

EXHIBIT "A"
VILLAGE CREEK PARALLEL INTERCEPTOR
DOE # 7047 ~ CITY PROJECT NO. 01961

PARCEL 1 ~ PERMANENT SANITARY SEWER FACILITY EASEMENT

BEING a 0.3431 acre tract of land located in the JA Creary Survey, Abstract No. 269 and the Sarah G. Jennings Survey, Abstract No. 843, City of Arlington and the City of Fort Worth, Tarrant County, Texas, said 0.3431 acre tract of land also being a portion of **TRACT 4-R1, LAKE ARLINGTON INDUSTRIAL PARK**, being an Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-21, Page 41, Plat Records, Tarrant County, Texas, said 0.3431 acre tract of land also being a portion of that certain tract of land conveyed to **7301, L.L.C.**, by deed as recorded in Tarrant County Clerk's Instrument No. D210186296, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.), said 0.3431 acre tract of land being a variable width Permanent Sanitary Sewer Facility Easement, and being more particularly described by metes and bounds as follows:

COMMENCING at the southwest property corner of said Tract 4-R1, same being a southeast property corner of a called 2.568 acre tract of land described as "Tract B", conveyed to ONCOR Electric Delivery Company, L.L.C., by deed as recorded in Volume 4440, Page 277, Deed Records, Tarrant County, Texas (D.R.T.C.T.), said commencement point also being on the northeast right-of-way line of East Rosedale Street (being a 160 feet wide right-of-way at this point), from which a 1/2 inch iron rod with an illegible yellow cap found at a southwest property corner of said Tract 4-R1 bears South 62°40'07" East, a distance of 67.70 feet;

THENCE South 86°40'33" East, over and across said Tract 4-R1, a distance of 49.16 feet to a point on the northeast line of an existing 20 feet wide Utility Easement, as shown on said plat of Lake Arlington Industrial Park, said point also being the **POINT OF BEGINNING** of the herein described tract;

THENCE over and across the said Tract 4-R1 the following courses and distances:

South 65°43'46" East, a distance of 587.03 feet;

South 76°00'07" East, a distance of 155.88 feet;

North 28°54'31" East, a distance of 207.81 feet to the south line of an existing Utility Easement, conveyed to the City of Fort Worth, by deed as recorded in Volume 7246, Page 750, D.R.T.C.T.;

THENCE South 81°39'43" East, along the said existing Utility Easement, a distance of 21.23 feet to the intersection of the said existing Utility Easement and the west line of an existing 10 feet wide Utility Easement, as shown on the said plat of Lake Arlington Industrial Park, from which the northeast property corner of said Tract 4-R1 bears North 42°04'02" East, a distance of 21.96 feet;

THENCE South 28°54'31" West, along the said west easement line, a distance of 243.93 feet to the intersection of the said west easement line and the north line of an existing 20 feet wide Utility Easement conveyed to the City of Fort Worth, by deed as recorded in Volume 3884, Page 641, D.R.T.C.T.;

THENCE South 75°31'13" West, along the said north easement line, a distance of 38.43 feet to a point at the intersection of the said north easement line and the northeast line of an existing variable width easement to Texas Midstream, by deed as recorded in Tarrant County Clerk's Instrument No. D212088810, O.P.R.T.C.T., from which a 1/2 inch iron rod with a cap stamped "BEASLEY-RPLS 4050" found at the southeast property corner of said Tract 4-R1 bears South 18°44'34" East, a distance of 44.55 feet;

THENCE along the said northeast line of the Texas Midstream Easement the following courses and distances:

North 61°06'07" West, a distance of 58.10 feet;

North 28°54'31" East, a distance of 5.00 feet;

North 61°05'29" West, a distance of 44.53 feet;

THENCE North 75°57'24" West, departing the said northeast easement line, over and across said Tract 4-R1, a distance of 31.48 feet;

THENCE South 45°44'21" West, a distance of 7.23 feet to the aforesaid northeast easement line of an existing 20 feet wide Utility Easement as shown on said plat of Lake Arlington Industrial Park;

THENCE along the said northeast easement line and along a line 20 feet from and parallel to the southwest property line of said Tract 4-R1 and the said northeast right-of-way line of East Rosedale Street the following courses and distances:

North 61°05'29" West, a distance of 65.16 feet to the beginning of a curve to the left having a radius of 5,829.58 feet;

Along said curve to the left, an arc length of 505.95 feet, and across a chord which bears North 63°34'39" West, a chord length of 505.79 feet;

North 62°40'07" West, a distance of 22.20 feet to the **POINT OF BEGINNING**.

The hereinabove described tract of land contains **0.3431 acres (14,946 square feet)** of land, more or less.

NOTE: The basis of bearings for this survey is the Texas State Plane NAD83 North Central Zone (4202).

I do hereby certify that the above legal description was prepared from public records and from an actual and accurate survey upon the ground and that the same is true and correct.

Spooner & Associates, Inc.
Eric S. Spooner, RPLS
Registered Professional Land Surveyor
Texas Registration Number 5922

Dated: 10-7-14



PLAT OF EXHIBIT "A"

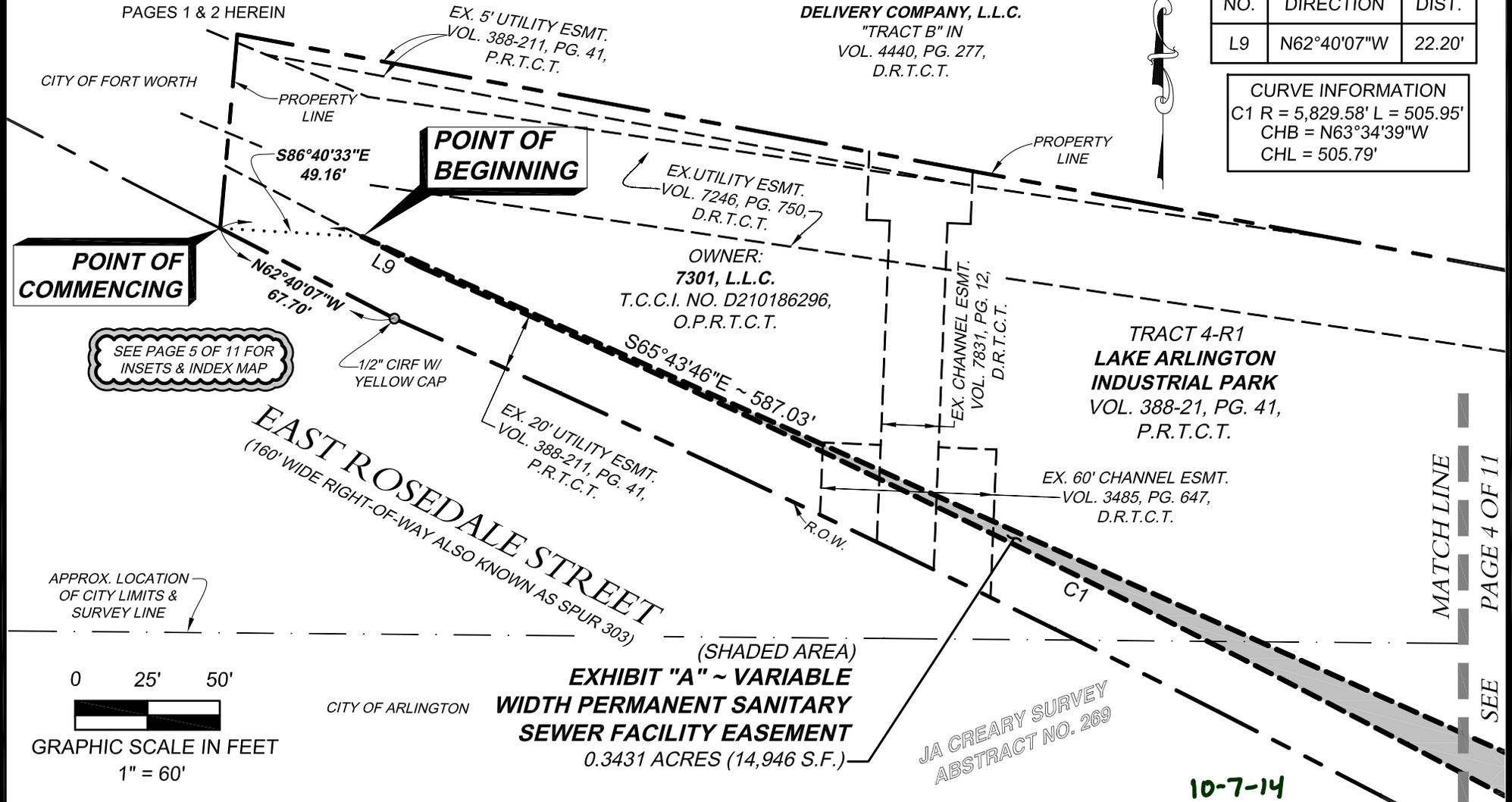
SEE ATTACHED LEGAL DESCRIPTION ON PAGES 1 & 2 HEREIN

SARAH G. JENNINGS SURVEY
ABSTRACT NO. 843

CALLED: 2.568 ACRES
ONCOR ELECTRIC
DELIVERY COMPANY, L.L.C.
"TRACT B" IN
VOL. 4440, PG. 277,
D.R.T.C.T.

LINE TABLE		
NO.	DIRECTION	DIST.
L9	N62°40'07"W	22.20'

CURVE INFORMATION	
C1 R = 5,829.58'	L = 505.95'
CHB = N63°34'39"W	
CHL = 505.79'	

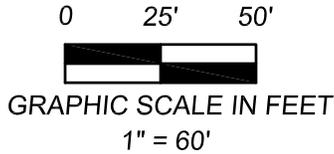


POINT OF COMMENCING

POINT OF BEGINNING

SEE PAGE 5 OF 11 FOR
INSETS & INDEX MAP

APPROX. LOCATION
OF CITY LIMITS &
SURVEY LINE



CITY OF ARLINGTON

(SHADED AREA)
**EXHIBIT "A" ~ VARIABLE
WIDTH PERMANENT SANITARY
SEWER FACILITY EASEMENT**
0.3431 ACRES (14,946 S.F.)

JA CREARY SURVEY
ABSTRACT NO. 269

10-7-14

MATCHLINE
PAGE 4 OF 11
SEE

EXHIBIT "A"
TARRANT COUNTY, TEXAS
THE BASIS OF BEARINGS FOR THIS SURVEY IS
THE TEXAS STATE PLANE NAD83 NORTH CENTRAL ZONE (4202).

PROPERTY: TRACT 4-R1, LAKE ARLINGTON INDUSTRIAL PARK
LOCATION: TARRANT COUNTY, TEXAS
WHOLE PROPERTY ACREAGE: 3.500 ACRES (PLAT)

DOE # 7047
PROJECT NO. 01961
PAGE 3 OF 11

S&A JOB NO.: 12-030
DATE: 10/7/2014

DRAWN BY: C.R.R.
CHECKED BY: E.S.S. ACAD FILE: 12-030 BUS BARN ESMT.dwg

SPOONER & ASSOC., INC. 309 BYERS STREET, SUITE 100, EULESS, TX 76039, PH 817-281-2355 FAX 817-685-8508



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TBPLS NO. 10054900 (817) 685-8448
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PLAT OF EXHIBIT "A"

SEE ATTACHED LEGAL DESCRIPTION ON PAGES 1 & 2 HEREIN

CITY OF FORT WORTH
TRACT 4-R1
LAKE ARLINGTON INDUSTRIAL PARK
VOL. 388-21, PG. 41,
P.R.T.C.T.

SARAH G. JENNINGS SURVEY
ABSTRACT NO. 843

R.O.W. AGREEMENT
T.C.C.I. NO. D208106475 &
T.C.C.I. NO. D208106476,
O.P.R.T.C.T.

SEE
INSET "A"

EX. UTILITY ESMT.
VOL. 7246, PG. 750,
D.R.T.C.T.

APPROX. LOCATION
OF CITY LIMITS &
SURVEY LINE

OWNER:
7301, L.L.C.
T.C.C.I. NO. D210186296,
O.P.R.T.C.T.

(SHADED AREA)
**EXHIBIT "A" ~ VARIABLE
WIDTH PERMANENT SANITARY
SEWER FACILITY EASEMENT**
0.3431 ACRES (14,946 S.F.)

CITY OF ARLINGTON

SEE PAGE 5 OF 11 FOR
INSETS & INDEX MAP

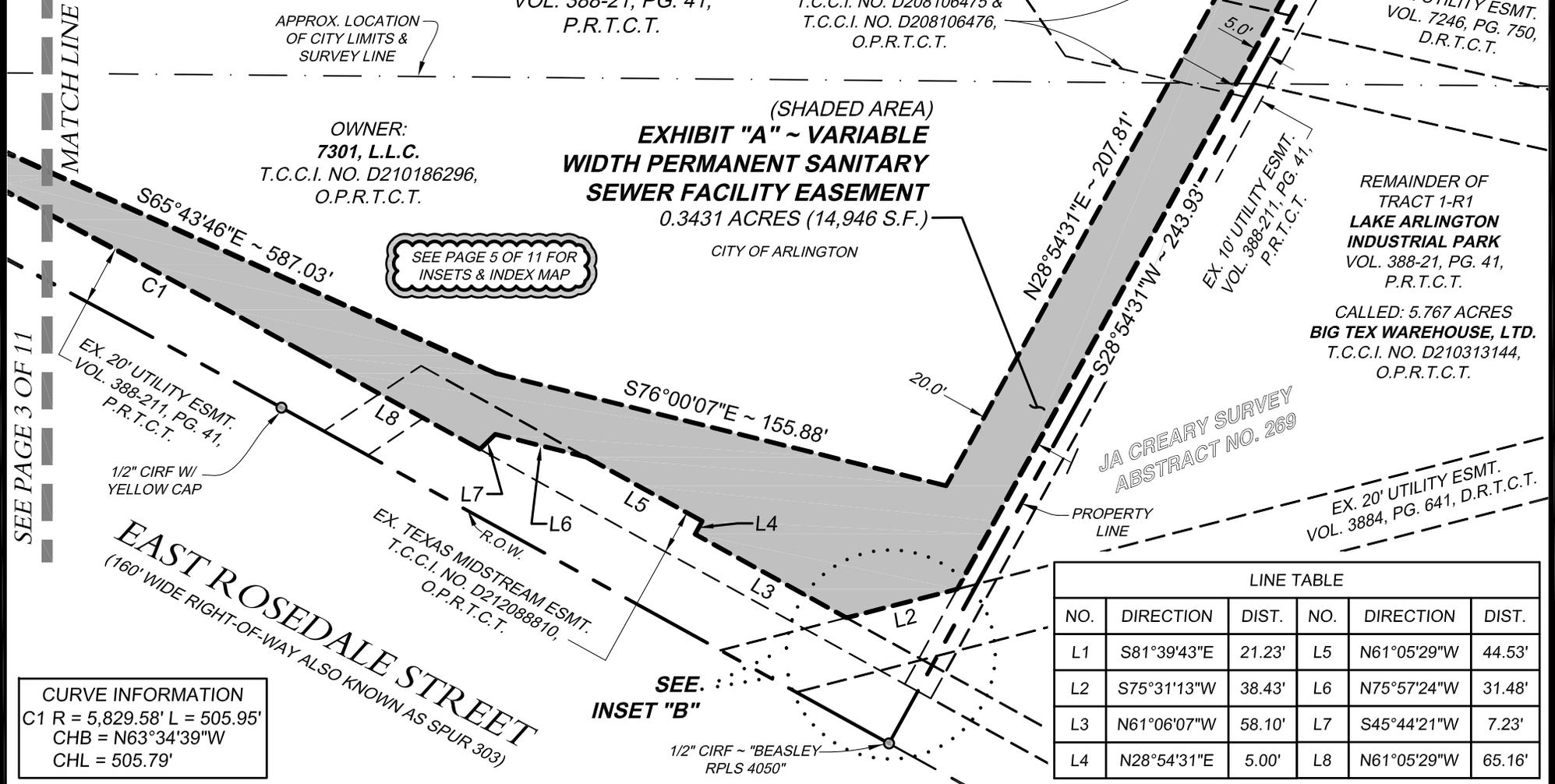
REMAINDER OF
TRACT 1-R1
**LAKE ARLINGTON
INDUSTRIAL PARK**
VOL. 388-21, PG. 41,
P.R.T.C.T.

CALLED: 5.767 ACRES
BIG TEX WAREHOUSE, LTD.
T.C.C.I. NO. D210313144,
O.P.R.T.C.T.

JA CREARY SURVEY
ABSTRACT NO. 269

EX. 20' UTILITY ESMT.
VOL. 3884, PG. 641, D.R.T.C.T.

SEE PAGE 3 OF 11



LINE TABLE					
NO.	DIRECTION	DIST.	NO.	DIRECTION	DIST.
L1	S81°39'43"E	21.23'	L5	N61°05'29"W	44.53'
L2	S75°31'13"W	38.43'	L6	N75°57'24"W	31.48'
L3	N61°06'07"W	58.10'	L7	S45°44'21"W	7.23'
L4	N28°54'31"E	5.00'	L8	N61°05'29"W	65.16'

CURVE INFORMATION
C1 R = 5,829.58' L = 505.95'
CHB = N63°34'39"W
CHL = 505.79'

EXHIBIT "A"
TARRANT COUNTY, TEXAS
THE BASIS OF BEARINGS FOR THIS SURVEY IS
THE TEXAS STATE PLANE NAD83 NORTH CENTRAL ZONE (4202).

DOE # 7047
PROJECT NO. 01961
PAGE 4 OF 11

PROPERTY: TRACT 4-R1, LAKE ARLINGTON INDUSTRIAL PARK
LOCATION: TARRANT COUNTY, TEXAS
WHOLE PROPERTY ACREAGE: 3.500 ACRES (PLAT)

S&A JOB NO.: 12-030
DATE: 10/7/2014

DRAWN BY: C.R.R.
CHECKED BY: E.S.S. ACAD FILE: 12-030 BUS BARN ESMT.dwg

SPooner & ASSOC., INC. 309 BYERS STREET, SUITE 100, EULESS, TX 76039, PH 817-281-2355 FAX 817-685-8508

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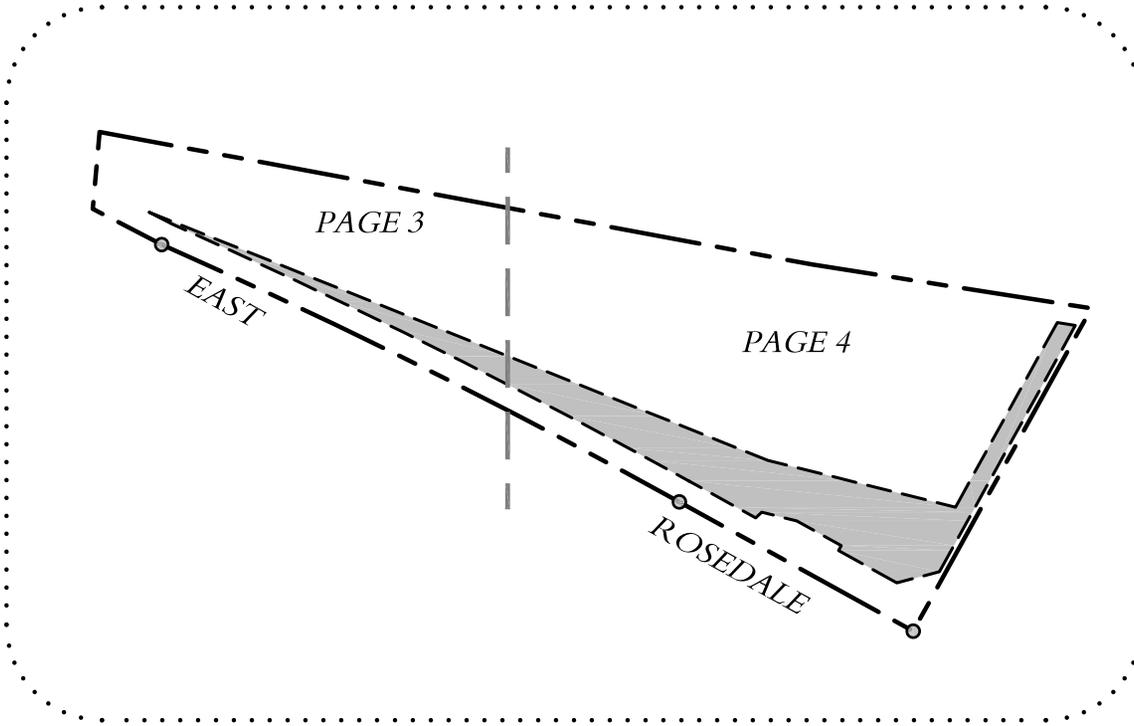
10-7-14

STATE OF TEXAS
REGISTERED
ERIC S. SPOONER
5922
PROFESSIONAL
LAND SURVEYOR

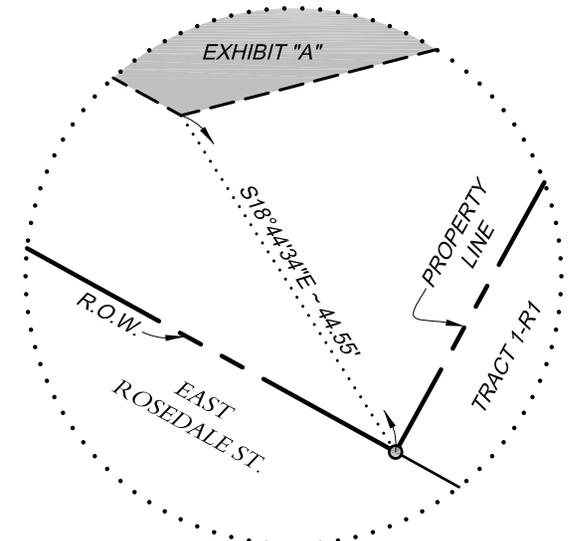
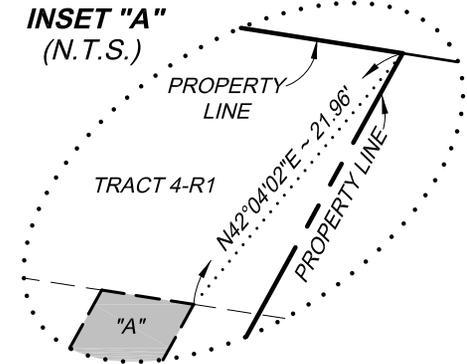
[Signature]

PLAT OF EXHIBIT "A"

SEE ATTACHED LEGAL DESCRIPTION ON
PAGES 1 & 2 HEREIN



INDEX MAP
(N.T.S.)



INSET "B"
(N.T.S.)

EXHIBIT "A"
TARRANT COUNTY, TEXAS
THE BASIS OF BEARINGS FOR THIS SURVEY IS
THE TEXAS STATE PLANE NAD83 NORTH CENTRAL ZONE (4202).

PROPERTY: TRACT 4-R1, LAKE ARLINGTON INDUSTRIAL PARK
LOCATION: TARRANT COUNTY, TEXAS
WHOLE PROPERTY ACREAGE: 3.500 ACRES (PLAT)

DOE # 7047
PROJECT NO. 01961
PAGE 5 OF 11

S&A JOB NO.: 12-030
DATE: 10/7/2014

DRAWN BY: C.R.R.
CHECKED BY: E.S.S. ACAD FILE: 12-030 BUS BARN ESMT.dwg

SPOONER & ASSOC., INC. 309 BYERS STREET, SUITE 100, EULESS, TX 76039, PH 817-281-2355 FAX 817-685-8508



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TBPLS NO. 10054900 (817) 685-8448
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10-7-14



Eric S. Spooner

EXHIBIT “B”
VILLAGE CREEK PARALLEL INTERCEPTOR
DOE # 7047 ~ CITY PROJECT NO. 01961

PARCEL 1 ~ TEMPORARY CONSTRUCTION EASEMENT NO. 1

BEING a 0.0866 acre tract of land located in the Sarah G. Jennings Survey, Abstract No. 843, City of Fort Worth, Tarrant County, Texas, said 0.0866 acre tract of land also being a portion of **TRACT 4-R1, LAKE ARLINGTON INDUSTRIAL PARK**, being an Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-21, Page 41, Plat Records, Tarrant County, Texas, said 0.0866 acre tract of land also being a portion of that certain tract of land conveyed to **7301, L.L.C.**, by deed as recorded in Tarrant County Clerk’s Instrument No. D210186296, Official Public Records, Tarrant County, Texas, said 0.0866 acre tract of land being a variable width Temporary Construction Easement and being more particularly described by metes and bounds as follows:

BEGINNING on the southwest property line of said Tract 4-R1, same being the northeast right-of-way line of East Rosedale Street (being a 160 feet wide right-of-way at this point, also being known as Spur 303), said beginning point being North 62°40’07” West, a distance of 9.75 feet from a 1/2 inch iron rod found with an illegible yellow cap at a southwest property corner of said Tract 4-R1;

THENCE North 62°40’07” West, along the said property line and along the said right-of-way line, a distance of 57.95 feet to the most westerly southwest property corner of said Tract 4-R1, same being a southeast property corner of a called 2.568 acre tract of land described as “Tract B”, conveyed to Oncor Electric Delivery Company, by deed as recorded in Volume 4440, Page 277, Deed Records, Tarrant County, Texas;

THENCE North 05°04’05” East, along the west property line of said Tract 4-R1 and along an east property line of the said 2.568 acre tract, a distance of 67.19 feet to the most westerly northwest property corner of said Tract 4-R1, same being an interior ell corner in the said 2.568 acre tract;

THENCE South 79°28’55” East, along a northwest property line of said Tract 4-R1 and along a south property line of the said 2.568 acre tract, a distance of 47.19 feet;

THENCE South 00°34’15” West, over and across said Tract 4-R1, a distance of 84.93 feet to the **POINT OF BEGINNING**.

The hereinabove described tract of land contains 0.0866 acres (3,775 square feet), of which 0.0578 acres (2,518 square feet) of land is contained in existing easements, leaving a net area of **0.0288 acres (1,257 square feet)** of land, more or less.

NOTE: The basis of bearings for this survey is the Texas State Plane NAD83 North Central Zone (4202).

I do hereby certify that the above legal description was prepared from public records and from an actual and accurate survey upon the ground and that the same is true and correct.

Spooner & Associates, Inc.
Eric S. Spooner, RPLS
Registered Professional Land Surveyor
Texas Registration Number 5922

Dated: 10-7-14



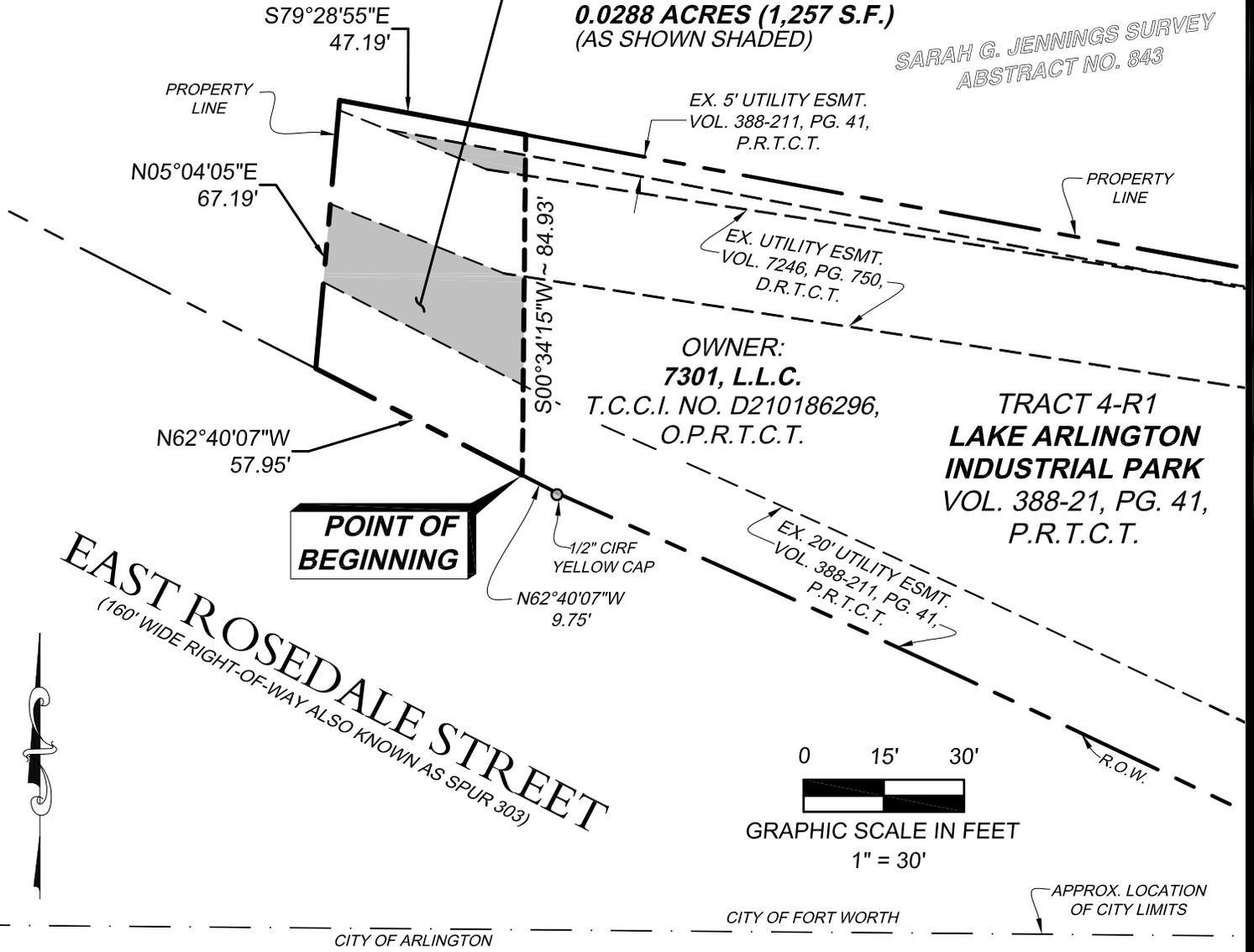
PLAT OF EXHIBIT "B"

SEE ATTACHED LEGAL DESCRIPTION ON
PAGES 6 AND 7 HEREIN

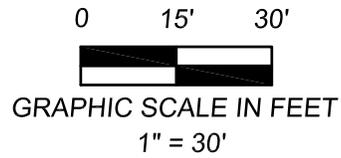
CALLED: 2.568 ACRES
**ONCOR ELECTRIC
DELIVERY COMPANY, L.L.C.**
"TRACT B" IN
VOL. 4440, PG. 277,
D.R.T.C.T.

**EXHIBIT "B" ~ VARIABLE
WIDTH TEMPORARY
CONSTRUCTION EASEMENT**
0.0866 ACRES (3,775 S.F.)
SAVE & EXCEPT
0.0578 (2,518 S.F.) CONTAINED
IN EXISTING EASEMENTS
LEAVING A NET AREA OF
0.0288 ACRES (1,257 S.F.)
(AS SHOWN SHADED)

SARAH G. JENNINGS SURVEY
ABSTRACT NO. 843



EAST ROSEDALE STREET
(160'-WIDE RIGHT-OF-WAY ALSO KNOWN AS SPUR 303)



DOE # 7047
PROJECT NO. 01961

**EXHIBIT "B" ~ VARIABLE WIDTH
TEMPORARY CONSTRUCTION EASEMENT**

THE BASIS OF BEARINGS FOR THIS SURVEY IS
THE TEXAS STATE PLANE NAD83 NORTH
CENTRAL ZONE (4202).

PROPERTY: TRACT 4-R1, LAKE ARLINGTON INDUSTRIAL PARK
LOCATION: TARRANT COUNTY, TEXAS
WHOLE PROPERTY ACREAGE: 3.500 ACRES (PLAT)
ACAD FILE: 12-030 BUS BARN ESMT.dwg

S&A JOB NO.: 12-030
DATE: 10/7/2014

DRAWN BY: C.R.R.
CHECKED BY: E.S.S.

PAGE 8 OF 11



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EXHIBIT "C"
VILLAGE CREEK PARALLEL INTERCEPTOR
DOE # 7047 ~ CITY PROJECT NO. 01961

PARCEL 1 ~ TEMPORARY CONSTRUCTION EASEMENT NO. 2

BEING a 0.7501 acre tract of land located in the Sarah G. Jennings Survey, Abstract No. 843 and the JA Creary Survey, Abstract No. 269, City of Fort Worth and the City of Arlington, Tarrant County, Texas, said 0.7501 acre tract of land also being a portion of **TRACT 4-R1, LAKE ARLINGTON INDUSTRIAL PARK**, being an Addition to the City of Fort Worth and the City of Arlington, according to the plat thereof recorded in Volume 388-21, Page 41, Plat Records, Tarrant County, Texas, said 0.7501 acre tract of land also being a portion of that certain tract of land conveyed to **7301, L.L.C.**, by deed as recorded in Tarrant County Clerk's Instrument No. D210186296, Official Public Records, Tarrant County, Texas, said 0.7501 acre tract of land being a variable width Temporary Construction Easement and being more particularly described by metes and bounds as follows:

BEGINNING at the southeast corner of the herein described tract, said beginning point being North 12°31'39" East, a distance of 88.64 feet from a 1/2 inch iron rod with a cap stamped "BEASLEY RPLS 4050" found at the southeast property corner of said Tract 4-R1;

THENCE over and across said Tract 4-R1 the following courses and distances:

North 76°00'07" West, a distance of 155.88 feet;

North 65°43'41" West, a distance of 86.79 feet to a point from which a 1/2 inch iron rod with an illegible yellow cap found at a south property corner of said Tract 4-R1 bears South 08°24'12" East, a distance of 47.65 feet

North 24°16'14" East, a distance of 7.22 feet;

South 80°20'40" East, a distance of 67.08 feet;

North 56°40'10" East, a distance of 85.00 feet;

North 00°15'59" West, a distance of 94.51 feet to a point on the south line of an existing variable width Utility Easement, conveyed to the City of Fort Worth, by deed as recorded in Volume 7246, Page 750, Deed Records, Tarrant County, Texas;

THENCE South 81°39'43" East, along the said south easement line, a distance of 193.18 feet;

THENCE South 28°54'31" West, departing the said easement line, over and across said Tract 4-R1, a distance of 207.81 feet to the **POINT OF BEGINNING**.

The hereinabove described tract of land contains **0.7501 acres (32,676 square feet)** of land, more or less.

NOTE: The basis of bearings for this survey is the Texas State Plane NAD83 North Central Zone (4202).

I do hereby certify that the above legal description was prepared from public records and from an actual and accurate survey upon the ground and that the same is true and correct.

Spooner & Associates, Inc.
Eric S. Spooner, RPLS
Registered Professional Land Surveyor
Texas Registration Number 5922

Dated: 10-7-14



PLAT OF EXHIBIT "C"

SEE ATTACHED LEGAL DESCRIPTION ON PAGES 9 AND 10 HEREIN

**TRACT 4-R1
LAKE ARLINGTON
INDUSTRIAL PARK**
VOL. 388-21, PG. 41,
P.R.T.C.T.

**OWNER:
7301, L.L.C.**
T.C.C.I. NO. D210186296,
O.P.R.T.C.T.

EX. 30' R.O.W. AGREEMENT
TO QUICKSILVER RESOURCES (1)
& COWTOWN PIPELINE PARTNERS (2)
T.C.C.I. D208106475 (1)
& 208106476 (2)
O.P.R.T.C.T.

APPROX. LOCATION
OF CITY LIMITS
APPROX. LOCATION
OF SURVEY LINE

CITY OF FORT WORTH
CITY OF ARLINGTON

SARAH G. JENNINGS
SURVEY, ABSTRACT NO. 843
JA CREARY SURVEY
ABSTRACT NO. 269

PROPERTY LINE

EX. 10' UTILITY ESMT.
VOL. 388-211, PG. 41,
P.R.T.C.T.

**EXHIBIT "C" ~ VARIABLE
WIDTH TEMPORARY
CONSTRUCTION EASEMENT**
0.7501 ACRES (32,676 S.F.)

TRACT 1-R1
LAKE ARLINGTON
INDUSTRIAL PARK
VOL. 388-21, PG. 41,
P.R.T.C.T.

EAST ROSEDALE STREET
(160' WIDE RIGHT-OF-WAY ALSO KNOWN AS SPUR 303)

0 30' 60'
GRAPHIC SCALE IN FEET
1" = 60'

EXHIBIT "C"

TARRANT COUNTY, TEXAS

THE BASIS OF BEARINGS FOR THIS SURVEY IS
THE TEXAS STATE PLANE NAD83 NORTH CENTRAL ZONE (4202).

PROPERTY: TRACT 4-R1, LAKE ARLINGTON INDUSTRIAL PARK
LOCATION: TARRANT COUNTY, TEXAS
WHOLE PROPERTY ACREAGE: 3.500 ACRES (PLAT)

DOE # 7047
PROJECT NO. 01961
PAGE 11 OF 11

S&A JOB NO.: 12-030
DATE: 10/7/2014

DRAWN BY: C.R.R.
CHECKED BY: E.S.S. ACAD FILE: 12-030 BUS BARN ESMT.dwg

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10-7-14

Eric S. Spooner