

EXHIBIT "A"
PERMANENT DRAINAGE FACILITY EASEMENT

BEING A 0.065 ACRE TRACT OF LAND SITUATED IN THE JOSE CHIRINO SURVEY, ABSTRACT NO. 265, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AND BEING PART OF A 4.393 ACRE TRACT OF LAND CONVEYED TO COY BEAUCHAMP, AS RECORDED IN COUNTY CLERK'S FILE NO. D206229036, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS. SAID 0.065 ACRE TRACT WITH BEARING OF BASIS BEING GRID NORTH TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 (CORS96, EPOCH DATE 2002), DETERMINED BY GPS OBSERVATIONS BETWEEN JULIAN DAY 253, 2004 AND JULIAN DAY 259, 2004, CALCULATED FROM COLLIN CORS ARP (PID-DF8982) AND DALLAS CORS ARP (PID-DF8984) AND THE ON THE GROUND CONTROL LINE IS THE MONUMENTED WEST LINE OF A CALLED 10.00 ACRE TRACT OF LAND CONVEYED TO ROBERT HOOD, AS RECORDED IN VOLUME 4266, PAGE 73, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "JACOBS" SET FOR THE SOUTHWEST CORNER OF SAID 4.393 ACRE TRACT AND THE COMMON SOUTHEAST CORNER OF A 5.00 ACRE TRACT OF LAND CONVEYED TO ROBERT HOOD, BY DEED RECORDED IN VOLUME 4266, PAGE 75, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, SAID POINT BEING ON THE NORTH LINE OF THE TIMBERLAND, PHASE 1B ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, AS RECORDED IN CABINET A, SLIDE 11168, PLAT RECORDS, TARRANT COUNTY, TEXAS, FROM WHICH A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "TW BARROW 1994" FOUND FOR THE SOUTHWEST CORNER OF SAID 10.00 ACRE TRACT BEARS NORTH 89 DEGREES 52 MINUTES 43 SECONDS WEST, A DISTANCE OF 566.96 FEET, AND A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID 4.393 ACRE TRACT, AND THE COMMON NORTHEAST CORNER OF SAID 5.00 ACRE TRACT BEARS NORTH 00 DEGREES 06 MINUTES 20 SECONDS EAST, A DISTANCE OF 1151.96 FEET;

THENCE, NORTH 00 DEGREES 06 MINUTES 20 SECONDS EAST, ALONG THE WEST LINE OF SAID 4.393 ACRE TRACT, AND THE COMMON EAST LINE OF SAID 5.00 ACRE TRACT, A DISTANCE OF 15.00 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 89 DEGREES 52 MINUTES 43 SECONDS EAST, OVER AND ACROSS SAID 4.393 ACRE TRACT, A DISTANCE OF 189.15 FEET TO A POINT FOR CORNER ON THE EAST LINE OF SAID 4.393 ACRE TRACT, AND THE COMMON WEST LINE OF A TRACT OF LAND CONVEYED TO LARRY HUFFAKER, BY DEED RECORDED IN VOLUME 8426, PAGE 1593, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS;

THENCE, SOUTH 00 DEGREES 06 MINUTES 20 SECONDS WEST, ALONG SAID COMMON LINE, A DISTANCE OF 15.00 FEET TO A POINT FOR THE SOUTHEAST CORNER OF SAID 4.393 ACRE TRACT, AND THE COMMON SOUTHWEST CORNER OF SAID HUFFAKER TRACT, SAID POINT BEING ON THE NORTH LINE OF AFORESAID TIMBERLAND, PHASE 1B ADDITION;

THENCE, NORTH 89 DEGREES 52 MINUTES 43 SECONDS WEST, ALONG THE SOUTH LINE OF SAID 4.393 ACRE TRACT, AND THE COMMON NORTH LINE OF SAID TIMBERLAND, PHASE 1B ADDITION, A DISTANCE OF 189.15 FEET TO THE **POINT OF BEGINNING**, CONTAINING A CALCULATED AREA OF 2,837 SQUARE FEET, OR 0.065 ACRES OF LAND.

A PARCEL PLAT OF EQUAL DATE HERewith ACCOMPANIES THIS PROPERTY DESCRIPTION.



Elliott P. Busby, R.P.L.S.
Registered Professional Land Surveyor
Texas Registration No. 5561
Jacobs Engineering Group, Inc.
7950 Elmbrook Dr
Dallas, Texas 75429
214-638-0145

Date: 09/24/14



JOSE CHIRINO SURVEY
ABSTRACT NO. 265

SCALE: 1' = 60'

ROBERT HOOD
CALLED 5.00 ACRES
VOL. 4266, PG. 75
O.P.R.T.C.T.

4.393 ACRE
COY BEAUCHAMP
C.C.# D206229036
O.P.R.T.C.T.

LARRY HUFFAKER
VOLUME 8426, PAGE 1593
O.P.R.T.C.T.

1/2" IRF
N00°06'20"E 1151.96'

1/2" CIRF
"TW BARROW 1994"
(CM) POINT OF
BEGINNING
DIRECTIONAL CONTROL LINE

S89°52'43"E 189.15'
2,837 S.F.
0.065 ACRES

N89°52'43"W
566.96'

N89°52'43"W 189.15'

10'x10' UTILITY EASEMENT
CABINET A, SLIDE 11168
P.R.T.C.T.

7.5' UTILITY EASEMENT
CABINET A, SLIDE 11168
P.R.T.C.T.

10'x10' UTILITY EASEMENT
CABINET A, SLIDE 11168
P.R.T.C.T.

32

33

34

35

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37

38

TIMBERLAND
PHASE 1B
CABINET A, SLIDE 11168
P.R.T.C.T.

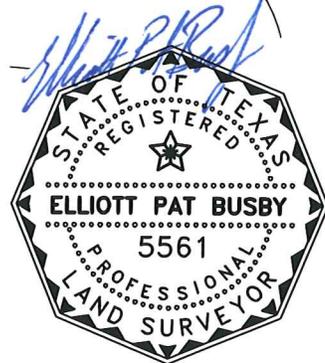
PANGOLIN DRIVE
(A 50' RIGHT-OF-WAY)

LEGEND

- CIRS 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET
- CIRF CAPPED IRON ROD FOUND
- IRF IRON ROD FOUND
- P.R.T.C.T. PLAT RECORDS, TARRANT COUNTY, TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
- (CM) CONTROLLING MONUMENT

LINE	BEARING	DISTANCE
L1	N00°06'20"E	15.00'
L2	S00°06'20"W	15.00'

BEARING BASIS BEING GRID NORTH TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 (CORS96, EPOCH DATE 2002), DETERMINED BY GPS OBSERVATIONS BETWEEN JULIAN DAY 253, 2004 AND JULIAN DAY 259, 2004, CALCULATED FROM COLLIN CORS ARP (PID-DF8982) AND DALLAS CORS ARP (PID-DF8984) AND THE ON THE GROUND CONTROL LINE IS THE MONUMENTED WEST LINE OF A CALLED 10.00 ACRE TRACT OF LAND CONVEYED TO ROBERT HOOD, AS RECORDED IN VOLUME 4266, PAGE 73, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS.



SHEET	DATE: 09/24/14
	SCALE: 1" = 60'
	DRAWN BY: B.M.Y.
	CHECKED BY: E.P.B.

EXHIBIT "B"
PERMANENT DRAINAGE FACILITY EASEMENT
OUT OF THE
JOSE CHIRINO SURVEY ABSTRACT NO. 265 IN THE
CITY OF FT. WORTH, TARRANT COUNTY, TEXAS

JACOBS®
1999 BRYAN STREET, SUITE 1200
DALLAS, TEXAS 75201-3136
PHONE 214-638-0145 FAX 214-638-0447

I:\SLD\WFXM5400\WFXM5400\700_CADD\713_Survey\713.5 Easement\WFXM5400EX01.dwg

EXHIBIT "A"
TEMPORARY CONSTRUCTION EASEMENT

BEING A 0.109 ACRE TRACT OF LAND SITUATED IN THE JOSE CHIRINO SURVEY, ABSTRACT NO. 265, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AND BEING PART OF A 4.393 ACRE TRACT OF LAND CONVEYED TO COY BEAUCHAMP, AS RECORDED IN COUNTY CLERK'S FILE NO. D206229036, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS. SAID 0.109 ACRE TRACT WITH BEARING OF BASIS BEING GRID NORTH TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 (CORS96, EPOCH DATE 2002), DETERMINED BY GPS OBSERVATIONS BETWEEN JULIAN DAY 253, 2004 AND JULIAN DAY 259, 2004, CALCULATED FROM COLLIN CORS ARP (PID-DF8982) AND DALLAS CORS ARP (PID-DF8984) AND THE ON THE GROUND CONTROL LINE IS THE MONUMENTED WEST LINE OF A CALLED 10.00 ACRE TRACT OF LAND CONVEYED TO ROBERT HOOD, AS RECORDED IN VOLUME 4266, PAGE 73, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "JACOBS" SET FOR THE SOUTHWEST CORNER OF SAID 4.393 ACRE TRACT AND THE COMMON SOUTHEAST CORNER OF A 5.00 ACRE TRACT OF LAND CONVEYED TO ROBERT HOOD, BY DEED RECORDED IN VOLUME 4266, PAGE 75, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, SAID POINT BEING ON THE NORTH LINE OF THE TIMBERLAND, PHASE 1B ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, AS RECORDED IN CABINET A, SLIDE 11168, PLAT RECORDS, TARRANT COUNTY, TEXAS, FROM WHICH A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "TW BARROW 1994" FOUND FOR THE SOUTHWEST CORNER OF SAID 10.00 ACRE TRACT BEARS NORTH 89 DEGREES 52 MINUTES 43 SECONDS WEST, A DISTANCE OF 566.96 FEET, AND A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID 4.393 ACRE TRACT, AND THE COMMON NORTHEAST CORNER OF SAID 5.00 ACRE TRACT BEARS NORTH 00 DEGREES 06 MINUTES 20 SECONDS EAST, A DISTANCE OF 1151.96 FEET;

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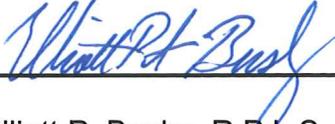
THENCE, NORTH 00 DEGREES 06 MINUTES 20 SECONDS EAST, CONTINUING ALONG SAID COMMON LINE, A DISTANCE OF 25.00 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 89 DEGREES 52 MINUTES 43 SECONDS EAST, OVER AND ACROSS SAID 4.393 ACRE TRACT, A DISTANCE OF 189.15 FEET TO A POINT FOR CORNER ON THE EAST LINE OF SAID 4.393 ACRE TRACT, AND THE COMMON WEST LINE OF A TRACT OF LAND CONVEYED TO LARRY HUFFAKER, BY DEED RECORDED IN VOLUME 8426, PAGE 1593, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS;

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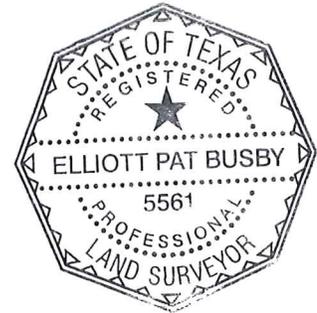
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Date: 12/16/14





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JOSE CHIRINO SURVEY
ABSTRACT NO. 265

ROBERT HOOD
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O.P.R.T.C.T.

4.393 ACRE
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C.C.# D206229036
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LARRY HUFFAKER
VOLUME 8426, PAGE 1593
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1/2" IRF
N00°06'20"E 1151.96'

POINT OF BEGINNING

1/2" CIRF
"TW BARROW 1994"
(CM) POINT OF COMMENCING
DIRECTIONAL CONTROL LINE

25' S89°52'43"E 189.15'

4,729 S.F.
0.109 ACRES

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N89°52'43"W 566.96'

10'x10' UTILITY EASEMENT
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TIMBERLAND
PHASE 1B
CABINET A, SLIDE 11168
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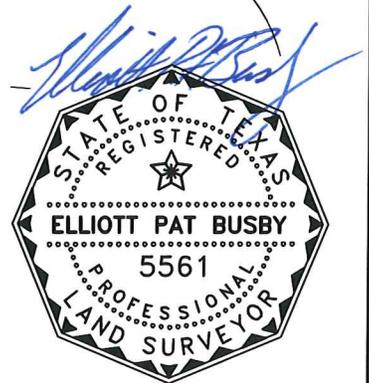
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