U.S.A.



SCALE: 1" = 200'

EXHIBIT "A"  
20.840 ACRE  
(907,796 SQUARE FEET)  
WATERLINE EASEMENT  
PART ONE

- Legend**
- • Marker found "as noted"
  - • 3/8" Iron rod w/ cap set
  - P.O.B. • Point Of Beginning
  - P.O.C. • Point Of Commencing
  - • Property Line
  - • Survey Line
  - D.R.T.C.T. • Deed Records, Tarrant County, Texas
  - P.R.T.C.T. • Plat Records, Tarrant County, Texas
  - [ ] • Record Information
  - CB— CABLE WIRE FENCE
  - WOOD FENCE
  - CL— CHAIN LINK FENCE
  - IP— PIPE FENCE
  - BW— BOB WIRE FENCE
  - P— OVER HEAD POWER LINE

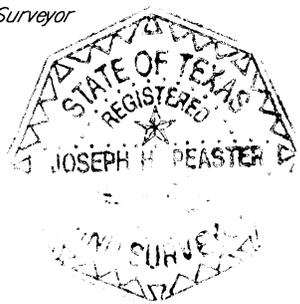
**GENERAL NOTES:**

- 1: The base of bearing is Texas State Plane Coordinates, NAD 83, North Central Zone
- 2: Easements of record of which the surveyor has been advised are shown hereon.
- 3: A Legal Description accompanies the survey sketch.
- 4: The Surveyor has not abstracted subject property, therefore, every easement of record (whether recorded or unrecorded) may not be shown hereon.

**CERTIFICATION:**

That I, Joseph H. Peaster, a Registered Professional Land Surveyor in the State of Texas, hereby states that this survey was made from an on the ground survey made in August, 2004 under my supervision, that all monuments exist as shown hereon and this survey substantially conforms with the current professional and technical standards as set forth by the Texas Board of Professional Land Surveyors.

*[Signature]*  
09-29-04  
Joseph H. Peaster  
Registered Professional Land Surveyor  
Texas Registration # 4403



WM. W. WILBURN SURVEY  
ABSTRACT NO. 1639

MATCH LINE

UNITED STATES OF AMERICA  
VOL. 1954, PG. 107  
D.R.T.C.T.

MILLY GILBERT SURVEY  
ABSTRACT NO. 571

EXISTING  
30 FOOT WATERLINE EASEMENT  
B.W.S.A.  
24 INCH WATERLINE

ABNER H. HODGE SURVEY  
ABSTRACT NO. 1790

30 FOOT TEMPORARY  
CONSTRUCTION ESMT.

CORPS OF ENGINEERS  
TRACT NO. A-3

US 377  
Volume 1393, Page 132  
D.R.T.C.T.

30' SAN. SEWER ESMT.  
BENBROOK WATER  
AND SEWER AUTHORITY  
EASEMENT NUMBER  
DACW63-2-81-0509

N 76° 37' 50" E  
81.68'

S 76° 37' 50" W  
81.55'

20.840 ACRE  
(907,796 SQUARE FEET)  
EASEMENT

30 FOOT TEMPORARY  
CONSTRUCTION ESMT.

N 54° 06' 28" E 1,841.25'  
OIL ASPH TRACK  
S 54° 12' 28" W 1,903.48'

UNITED STATES OF AMERICA  
TRACT NO. 4-E  
VOL. 2150, PG. 286  
D.R.T.C.T.

MATCH LINE

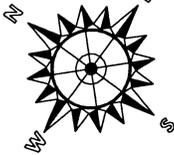
DATE: SEPT. 2, 2004  
DRAWN BY: JEM  
CHECKED BY: JHP  
JOB No: P202020118



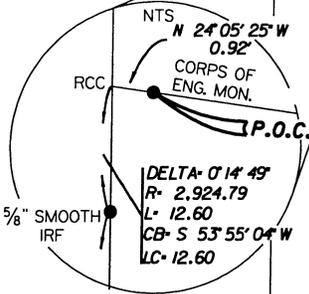
500 W. 7th ST. SUITE 600  
FORT WORTH, TEXAS 76102  
(817) 339-8950

U.S.A.

**EXHIBIT "A"**  
**20.840 ACRE**  
**(1907,796 SQUARE FEET)**  
**WATERLINE EASEMENT**  
**PART ONE**



SCALE: 1" = 200'



**Legend**

- - Marker found "as noted"
- - 5/8" Iron rod w/ cap set
- P.O.B. - Point Of Beginning
- P.O.C. - Point Of Commencing
- R - Property Line
- S - Survey Line
- D.R.T.C.T. - Deed Records, Tarrant County, Texas
- P.R.T.C.T. - Plat Records, Tarrant County, Texas
- [ ] - Record Information
- CB— CABLE WIRE FENCE
- X—X—X— WOOD FENCE
- CL— CHAIN LINK FENCE
- IP— PIPE FENCE
- BW— BOB WIRE FENCE
- P— OVER HEAD POWER LINE

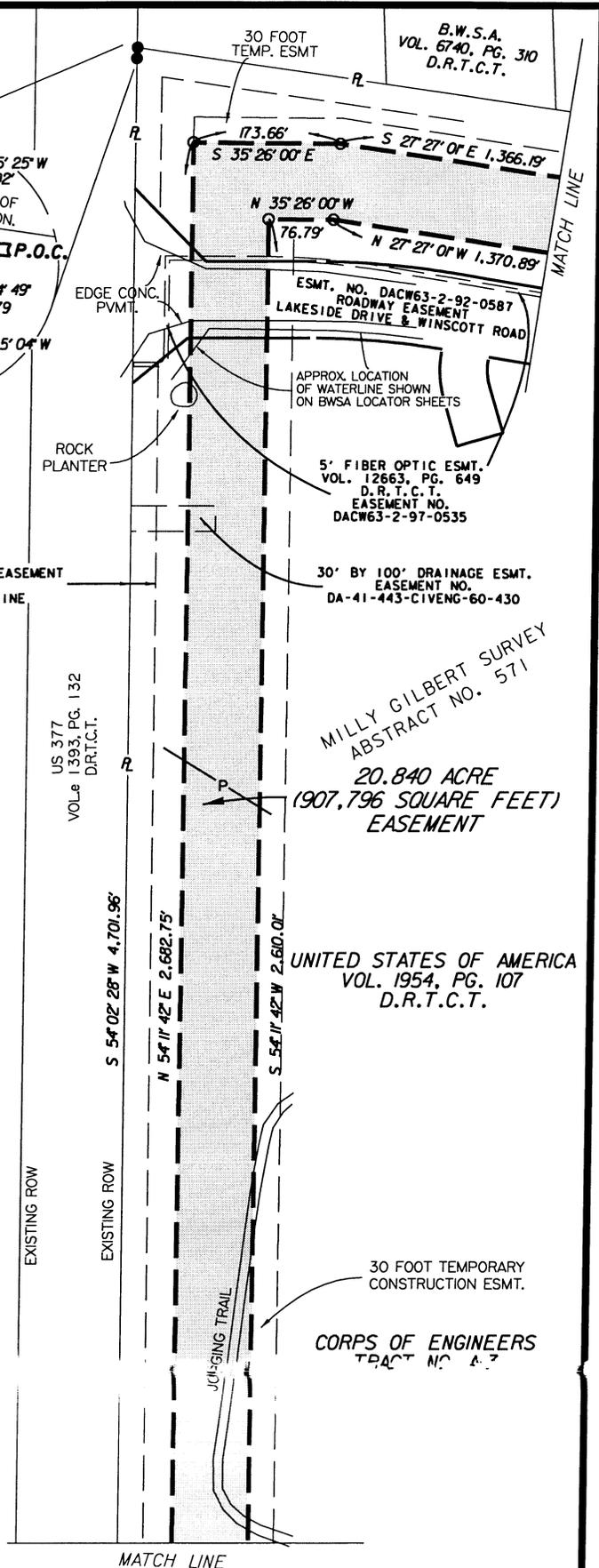
**GENERAL NOTES:**

- 1: The base of bearing is Texas State Plane Coordinates, NAD 83, North Central Zone
- 2: Easements of record of which the surveyor has been advised are shown hereon.
- 3: A Legal Description accompanies the survey sketch.
- 4: The Surveyor has not abstracted subject property, therefore, every easement of record (whether recorded or unrecorded) may not be shown hereon.

**CERTIFICATION:**

That I, Joseph H. Peaster, a Registered Professional Land Surveyor in the State of Texas, hereby states that this survey was made from an on the ground survey made in August, 2004 under my supervision, that all monuments exist as shown hereon and this survey substantially conforms with the current professional and technical standards as set forth by the Texas Board of Professional Land Surveyors.

*Joseph H. Peaster*  
 09-28-04  
 Joseph H. Peaster  
 Registered Professional Land Surveyor  
 Texas Registration # 4403



DATE: SEPT. 2, 2004  
 DRAWN BY: JEM  
 CHECKED BY: JHP  
 JOB NO: P20202011R

U.S.A.



**EXHIBIT "A"**  
**20.840 ACRE**  
**(907,796 SQUARE FEET)**  
**WATERLINE EASEMENT**  
**PART ONE**

UNITED STATES OF AMERICA  
 VOL. 1954, PG. 107  
 D.R.T.C.T.

SCALE: 1" = 200'

**Legend**

- - Marker found "as noted"
  - - 5/8" Iron rod w/ cap set
  - P.O.B. - Point Of Beginning
  - P.O.C. - Point Of Commencing
  - R - Property Line
  - ⊥ - Approximate Survey Line
  - D.R.T.C.T. - Deed Records, Tarrant County, Texas
  - P.R.T.C.T. - Plat Records, Tarrant County, Texas
  - [ ] - Record Information
- CB— CABLE WIRE FENCE
  - - - - - WOOD FENCE
  - CL— CHAIN LINK FENCE
  - IP— PIPE FENCE
  - BW— BOB WIRE FENCE
  - P— OVER HEAD POWER LINE

**GENERAL NOTES:**

- 1: The base of bearing is Texas State Plane Coordinates, NAD 83, North Central Zone
- 2: Easements of record of which the surveyor has been advised are shown hereon.
- 3: A Legal Description accompanies the survey sketch.
- 4: The Surveyor has not abstracted subject property, therefore, every easement of record (whether recorded or unrecorded) may not be shown hereon.

**CERTIFICATION:**

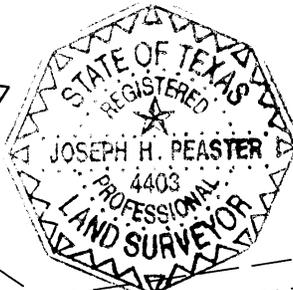
That I, Joseph H. Peaster, a Registered Professional Land Surveyor in the State of Texas, hereby states that this survey was made from an on the ground survey made in August, 2004 under my supervision, that all monuments exist as shown hereon and this survey substantially conforms with the current professional and technical standards as set forth by the Texas Board of Professional Land Surveyors.

*[Signature]* 09-28-04  
 Joseph H. Peaster  
 Registered Professional Land Surveyor  
 Texas Registration # 4403

CORPS OF ENGINEERS  
 TRACT NO. A-3

20.840 ACRE  
 (907,796 SQUARE FEET)  
 EASEMENT

30' SAN. SEWER ESMT.  
 FORT WORTH WATER  
 AND SEWER  
 EASEMENT NO.  
 DACW63-2-86-0525



WATER PIPELINE  
 EASEMENT  
 VOL. 10873, PG. 1303  
 D.R.T.C.T.  
 EASEMENT NO.  
 DACW63-2-92-0643

JAMES REASONER SURVEY  
 ABSTRACT NO. 1325

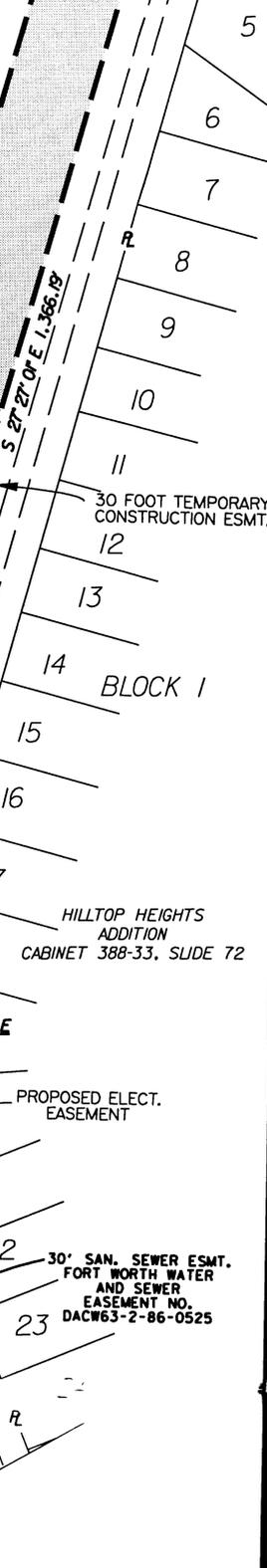
ABSTRACT NO. HODGE SURVEY  
 ABSTRACT NO. 1790

MILLY GILBERT SURVEY  
 ABSTRACT NO. 571

5' FIBER OPTIC ESMT.  
 VOL. 12663, PG. 649  
 D.R.T.C.T.  
 EASEMENT NO.  
 DACW63-2-97-0535

MATCH LINE

MATCH LINE

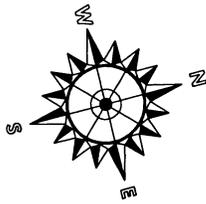


DATE: SEPT. 2, 2004  
 DRAWN BY: JEM  
 CHECKED BY: JUP  
 JOB No: P202020118

**TRANSYSTEMS**  
 CORPORATION  
 CONSULTANTS

500 W. 7th ST. SUITE 600  
 FORT WORTH, TEXAS 76102  
 (817) 339-8950

U. S. A.



SCALE: 1" = 300'

**EXHIBIT "A"**  
**20.840 ACRE**  
**(907,796 SQUARE FEET)**  
**WATERLINE EASEMENT**  
**PART ONE**

WATER PIPELINE EASEMENT  
 VOL. 10873, PG. 1303  
 D.R.T.C.T.  
 EASEMENT NO.  
 DACW63-2-92-0643

CORPS OF ENGINEERS  
 TRACT NO. A-3

ABNER H. HODGE SURVEY  
 ABSTRACT NO. 1790

UNITED STATES OF AMERICA  
 VOL. 1954, PG. 107  
 D.R.T.C.T.

JOHN A. BOWERS SURVEY  
 ABSTRACT NO. 86

**Legend**

- - Marker found "as noted"
- - 5/8" Iron rod w/ cap set
- P.O.B. - Point Of Beginning
- P.O.C. - Point Of Commencing
- R - Property Line
- S - Survey Line
- D.R.T.C.T. - Dead Records, Tarrant County, Texas
- P.R.T.C.T. - Plat Records, Tarrant County, Texas
- [ ] - Record Information
- CB— CABLE WIRE FENCE
- W— WOOD FENCE
- CL— CHAIN LINK FENCE
- IP— PIPE FENCE
- BW— BOB WIRE FENCE
- P— OVER HEAD POWER LINE

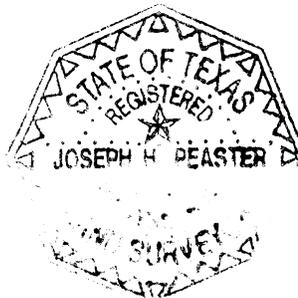
**GENERAL NOTES:**

- 1: The base of bearing is Texas State Plane Coordinates, NAD 83, North Central Zone
- 2: Easements of record of which the surveyor has been advised are shown hereon.
- 3: At the request of the client, no improvements are shown hereon.
- 4: A Legal Description accompanies the survey sketch.
- 5: The Surveyor has not abstracted subject property, therefore, every easement of record (whether recorded or unrecorded) may not be shown hereon.

**CERTIFICATION:**

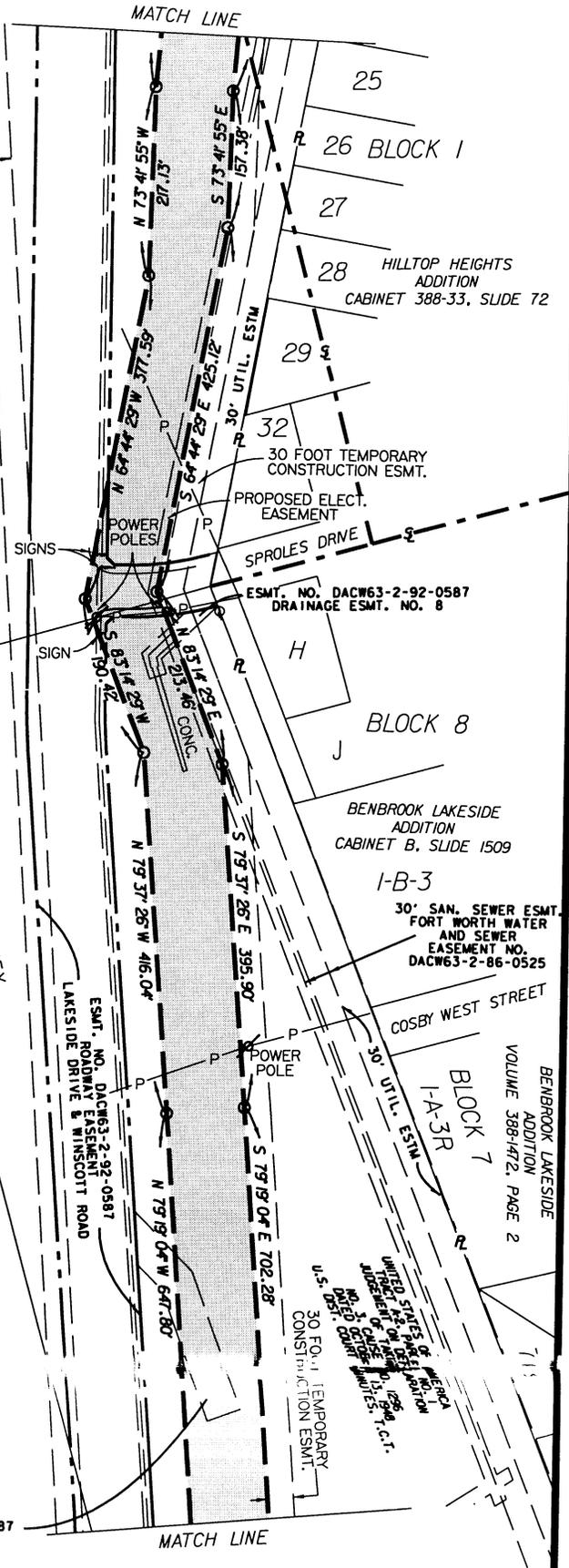
That I, Joseph H. Peaster, a Registered Professional Land Surveyor in the State of Texas, hereby states that this survey was made from an on the ground survey made in August, 2004 under my supervision, that all monuments exist as shown hereon and this survey substantially conforms with the current professional and technical standards as set forth by the Texas Board of Professional Land Surveyors.

09-29-04  
 Joseph H. Peaster  
 Registered Professional Land Surveyor  
 Texas Registration # 4403



JAMES REASONER SURVEY  
 ABSTRACT NO. 1325

ESMT. NO. DACW63-2-92-0587  
 DRAINAGE ESMT. NO. 7

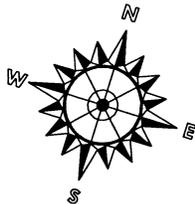


DATE: SEPT. 2, 2004  
 DRAWN BY: JEM  
 CHECKED BY: JHP  
 JOB No: P202020118

**TRANSYSTEMS CORPORATION**  
 CONSULTANTS

500 W. 7th ST. SUITE 600  
 FORT WORTH, TEXAS 76102  
 (817) 339-8950

U.S.A.



SCALE: 1" = 200'

EXHIBIT "A"  
20.840 ACRE  
(907,796 SQUARE FEET)  
WATERLINE EASEMENT  
PART ONE

JOHN A. BOWERS SURVEY  
ABSTRACT NO. 86

- Legend**
- - Marker found "as noted"
  - - 5/8" Iron rod w/ cap set
  - P.O.B. - Point Of Beginning
  - P.O.C. - Point Of Commencing
  - R - Property Line
  - S - Survey Line
  - D.R.T.C.T. - Deed Records, Tarrant County, Texas
  - P.R.T.C.T. - Plat Records, Tarrant County, Texas
  - [ ] - Record Information
  - CB— CABLE WIRE FENCE
  - WOOD FENCE
  - CL— CHAIN LINK FENCE
  - IP— PIPE FENCE
  - BW— BOB WIRE FENCE
  - P— OVER HEAD POWER LINE

CORPS OF ENGINEERS  
TRACT NO. A-3

JAMES REASONER SURVEY  
ABSTRACT NO. 1325

20.840 ACRE  
(907,796 SQUARE FEET)  
EASEMENT

UNITED STATES OF AMERICA  
VOL. 1954, PG. 107  
D.R.T.C.T.

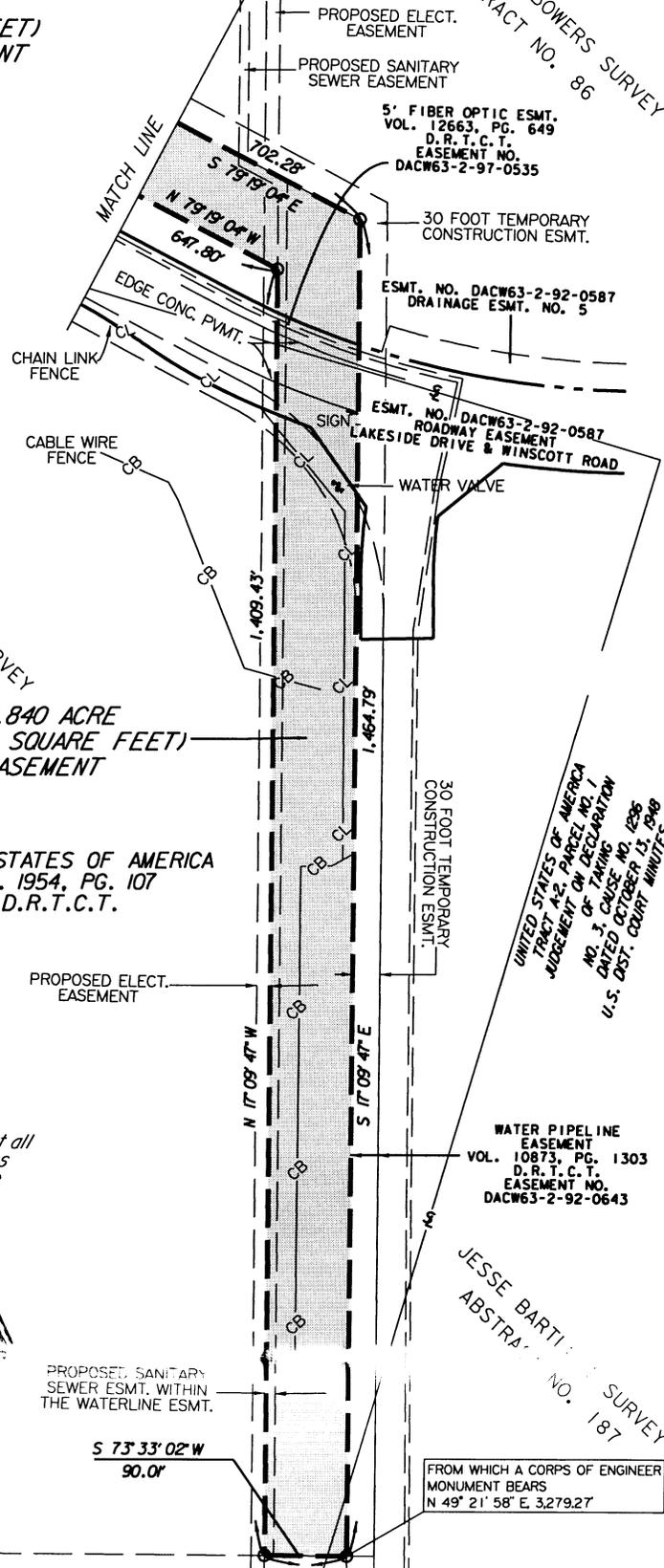
GENERAL NOTES:

- 1: The base of bearing is Texas State Plane Coordinates, NAD 83, North Central Zone
- 2: Easements of record of which the surveyor has been advised are shown hereon.
- 3: A Legal Description accompanies the survey sketch.
- 4: The Surveyor has not abstracted subject property, therefore, every easement of record (whether recorded or unrecorded) may not be shown hereon.

CERTIFICATION:

That I, Joseph H. Peaster, a Registered Professional Land Surveyor in the State of Texas, hereby states that this survey was made from on the ground survey made in August, 2004 under my supervision, that all monuments exist as shown hereon and this survey substantially conforms with the current professional and technical standards as set forth by the Texas Board of Professional Land Surveyors.

*Joseph H. Peaster*  
09-28-04  
Joseph H. Peaster  
Registered Professional Land Surveyor  
Texas Registration # 4403



UNITED STATES OF AMERICA  
TRACT A-2, PARCEL NO. 1  
JUDGEMENT OF DECLARATION  
NO. 3, CAUSE NO. 1236  
DATED OCTOBER 23, 1949  
U.S. DIST. COURT MINUTES, T.C.T.

WATER PIPELINE  
EASEMENT  
VOL. 10873, PG. 1303  
D.R.T.C.T.  
EASEMENT NO.  
DACW63-2-92-0643

JESSE BARTI... SURVEY  
ABSTRACT NO. 187

FROM WHICH A CORPS OF ENGINEER  
MONUMENT BEARS  
N 49° 21' 58" E, 3,279.27'

DATE: SEPT. 2, 2004  
DRAWN BY: JEM  
CHECKED BY: JHP  
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