

**NORTH BEACH STREET
VISTA MEADOWS DRIVE TO SOUTH OF SHIVER ROAD
CITY PROJECT No. 01292
PERMANENT DRAINAGE EASEMENT
C. C. WHYTE SURVEY, ABSTRACT No. 1611
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS**

EXHIBIT "A"

Being a permanent drainage easement situated in the C. C. Whyte Survey, Abstract No. 1611, City of Fort Worth, Tarrant County, Texas, and being a portion of a tract of land deeded to JDI Investors, L.P. as recorded in County Clerk's File No. D201098095 of the Deed Records of Tarrant County, Texas, said permanent drainage easement being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8 inch iron rod with cap stamped "GORRONDONA" set for the northeast corner of Lot 6R, Block A of Beach-North Tarrant Two Addition, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Cabinet A, Slide 12424 of the Plat Records of Tarrant County, Texas, said 5/8 inch iron rod with cap stamped "GORRONDONA" being in the south line of said tract of land deeded to JDI Investors, L.P., said 5/8 inch iron rod with cap stamped "GORRONDONA" also being the intersection of the existing west right-of-way line of North Beach Street (a variable width right-of-way) with the proposed west right-of-way line of North Beach Street, from which a 5/8 inch iron rod with cap stamped "KHA" found for the northwest corner of Lot 6, Block A of Beach-North Tarrant Two Addition, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Cabinet A, Slide 10837 of said Plat Records of Tarrant County, Texas bears South 89 degrees 22 minutes 31 seconds West, a distance of 292.36 feet, said 5/8 inch iron rod with cap stamped "KHA" being in the north line of said Lot 6R; **THENCE** North 89 degrees 28 minutes 20 seconds East, with the south line of said tract of land deeded to JDI Investors, L.P. and with the existing west right-of-way line of said North Beach Street, a distance of 43.17 feet to a point for the southeast corner of said tract of land deeded to JDI Investors, L.P.; **THENCE** North 00 degrees 39 minutes 20 seconds West, with the east line of said tract of land deeded to JDI Investors, L.P. and with the existing west right-of-way line of said North Beach Street, a distance of 639.15 feet to a 1/2 inch iron rod with cap stamped "RPLS 1276" found for the northeast corner of said tract of land deeded to JDI Investors, L.P. and for the southeast corner of a tract of land deeded to Grace Presbytery, Inc. as recorded in Volume 14225, Page 452 of said Deed Records of Tarrant County, Texas; **THENCE** South 89 degrees 18 minutes 40 seconds West, with the north line of said tract of land deeded to JDI Investors, L.P. and with the south line of said tract of land deeded to Grace Presbytery, Inc., a distance of 36.48 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA" set for the **POINT OF BEGINNING**, said 5/8 inch iron rod with cap stamped "GORRONDONA" being in said proposed west right-of-way line of North Beach Street;

THENCE South 00 degrees 30 minutes 45 seconds East, with said proposed west right-of-way line of North Beach Street, a distance of 50.00 feet to a point for corner;

THENCE South 89 degrees 18 minutes 40 seconds West, a distance of 50.00 feet to a point for corner;

THENCE North 00 degrees 30 minutes 45 seconds West, a distance of 50.00 feet to a point for corner in the north line of said tract of land deeded to JDI Investors, L.P. and in the south line of said tract of land deeded to Grace Presbytery, Inc.;

THENCE North 89 degrees 18 minutes 40 seconds East, with the north line of said tract of land deeded to JDI Investors, L.P. and with the south line of said tract of land deeded to Grace Presbytery, Inc., a distance o 50.00 feet to the **POINT OF BEGINNING**, and containing 2,500 square feet or 0.057 acres of land, more or less.

Notes:

- (1) A plat of even survey date herewith accompanies this legal description.
- (2) Bearings are referenced to the Texas Coordinate System, NAD-83, North Central Zone (4202), based on NGS Monument H-946 with a N=7,043,451.829 and E=2,325,972.486. Surface factor for this project = 1.00012. Distances and areas shown are surface.

Date: July 16, 2014

R K

Richard Kennedy
Registered Professional Land Surveyor
No. 5527
Texas Firm No. 10106900



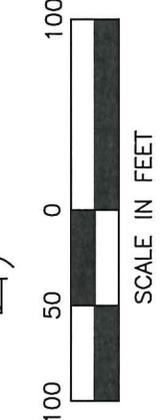
EXHIBIT "B"

C. C. WHYTE SURVEY
ABSTRACT NO. 1611

BEACH-NORTH ADDITION
TARRANT P.R.T.C.T. 6R1
CABINET A, SLIDE 1424

6R1

JDI INVESTORS, L.P.
C.C.F. No. D201098095
D.R.T.C.T.



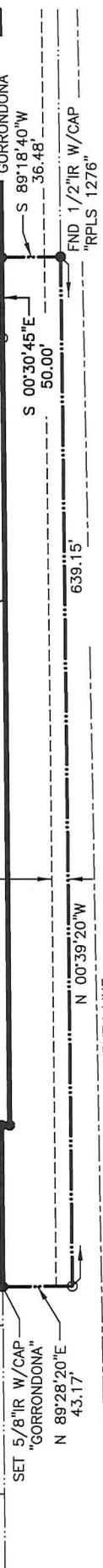
GRACE PRESBYTERY, INC.
VOLUME 14225, PAGE 452
D.R.T.C.T.

PERMANENT DRAINAGE EASEMENT
2,500 SQ.FT.
0.057 ACRES

10.0' RIGHT-OF-WAY EASEMENT
KELLER RURAL SUPPLY CORPORATION
VOLUME 4804, PAGE 52
D.R.T.C.T.

P.O.C.

P.O.B.



E. W. SHRIVER SURVEY
ABSTRACT NO. 1455

NORTH BEACH STREET
(VARIABLE WIDTH RIGHT-OF-WAY)

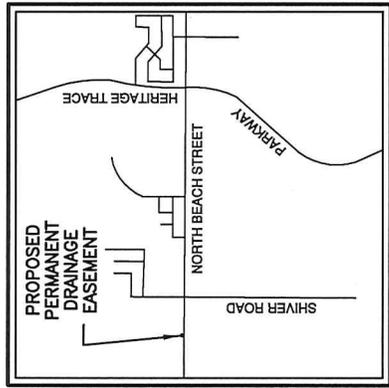
1	23	22	21	20	19	18	17	16	15
2	STONE MANOR ADDITION CABINET A, SLIDE 5324 P.R.T.C.T.								

- NOTES:
- (1) A LEGAL DESCRIPTION OF EVEN SURVEY DATE HERewith ACCOMPANIES THIS PLAT.
 - (2) BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD-83, NORTH CENTRAL ZONE (4202) BASED ON NGS MONUMENT H-946 WITH A N=7,043,451.829 AND E=2,325,972.486. SURFACE FACTOR FOR THIS PROJECT = 1.00012. DISTANCES AND AREAS SHOWN ARE SURFACE.

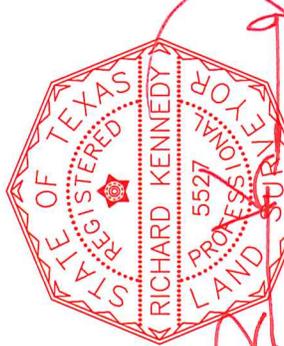


City of Fort Worth

1000 THROCKMORTON STREET • FORT WORTH, TEXAS 76102



NORTH BEACH STREET
VISTA MEADOWS DRIVE TO SOUTH OF SHIVER ROAD



RICHARD KENNEDY
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5527
TEXAS FIRM NO. 10106900

PERMANENT DRAINAGE EASEMENT	CITY PROJECT NO. 01292
OWNER: JDI INVESTORS, L.P.	
SURVEY: C. C. WHYTE SURVEY, ABSTRACT NO. 1611	
LOCATION: CITY OF FORT WORTH, TARRANT COUNTY, TEXAS	
ACQUISITION AREA: 2,500 SQ.FT. OR 0.057 ACRES	
G&AI JOB NO. 0907-3723	DRAWN BY: RK
DATE: JULY 16, 2014	PAGE 1 OF 1
	CADD FILE: NORTHBEACHDOCUMENTS.DWG
	SCALE: 1" = 100'

GORRONDONA & ASSOCIATES, INC. • 6707 BRENTWOOD STAIR ROAD, SUITE 50 FORT WORTH, TX. 76112 • 817-496-1424 FAX 817-496-1768