

EXHIBIT A
REAL PROPERTY DESCRIPTION
OF A 7.5 FOOT WIDE
DRAINAGE EASEMENT

BEING A PARCEL OF LAND OUT OF LOT 15, BLOCK 1, NORTH RIVERSIDE ESTATES, AN ADDITION TO THE CITY FORT WORTH, TARRANT COUNTY, TEXAS, AS RECORDED IN VOLUME 388-R, PAGE 47, PLAT RECORDS, TARRANT COUNTY, TEXAS, SITUATED IN THE J.C. McCOMAS SURVEY, ABSTRACT NUMBER 1047, TARRANT COUNTY, TEXAS, AND AS CONVEYED TO EDUARDO AND EVANGELINA GARCIA BY DEED RECORDED IN INSTRUMENT NUMBER D204010066, DEED RECORDS, TARRANT COUNTY, TEXAS, FOR THE PURPOSE OF CONSTRUCTING, OPERATING, AND MAINTAINING A STORM DRAINAGE SYSTEM AND ITS APPURTENANCES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3/8 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 15, AND THE SOUTHWEST CORNER OF LOT 16, OF SAID BLOCK 1, IN THE NORTHWESTERLY RIGHT-OF-WAY LINE OF TOM ELLEN STREET (50 FOOT RIGHT-OF-WAY);

THENCE SOUTH 45 DEGREES 29 MINUTES 22 SECONDS WEST, 7.50 FEET WITH THE COMMON LINE OF SAID LOT 15, AND SAID TOM ELLEN STREET FROM WHICH 5/8 INCH IRON FOUND FOR THE SOUTHWEST CORNER OF LOT 14 AND THE SOUTHEAST CORNER OF LOT 13 OF SAID BLOCK 1, BEARS SOUTH 45 DEGREES 29 MINUTES 22 SECONDS WEST, 123.03 FEET;

THENCE NORTH 44 DEGREES 30 MINUTES 38 SECONDS WEST, 155.00 FEET TO THE COMMON LINE OF SAID LOT 15, AND LOT 2, BLOCK 1, COMMERCIAL METALS ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, AS RECORDED IN CABINET A, SLIDE 3440, OF SAID PLAT RECORDS;

THENCE NORTH 45 DEGREES 29 MINUTES 22 SECONDS EAST, 7.50 FEET WITH THE COMMON LINE OF SAID LOT 2, BLOCK 1, COMMERCIAL METALS ADDITION, AND SAID LOT 15;

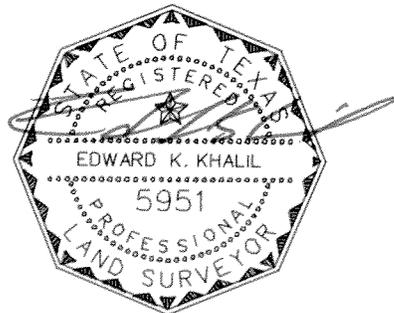
THENCE SOUTH 44 DEGREES 30 MINUTES 38 SECONDS EAST, 155.00 FEET WITH THE COMMON LINE OF SAID LOT 15, AND LOT 16 TO THE **POINT OF BEGINNING** AND CONTAINING 1,163 SQUARE FEET OR 0.0267 OF AN ACRE OF LAND.

Note: Surveyed on the ground February 2012

Note: Bearings are relative to True North obtained from Global Positioning Satellite System (GPS) Observations, North American Datum 1983 (NAD '83), Texas State Plane Coordinate System, North Central Zone.

Note: In accordance with the Texas Board of Professional Land Surveying General Rules of Procedures and Practices, 663.19(9), this "Report" consists of the Real Property Description included herein and the Map of Survey attached herewith.

Note: In accordance with the Texas Board of Professional Land Surveying General Rules of Procedures and Practices, 663.19(7), "The cited instruments are not necessarily the current owners of the subject property, but are the documents containing the descriptions of the boundaries as surveyed.



4-2-12

Note: Surveyed on the ground February 2012
 Note: Bearings are relative to True North obtained from Global Positioning Satellite System (GPS) Observations, North American Datum, 1983 (NAD '83), Texas North Central Zone.
 Note: In accordance with the Texas Board of Professional Land Surveying, General Rules of Procedures and Practices, 663.19(9), this "report" consists of the Map of Survey included herein and a Real Property Description, attached herewith.
 Note: In accordance with the Texas Board of Professional Land Surveying, General Rules of Procedures and Practices, 663.19(7), "The cited instruments are not necessarily the current owners of the subject property, but are the documents containing the descriptions of the boundaries as surveyed."

LOT 2, BLOCK 1
 COMMERCIAL METALS
 ADDITION
 CAB. A, SLIDE 3440
 P.R.T.C.T.

NORTH RIVERSIDE ESTATES
 VOL. 388-R, PG. 47
 P.R.T.C.T.

William L & M S
 Brown
 3313 Tom Ellen St
 Fort Worth Tx 76111
 Vol. 3189, Pg. 68
 D.R.T.C.T.
 LOT 17

LOT 18

Jeremias S. Dasilva
 3309 Tom Ellen St,
 Fort Worth, TX 76111
 Inst.No. D210315142
 D.R.T.C.T.
 LOT 16

7.5 FOOT WIDE
 DRAINAGE EASEMENT
 1,163 SQ.FT. +/-

Eduardo & Evangelina
 Garcia
 3305 Tom Ellen St
 Fort Worth Tx
 76111-5319
 Inst. No. D204010066
 D.R.T.C.T.
 LOT 15

LOT 14

LOT 13

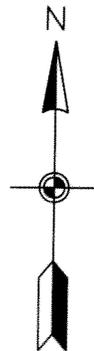
Tom Ellen Street
 (50' R.O.W.)



[Signature]
 SIGNED
 4-2-12
 DATED

EXHIBIT B

SHOWING A 7.5 FOOT WIDE
 DRAINAGE EASEMENT
 OUT OF LOT 15, BLOCK 1,
 NORTH RIVERSIDE ESTATES
 CITY OF FORT WORTH
 TARRANT COUNTY, TEXAS



1" = 50'

COFW #00483

DRAWN BY: EK
 DATE: 03-15-12
 DGN. NO.: 080070DE5.DGN
 APPROVED BY: EK



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 Colleyville, Texas 76034
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SHT. NO.
 1 OF 1