

**AGENDA
BENBROOK CITY COUNCIL
THURSDAY, FEBRUARY 20, 2020
PRE-COUNCIL WORKSESSION 7:00 P.M.
CENTRAL CONFERENCE ROOM**

**1. Review and discuss agenda items for regular meeting
REGULAR MEETING 7:30 P.M.
COUNCIL CHAMBERS**

ALL AGENDA ITEMS ARE SUBJECT TO FINAL ACTION

I. CALL TO ORDER

II. INVOCATION

Invocation To Be Given By Bishop Gary Oliver With Encounter Church

PLEDGE OF ALLEGIANCE

III. CITIZEN COMMENTS ON ANY AGENDA ITEM

IV. MINUTES

1. Approve Minutes Of The Regular Meeting Held February 6, 2020

Documents:

[CC MINUTES-02-06-20 \(1\).PDF](#)

V. PRESENTATION BY MAYOR AND MEMBERS OF COUNCIL

CC-2020-04 Make Appointment To Place 7 On Planning And Zoning Commission And Place 4 On Benbrook Economic Development Corporation Board Of Directors

Documents:

[CC-2020-04 BOARD APPOINTMENT.PDF](#)

VI. PRESENTATION BY PLANNING AND ZONING COMMISSION

VII. REPORTS FROM CITY MANAGER

A. GENERAL

G-2455 Accept Finance Report For Period Ending January 31, 2020

Documents:

[G-2455 FINANCE REPORT JAN 20.PDF](#)
[G-2455 REVENUE CHART JAN 20.PDF](#)
[G-2455 EXPENDITURE CHART JAN 20.PDF](#)
[G-2455 SALES TAX COMPARISON JAN 20.PDF](#)

G-2456 Accept A Drainage Easement Located On Lots 6 & 7, Block 2, Whitestone Ranch Phase 4 Addition

Documents:

[G-2456 ACCEPT DRAINAGE EASEMENT.PDF](#)
[G-2456 DRAINAGE EASEMENT.PDF](#)

VIII. INFORMAL CITIZEN COMMENTS

State Law prohibits any deliberation of or decisions regarding items presented in informal citizen comments. City Council may only make a statement of specific information given in response to the inquiry; recite an existing policy; or request staff place the item on an agenda for a subsequent meeting. The exception to informal comments is that once an election date has been set by City Council comments relative to elections will not be broadcast on the City's cable channel. However, a copy of the tape containing citizens' comments will be available at city hall for review or purchase by interested citizens

IX. COUNCIL MEMBER AND STAFF COMMENTS

Announcements from City Councilmembers and City Staff may be made for items to include: expression of thanks; congratulations; condolence; recognition of public officials, employees or citizens; information regarding holiday schedules; reminders of community events or announcements involving an imminent threat to the public health and safety of the municipality that has arisen after the posing of the agenda. No discussion or formal action may be taken on these items at this meeting.

X. ADJOURNMENT

WORKSESSION

<!--[if !supportLists]-->1. <!--[endif]-->Discuss Perimeter Walls



**MINUTES
OF THE
MEETING OF THE
BENBROOK CITY COUNCIL
THURSDAY, FEBRUARY 6, 2020**

The regular meeting of the Benbrook City Council was held on February 6, 2020 at 7:30 p.m. in the Council Chambers with the following Council members present:

Larry Marshall
Renee Franklin
Jim Wilson
Laura Mackey
Jason Ward

Also Present:

Andy Wayman, City Manager
Joanna King, City Secretary
Jim Hinderaker, Assistant City Manager
Rick Overgaard, Finance Director
Tommy Davis, Fire Chief
Amanda Valdez, Management Analyst

Citizens Present:

Bill Smith
Liza Howard, Texas Municipal Court Clerks Association
Stephanie Stevens, Municipal Court Manager
MacKayla Stevens
Wyatt Stevens
Jeff Stevens
Patty Tucker
Jenifer Reiner
and 3 other citizens

I. CALL TO ORDER

Meeting called to order at 7:30 p. m. by Mayor Pro-Tem Larry Marshall.

II. INVOCATION/PLEDGE OF ALLEGIANCE

Invocation given by Reverend Don Petty with Benbrook United Methodist Church
The Pledge of Allegiance was recited.

III. CITIZEN COMMENTS ON ANY AGENDA ITEM

IV. MINUTES

1. Minutes of the regular meeting held January 16, 2020

Motion by Ms. Franklin, seconded by Ms. Mackey to approve the minutes of the regular meeting held January 16, 2020.

Vote on the Motion:

Ayes: Ms. Franklin, Dr. Marshall, Mr. Wilson, Ms. Mackey

Noes: None

Abstain: Mr. Ward

Motion 4-0-1.

V. PROCLAMATION/AWARDS/RECOGNITION

CC-2020-03 Presentation of Court Clerk Level 3 Certification to Stephanie Stevens, Municipal Court Manager

Liza Howard, Past President of the Texas Municipal Clerks Association presented Stephanie Stevens, Benbrook Municipal Court Manager with the Level 3 Municipal Clerks Certification.

The Board of Directors of the Texas Court Clerks Association, the Texas Municipal Court Association and the Texas Municipal Courts Education Center in conjunction with Texas State University provide education programs to Texas Courts Clerks. Level 3 is the highest achievement in the education program. With over 3,000 Municipal Courts in the State of Texas, Stephanie Stevens is only 1 of 115 clerks that have been awarded the Level 3.

VI. PRESENTATION BY MAYOR AND MEMBERS OF CITY COUNCIL

CC-2020-03 Accept resignation from Mikel Seifert (Planning and Zoning Commission) and Julia Nova (Economic Development Corporation Board)

Motion by Mr. Ward, seconded by Mr. Wilson to accept the resignations from Mikel Seifert and Julia Nova.

Vote on the Motion:

Ayes: Ms. Franklin, Dr. Marshall, Mr. Wilson, Ms. Mackey, Mr. Ward

Noes: None

Nomination carried unanimously.

VII. REPORTS FROM CITY MANAGER

A. GENERAL

G-2453 Accept Finance Report for period ending December 31, 2019

Rick Overgaard gave the following report: General Fund revenues for the month of December were \$6,075,189. Property tax collections were \$5,709,344. Sales tax collected and recognized as revenue in December was \$243,434. Fiscal year-to-date sales tax is 13.99% greater than last year at this time. General Fund revenues collected through the end of December were \$8,371,340 and 39.72% of the budget.

General Fund expenditures for the month of December were \$1,533,673. Fiscal year-to-date expenditures were \$4,512,586 and 21.47% of the adopted budget.

Total General Fund revenues of \$8,371,340 were greater than General Fund expenditures of \$4,512,586 by \$3,858,754.

Debt Service revenues for the month of December totaled \$200,899 and were all from property tax. Fiscal year-to-date revenues total \$246,106. There were no expenditures in December. The next debt service payments are due February 1, 2020.

EDC revenues as of December 31, 2019, were \$432,351. EDC expenditures through the end of December were \$488,933, which includes the purchase of land. Total expenditures exceeded total revenues by \$56,582.

Total revenues received through December 31, 2019 were \$273,310 from stormwater utility fees, mineral lease revenue, and interest earnings. Total expenditures for the Capital Projects Fund were \$409,255 through the end of December. December expenditures included the following projects: Van Deman Road Drainage, Vista Way Two Way Conversion, Walnut Creek Flood Study, and Clearfork Emergency Access Bridge. Total expenditures exceeded total revenues by \$135,945. Sufficient funds are available in the current fund balances of the Capital Projects Fund. This fund operates on a project basis rather than a specific fiscal year.

On December 31, 2019, the City had \$20,978,845 invested at varying interest rates; the EDC had \$4,554,299 available.

Motion by Ms. Franklin, seconded by Mr. Wilson to accept the finance report for the period ending December 31, 2019.

Vote on the Motion:

Ayes: Ms. Franklin, Dr. Marshall, Mr. Wilson, Ms. Mackey, Mr. Ward

Noes: None

Motion carries unanimously.

G-2454 Approve Investment Report for period ending December 31, 2019

Rick Overgaard gave the following report: The Public Funds Investment Act (PFIA), Texas Government Code and the City's Investment Policy require that an Investment Report be presented to City Council.

The Investment Committee met on January 28, 2020, to review the report and ensure compliance with the City's investment policy.

- The total portfolio for the City and EDC at December 31, 2019 is \$25,533,144, with 82% or \$20,978,845 belonging to the City, and 18% or \$4,554,299 to the EDC.
- 41% of the combined portfolio is in bank accounts, with 40% in local government investment pools, and 19% in certificates of deposit.
- The weighted average maturity on the combined portfolio is 34 days with a 1.16% average yield to maturity.

The average yield to maturity decreased this quarter because of a continued decline in market interest rates and an increase in cash as property taxes were collected, but not yet invested.

Motion by Ms. Mackey, seconded by Staff recommends that the City Council accept the Investment Report for the quarter ending December 31, 2019.

Vote on the Motion:

Ayes: Ms. Franklin, Dr. Marshall, Mr. Wilson, Ms. Mackey, Mr. Ward

Noes: None

Motion carries unanimously.

B. PURCHASE

P-282 Purchase Ambulance for Fire Department

Tommy Davis gave the following report: The 2019/2020 budget includes the purchase of a new ambulance. As per the Ambulance Replacement Grant that was approved by the Tarrant County Emergency Services District (TCESD), the City of Benbrook will receive seventy-five thousand dollars (\$75,000) towards the purchase of a new ambulance. The new ambulance will replace the 2012 ambulance.

As with other major purchases, the City continues to find that cooperative purchasing programs leverage the lowest possible bids through purchasing volume and a statewide presence. The Houston Galveston Area Council purchasing program (HGAC) also eliminates the City's administrative costs associated with the bidding process. The request for quote from HGAC was for one 2019 Ford F550 Type 1 ambulance.

The price from HGAC is \$259,640 and includes the HGAC administrative fee of \$1,000. Once the City has received the ambulance, TCESD will reimburse the \$75,000, thus making the final purchase price \$184,640.

Motion by Ms. Franklin, seconded by Mr. Ward to approve the purchase of one 2019 F550 Type 1 ambulance through the HGAC Purchasing Program at a low bid cost of \$259,640. The purchase will be from the Capital Asset Replacement Fund.

Vote on the Motion:

Ayes: Ms. Franklin, Dr. Marshall, Mr. Wilson, Ms. Mackey, Mr. Ward

Noes: None

Motion carries unanimously.

VIII. INFORMAL CITIZEN COMMENTS

IX. COUNCIL MEMBER AND STAFF COMMENTS

X. ADJOURNMENT

Meeting adjourned at 7:52 p.m. followed by a worksession:

1. Discuss method to fill vacancies on Boards and Commissions

APPROVED:

Jerry B. Dittrich, Mayor

ATTEST:

Joanna King, City Secretary



Memo to: Mayor Dittrich and Members of City Council
From: Joanna King, City Secretary
Subject: Appointment to Boards and Commissions
Date: February 20, 2020

At the February 6, 2020 City Council Meeting, City Council received and accepted the resignations from Mikel Seifert, Place 7 on the Planning and Zoning Commission and from Julia Nova, Place 4 on the Benbrook Economic Development Corporation Board of Directors.

The resignations leave the following vacancies:

Place 4	Economic Development Corp.	One-year unexpired term Term ends December 30, 2020
Place 7	Planning and Zoning	Two-year unexpired term Term ends December 30, 2021

Staff recommends City Council make appointments to the two vacancies from candidates interviewed during the normal process in December 2019.



City of Benbrook

CITY COUNCIL COMMUNICATION

DATE: 02/20/20	REFERENCE NUMBER: G-2455	SUBJECT: Accept finance report for period ending January 31, 2020	PAGE: 1 of 2
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GENERAL FUND

General Fund revenues for the month of January were \$4,586,056. Major revenues collected for the month include property taxes of \$3,839,380, franchise taxes of \$82,897, fines and forfeitures of \$65,630, charges for services of \$50,754 and a transfer in of \$100,000 from the Road Damage Fund. Sales tax collected and recognized as revenue in January was \$318,986. Fiscal year-to-date sales tax is 15.75% greater than last year at this time. A separate summary of sales tax revenue collections is provided for informational purposes. General Fund revenues collected through the end of January were \$12,935,784 or 61.4% of the budget.

General Fund expenditures for the month of January were \$2,550,967, which includes a budgeted transfer out of \$1,150,000 for various capital projects. Fiscal year-to-date expenditures were \$7,044,311 or 33.5% of the adopted budget.

Total General Fund revenues of \$12,935,784 were greater than General Fund expenditures of \$7,044,311 by \$5,891,473.

DEBT SERVICE

Debt Service Fund revenues for the month of January totaled \$1,224,732. \$134,844 was from property tax and \$1,089,888 was a transfer in from the Stormwater Fund and TIF Fund to cover their respective debt service. Fiscal year-to-date revenues total \$1,470,838. Debt service payments of \$1,497,770 were made the end of January. Total expenditures of \$1,497,770 exceeded total revenues of \$1,470,838 by \$26,932.

ECONOMIC DEVELOPMENT CORPORATION (EDC)

EDC revenues as of January 31, 2020, were \$602,850. EDC expenditures through the end of January were \$480,071, which includes the purchase of land. Total revenues exceeded total expenditures by \$122,779.

CAPITAL PROJECTS

Total revenues received through January 31, 2020 were \$1,148,190 from Stormwater Utility fees, mineral lease revenue, interest earnings, and a transfer in of \$900,000 from the General Fund. Total expenditures for the Capital Projects Fund were \$1,560,078 through the end of January, which includes the transfer out of \$1,089,888 to the Debt Service Fund for Stormwater and TIF debt service payments. January expenditures included the following projects: Chapin Road

SUBMITTED BY:	DISPOSITION BY COUNCIL: <input type="checkbox"/> APPROVED <input type="checkbox"/> OTHER (DESCRIBE)	PROCESSED BY:
		CITY SECRETARY
CITY MANAGER		DATE:

DATE: 02/20/20	REFERENCE NUMBER: G-2455	SUBJECT: Accept finance report for period ending January 31, 2020	PAGE: 2 of 2
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Culvert, Van Deman Road Drainage, and Clearfork Emergency Access Bridge. Total expenditures exceeded total revenues by \$411,888. Sufficient funds are available in the current fund balances of the Capital Projects Fund. This fund operates on a project basis rather than a specific fiscal year.

CASH & INVESTMENTS

On January 31, 2020, the City had \$22,110,172 invested at varying interest rates; the EDC had \$4,623,198 available.

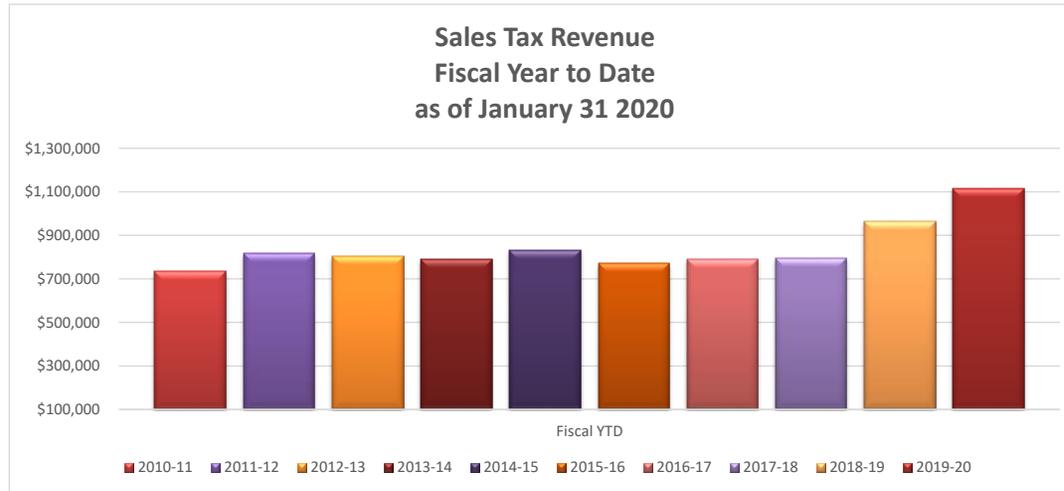
RECOMMENDATION

Staff recommends that City Council accept the finance report for the period ending January 31, 2020.

**City of Benbrook
Sales Tax Analysis
January 31, 2020**

Fiscal Year	Fiscal YTD	October	November	December	January	February	March	April	May	June	July	August	September	Annual Total
2010-11	\$ 734,094	\$ 212,494	\$ 161,967	\$ 160,492	\$ 199,141	\$ 190,084	\$ 143,760	\$ 245,116	\$ 223,000	\$ 181,216	\$ 229,160	\$ 196,711	\$ 175,140	\$ 2,318,281
2011-12	818,149	218,564	161,430	186,638	251,517	168,551	171,053	236,986	178,165	188,604	218,557	178,708	161,070	2,319,841
2012-13	804,128	215,752	184,452	181,368	222,555	170,084	174,164	201,241	164,765	202,525	211,491	178,411	170,324	2,277,131
2013-14	789,117	215,869	177,403	161,342	234,503	154,780	155,432	229,367	176,980	175,792	217,955	199,305	187,172	2,285,899
2014-15	833,060	215,101	207,526	173,580	236,852	149,782	162,730	219,751	181,230	163,667	213,300	189,185	164,742	2,277,446
2015-16	771,762	216,144	177,560	175,150	202,909	149,580	153,523	222,661	158,987	177,732	210,000	154,708	182,656	2,181,609
2016-17	792,821	204,261	175,885	172,554	240,121	171,805	163,151	226,550	184,775	200,138	206,455	175,522	176,026	2,297,243
2017-18	795,248	218,480	168,272	178,150	230,346	169,346	147,291	240,071	197,667	204,243	245,717	244,494	160,148	2,404,224
2018-19	965,447	259,437	224,991	216,094	264,926	205,387	193,520	261,099	227,863	235,611	250,363	253,206	253,500	2,845,995
2019-20	1,117,506	303,508	251,579	243,434	318,986									1,117,506

Change 2010-11 to 2011-12	11.45%
Change 2011-12 to 2012-13	-1.71%
Change 2012-13 to 2013-14	-1.87%
Change 2013-14 to 2014-15	5.57%
Change 2014-15 to 2015-16	-7.94%
Change 2015-16 to 2016-17	2.73%
Change 2016-17 to 2017-18	0.31%
Change 2017-18 to 2018-19	21.40%
Change 2018-19 to 2019-20	15.75%



Budget 2019-20	\$ 2,700,000
Projected 2019-20	2,700,000
Variance from Budget	\$ -



City of Benbrook

CITY COUNCIL COMMUNICATION

DATE: 02/20/20	REFERENCE NUMBER: G-2456	SUBJECT: Accept a drainage easement located on Lots 6 & 7, Block 2, Whitestone Ranch Phase 4 Addition	PAGE: 1 of 1
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In order to properly convey public storm water negatively impacting multiple properties in the Whitestone Ranch Phase 4 Addition, Staff seeks to secure a 10-foot wide drainage easement from Melvin and Sunny Stanley, the owners of Lot 6, Block 2, Whitestone Ranch Phase 4 Addition (10900 Claret Court) and Christy and Joseph Koennecke, the owners of Lot 7, Block 2 of said addition (10904 Claret Court) as shown in Figure 1.



Figure 1

The easement grants the City authority to enter the property to make improvements. Upon

acceptance of the drainage easement, construction of a 4-foot wide concrete valley flume will begin. The City is typically completing small drainage projects (like this one) on an ongoing, routine basis.

RECOMMENDATION

Staff recommends the City Council approve the drainage easement, as described in the attached drainage easement agreement.

SUBMITTED BY:	DISPOSITION BY COUNCIL: <input type="checkbox"/> APPROVED <input type="checkbox"/> OTHER (DESCRIBE)	PROCESSED BY:
CITY MANAGER		CITY SECRETARY
		DATE:

DRAINAGE EASEMENT

10900 & 10904 Claret Court

STATE OF TEXAS

§
§
§

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF TARRANT

That, Melvin C. and Sunny B. Stanley, (hereinafter called GRANTOR), being the owner of Lot 6, Block 2, of the Whitestone Ranch Phase 4 Addition, as recorded in Instrument No. D214229457 in the Official Public Records of Tarrant County, Texas and described in Exhibit A, attached hereto and made a part hereof by reference for all purposes; and

That, Christy L. and Joseph E. Koennecke, (hereinafter called GRANTOR), being the owner of Lot 7, Block 2, of the Whitestone Ranch Phase 4 Addition, as recorded in Instrument No. D214229457 in the Official Public Records of Tarrant County, Texas and described in Exhibit A, attached hereto and made a part hereof by reference for all purposes.

The easement conveyed herein is for public storm water drainage purposes, including the installation, construction, operation, maintenance, replacement of channels, ditches, pipes, mains and other facilities or appurtenances related to the transmission of storm waters under, along, upon and across said premises described in Exhibit A, together with the right and privilege at all times of the Grantee herein, its franchisees, agents, employees and representatives of ingress and egress to and from said premises for the purpose of making any improvements, modifications or repairs.

Grantor covenants and agrees that Grantor and Grantor's heirs, representatives, successors and assigns shall at no time erect, place or construct, or cause to be erected, placed or constructed in, into, upon, over, across or under any easements granted herein any temporary or permanent structures, and it is further agreed that Grantee shall have the right to excavate and fill upon the permanent easement and to remove from the permanent easement, any fences, buildings or other obstructions as may be found upon the permanent easement.

It is further intended that the permanent easement herein granted to Grantee shall run with the land and forever be a right in and to the land belonging to said Grantor, his successors and assigns, and said grant is expressly excepted from any right of reversion of said premises under any prior deeds in Grantor's chain of title. The drainage easement, rights and privileges granted herein are exclusive, and Grantor covenants that it will not convey any other easement or conflicting rights with the area covered by the grant to any other person.

This easement shall constitute a covenant running with the land and is assignable in whole as in part.

To have and to hold the described easement in Exhibit A, with the right of ingress and egress thereto, together with all and singular rights and appurtenances thereto in any wise belonging unto Grantee, its successors and assigns, forever, and Grantor does hereby bind himself, his heirs, successors and assigns to warrant and forever defend, all and singular, the said premises unto Grantee, its successors and assigns against every person whomsoever lawfully claiming or to claim to same or any part thereof.

In witness whereof, this instrument is executed the _____ day of _____, 2020.

Grantor (10900 Claret Court)

By: Melvin A Stanley

Printed Name: MELVIN A STANLEY

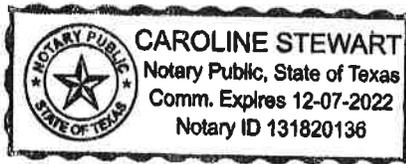
ACKNOWLEDGEMENT

STATE OF TEXAS §

COUNTY OF TARRANT §

Before me, the undersigned authority, on this day personally appeared Melvin Stanley, known to me (or proved to me through driver's license (description of identity card or other document) to be the person whose name is subscribed to the forgoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my seal of office this 31 day of January 2020.



Caroline Stewart
Notary Public in and for the State of Texas

My Commission Expires:

12-07-2022

Grantor (10904 Claret Court)

By: Joe Koennecke

Printed Name: JOE KOENNECKE

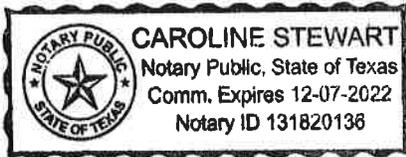
ACKNOWLEDGEMENT

STATE OF TEXAS §

COUNTY OF TARRANT §

Before me, the undersigned authority, on this day personally appeared Joe Koennecke, known to me (or proved to me through Driver's License (description of identity card or other document) to be the person whose name is subscribed to the forgoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my seal of office this 4 day of February 2020.



Caroline Stewart
Notary Public in and for the State of Texas

My Commission Expires:

12-07-2022

Grantee (City of Benbrook)

By: _____

Printed Name: Jerry B. Dittrich
Mayor, City of Benbrook

ACKNOWLEDGEMENT

STATE OF TEXAS §

COUNTY OF TARRANT §

Before me, the undersigned authority, on this day personally appeared _____, known to me (or proved to me through _____ (description of identity card or other document) to be the person whose name is subscribed to the forgoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my seal of office this _____ day of _____ 2020.

Notary Public in and for the State of Texas

My Commission Expires:

RETURN TO:

City of Benbrook
P.O. Box 26569
Benbrook, TX 76126

EXHIBIT A

DESCRIPTION OF A DRAINAGE EASEMENT

**Lot 6, Block 2
10900 Claret Court**

Being a portion of Lot 6, Block 2, WHITESTONE RANCH PHASE 4, an Addition to the City of Benbrook, Tarrant County, Texas, according to the Plat recorded in Instrument Number D214229457, Plat Records, Tarrant County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron found with 'MIZELL 6165' cap at the southwest corner of said Lot 6 and the southeast corner of Lot 7, said Block 2, said iron being in the north line of Claret Court (50' R.O.W.);

THENCE N 22°45'02"W, 117.22 feet, along the common line of said Lots 6 and 7;

THENCE S 35°12'40"E, 23.15 feet, departing said common line;

THENCE S 22°45'02"E, 94.87 feet to the north line of said Claret Court and the beginning of a non-tangent curve to the left;

THENCE with said curve to the left, an arc distance of 5.00 feet, through a central angle of 05°43'57", having a radius of 50.00 feet, the long chord which bears S 70°08'09"W, 5.00 feet to the **Point of Beginning** and containing 529 square feet or 0.012 acres of land more or less.

**DESCRIPTION OF A
DRAINAGE EASEMENT
Lot 7, Block 2
10904 Claret Court**

Being a portion of Lot 7, Block 2, WHITESTONE RANCH PHASE 4, an Addition to the City of Benbrook, Tarrant County, Texas, according to the Plat recorded in Instrument Number D214229457, Plat Records, Tarrant County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron found with 'MIZELL 6165' cap at the southeast corner of said Lot 7 and the southwest corner of Lot 6, said Block 2, said iron being in the north line of Claret Court (50' R.O.W.);

THENCE with said curve to the left, an arc distance of 5.00 feet, through a central angle of 05°43'56", having a radius of 50.00 feet, the long chord which bears S 64°24'12"W, 5.00 feet;

THENCE N 22°45'02"W, 93.72 feet;

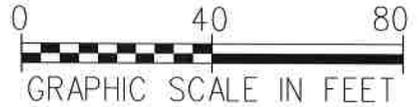
THENCE N 35°12'40"W, 53.46 feet, to the north line of said Lot 7 and the south line of Lot 5, said Block 2;

THENCE N 71°34'39"E, 10.45 feet, along the common line of said Lots 7 and 5;

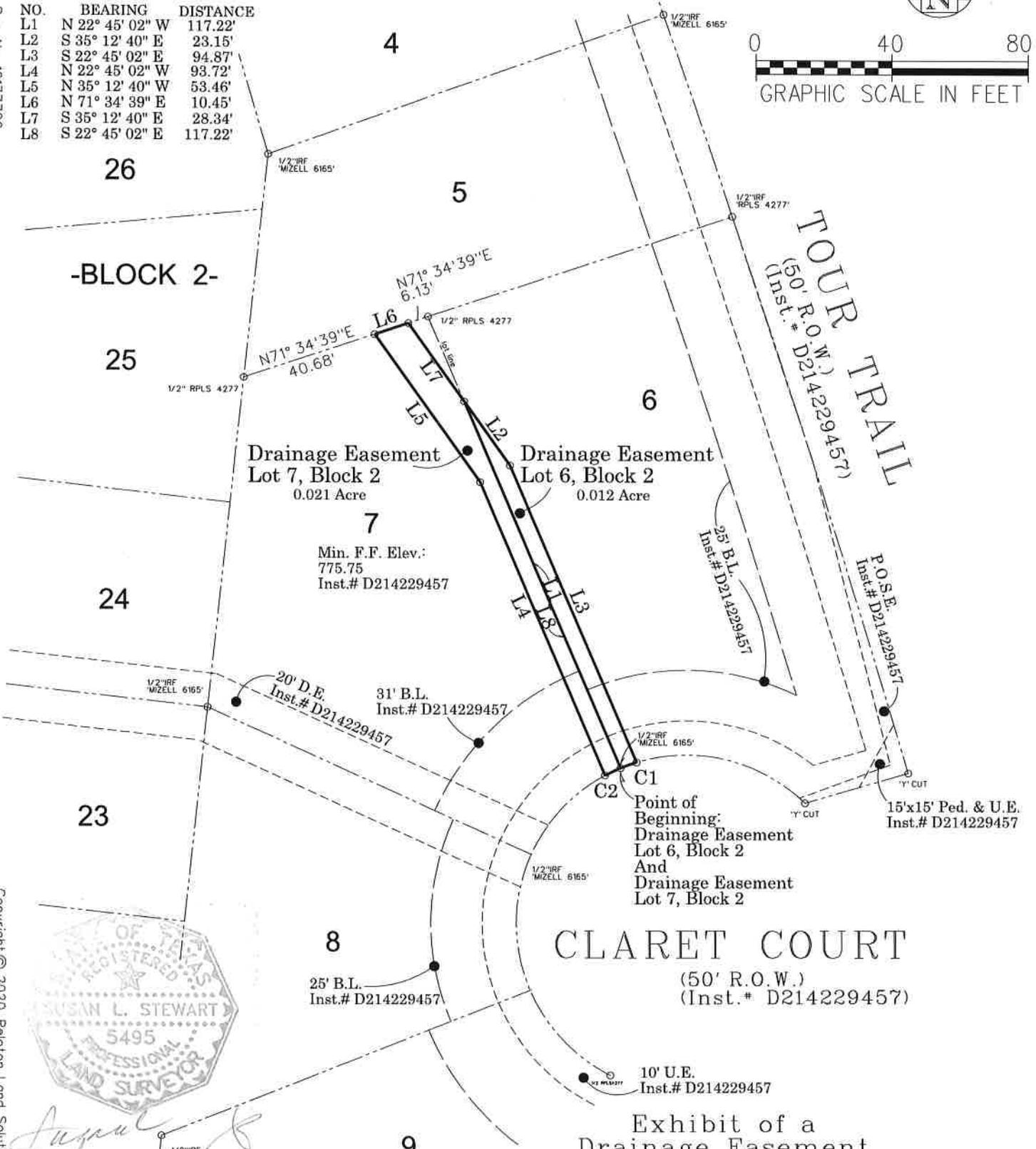
THENCE S 35°12'40"E, 28.34 feet, to the east line of said Lot 7 and the west line of said Lot 6;

THENCE S 22°45'02"E, 117.22 feet, along the common line of said Lots 7 and 6, to the **Point of Beginning** and containing 936 square feet or 0.021 acres of land more or less.

NO.	LENGTH	DELTA	RADIUS	BEARING	DISTANCE
C1	5.00'	05° 43' 57"	50.00'	S 70° 08' 09" W	5.00'
C2	5.00'	05° 43' 56"	50.00'	S 64° 24' 12" W	5.00'



NO.	BEARING	DISTANCE
L1	N 22° 45' 02" W	117.22'
L2	S 35° 12' 40" E	23.15'
L3	S 22° 45' 02" E	94.87'
L4	N 22° 45' 02" W	93.72'
L5	N 35° 12' 40" W	53.46'
L6	N 71° 34' 39" E	10.45'
L7	S 35° 12' 40" E	28.34'
L8	S 22° 45' 02" E	117.22'



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Susan L. Stewart
1.31.2020

CLARET COURT
(50' R.O.W.)
(Inst.# D214229457)

Exhibit of a
Drainage Easement
Being a portion of
Lots 6 and 7, Block 2
Whitestone Ranch Phase 4
An Addition to the City of Benbrook
Tarrant County, Texas

PELTON
LAND SOLUTIONS
9800 HILLWOOD PARKWAY, SUITE 250
FORT WORTH, TEXAS 76177 PH.# 817-562-3350