

**EXHIBIT "A"**  
**RIGHT-OF-WAY**

Part of DBE Realty Investments, LTD. tract  
James Righly Survey, Abstract No. 1268  
*City of Fort Worth, Tarrant County, Texas*

Being a right-of-way dedication situated in the James Righly Survey, Abstract No. 1268, City of Fort Worth, Tarrant County, Texas; and being a portion of that tract of land described in Special Warranty Deed to DBE Realty Investments, LTD recorded in Instrument No. D203065407 of the Official Public Records of Tarrant County, Texas; said right-of-way dedication being more particularly described as follows (bearing system for this survey is based on the Texas State Plane Coordinate System - NAD 83, North Central Zone 4202, (2011) based on observations made on February 3, 2015 with a combined scale factor of 1.00012):

BEGINNING, at a PK-Nail found at the southwest corner of said DBE Realty Investments, LTD. tract and the northwest corner of "Tract #2" described in Correction Warranty Deed to Jarvis H. Porter recorded in Instrument No. D198158398 of said Official Public Records; said point being the intersection of the centerline of Blue Mound Road (an apparent 45-foot wide prescriptive right-of-way) and the centerline of Willow Springs Road (a 50-foot wide right-of-way recorded in Book 5, Page 262 of the Commissioners Court Minutes of Tarrant County, Texas);

THENCE, North 00 degrees, 30 minutes, 44 seconds West, along the west line of said DBE Realty Investments, LTD. tract and the said centerline of Willow Springs Road, a distance of 1,170.63 feet to a PK-Nail found for the northwest corner of said DBE Realty Investments, LTD. tract; said point being in the southwest right-of-way line of U.S. Highway No. 81 and No. 287 (a variable width right-of-way);

THENCE, North 89 degrees, 29 minutes, 32 seconds East, departing said centerline of Willow Springs Road and along the north line of said DBE Realty Investments, LTD. tract and the said southwest line of U.S. Highway No. 81 and No. 287, a distance of 23.24 feet to a point for corner;

THENCE, North 63 degrees, 11 minutes, 43 seconds East, continuing along said north line of DBE Realty Investments, LTD. tract and said southwest line of U.S. Highway No. 81 and No. 287, a distance of 30.89 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for corner;

THENCE, South 01 degrees, 14 minutes, 02 seconds East, departing the said north line of DBE Realty Investments, LTD. tract and the said southwest line of U.S. Highway No. 81 and No. 287, a distance of 807.02 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for corner;

THENCE, South 10 degrees, 09 minutes, 02 seconds East, a distance of 185.80 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for corner at the beginning of a curve to the left;

THENCE, in a southeasterly direction, with said curve, having a central angle of 35 degrees, 22 minutes, 42 seconds, a radius of 255.00 feet, a chord bearing and distance of South 27 degrees, 50 minutes, 23 seconds East, 154.97 feet, an arc distance of 157.45 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for corner at the beginning of a compound curve to the left;

THENCE, in a easterly direction, with said compound curve, having a central angle of 60 degrees, 21 minutes, 58 seconds, a radius of 85.00 feet, a chord bearing and distance of South 75 degrees, 42 minutes, 43 seconds East, 85.47 feet, an arc distance of 89.55 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for corner at the end of said curve;

THENCE, North 74 degrees, 06 minutes, 18 seconds East, a distance of 64.36 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for corner;

THENCE, North 89 degrees, 04 minutes, 35 seconds East, a distance of 307.43 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set at an angle point;

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THENCE, South 89 degrees, 56 minutes, 55 seconds East, a distance of 261.16 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set at an angle point;

THENCE, South 89 degrees, 44 minutes, 17 seconds East, a distance of 518.58 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for corner;

North 25 degrees, 37 minutes, 08 seconds East, a distance of 94.62 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for corner in the northeast line of said DBE Realty Investments, LTD. tract and the said southwest line of U.S. Highway No. 81 and No. 287;

THENCE, South 51 degrees, 48 minutes, 42 seconds East, along said northeast line of DBE Realty Investments, LTD. tract and said southwest line of U.S. Highway No. 81 and No. 287, a distance of 47.80 feet to a brass disc stamped "TXDOT" found for the most easterly corner of said DBE Realty Investments, LTD. tract;

THENCE, South 19 degrees, 24 minutes, 48 seconds West, along the east line of said DBE Realty Investments, LTD. tract, a distance of 98.93 feet to a 1/2-inch iron rod found for the most easterly southeast corner of said DBE Realty Investments, LTD. tract; said point being in the apparent north right-of-way line of said Blue Mound Road;

THENCE, North 89 degrees, 56 minutes, 55 seconds West, along the south line of said DBE Realty Investments, LTD. tract and the said apparent north line of Blue Mound Road, a distance of 171.34 feet to a point for corner;

THENCE, South 00 degrees, 25 minutes, 23 seconds East, departing said apparent north line of Blue Mound Road and along the said south line of DBE Realty Investments LTD. tract, a distance of 20.59 feet to a railroad spike found for corner in the said centerline of Blue Mound Road;

THENCE, North 89 degrees, 56 minutes, 55 seconds West, along said south line of DBE Realty Investment, LTD. tract, said centerline of Blue Mound Road and the north line of said Jarvis H. Porter tract, a distance of 1,269.09 feet to the POINT OF BEGINNING;

CONTAINING: 3.620 acres or 157,687 square feet of land, more or less.

*(A survey plat of even survey date herewith accompanies this description.)*

The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the dedication tract described.

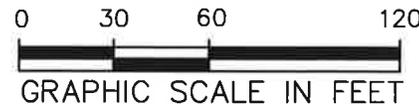
  
\_\_\_\_\_  
Paul Daniel  
Registered Professional Land Surveyor No. 6534  
Pacheco Koch Consulting Engineers, Inc.  
6100 Western Place, #1001, Fort Worth TX 76107  
(817) 412-7155  
TX Reg. Surveying Firm LS-10008001

7/23/15  
\_\_\_\_\_  
Date



MATCHLINE (SEE PAGE 2)

# EXHIBIT 'B'



APPROXIMATE LOCATION 50-FOOT  
RIGHT-OF-WAY EASEMENT  
(BK. 5, PG. 262)  
(C.C.M.T.C.T.)

20' CITY OF FORT WORTH  
WATER MAIN EASEMENT  
(INST. NO. D203127622)

N 00°30'44" W 1,170.63'

S 10°09'02" E  
185.80'

**RIGHT-OF-WAY  
(3.620 ACRES)**  
(157,687 SF)

$\Delta=35^{\circ}22'42''$   
R=255.00'  
L=157.45'  
T=81.33'  
CB=S 27°50'23" E  
CD=154.97'

LEGEND	
---	PROPERTY LINE
---	EASEMENT LINE
○	POINT FOR CORNER (UNLESS OTHERWISE NOTED)
IRS	1/2-INCH IRON ROD W/ "PACHECO KOCH" CAP SET
(C.M.)	CONTROLLING MONUMENT
(C.C.M.T.C.T.)	COUNTY COMMISSIONERS MINUTES, TARRANT COUNTY, TEXAS

DBE REALTY INVESTMENTS, LTD.  
(INST. NO. D203065407)

$\Delta=60^{\circ}21'58''$   
R=85.00'  
L=89.55'  
T=49.44'  
CB=S 75°42'43" E  
CD=85.47'

N 74°06'18" E 64.36'  
N 89°04'35" E 307.43'

20' CITY OF FORT WORTH  
WATER MAIN EASEMENT  
(INST. NO. D203127622)

APPARENT 45-FOOT  
-PRESCRIPTIVE RIGHT-OF-WAY  
(NO RECORD OF DEDICATION FOUND)

**WILLOW SPRINGS ROAD  
(COUNTY ROAD NO. 4109)**

**BLUE MOUND ROAD  
(COUNTY ROAD NO. 4047)**

**POINT OF  
BEGINNING**

N 89°56'55" W  
1,269.09'

TRACT #2  
JARVIS H. PORTER  
(INST. NO. D198158398)

**NOTES:**

1. A metes and bounds description of even survey date herewith accompanies this plat of survey.
2. Bearing system for this survey is based on the Texas State Plane Coordinate System - NAD 83, North Central Zone 4202, based on observations made on February 3, 2015 with a combined scale factor of 1.00012.

## RIGHT-OF-WAY

PART OF DBE REALTY  
INVESTMENTS, LTD. TRACT  
LOCATED IN THE CITY OF FORT WORTH, TEXAS  
JAMES RIGHLY SURVEY, ABSTRACT NO. 1268  
TARRANT COUNTY, TEXAS  
PAGE 1 OF 4

The undersigned, Registered Professional Land Surveyor, hereby certifies that this plat of survey accurately sets out the metes and bounds of the dedication tract described.



*[Signature]*  
Paul Daniel  
Registered Professional  
Land Surveyor No. 6534  
Date 7/23/15

**Pacheco Koch** 6100 WESTERN PLACE, SUITE 1001  
FORT WORTH, TX 76107 817.412.7155  
TX REG. ENGINEERING FIRM F-469  
DALLAS ■ FORT WORTH ■ HOUSTON TX REG. SURVEYING FIRM LS-10008001

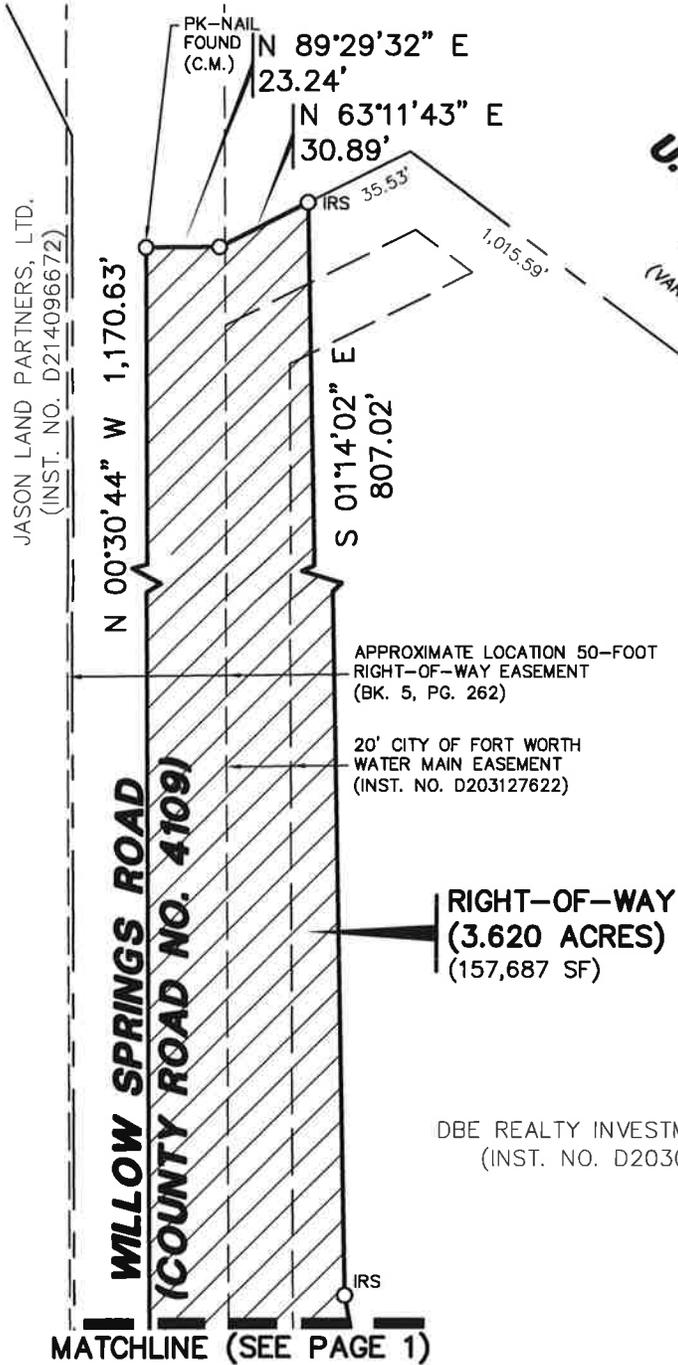
DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
CAE	PD	1"=60'	JUNE 2015	3661-15.010

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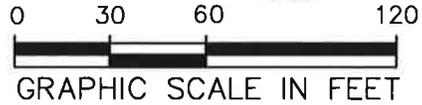
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PDANIEL

# EXHIBIT 'B'



**U.S. HIGHWAY NO. 81  
AND NO. 287**  
(VARIABLE WIDTH RIGHT-OF-WAY)



LEGEND	
---	PROPERTY LINE
---	EASEMENT LINE
○	POINT FOR CORNER (UNLESS OTHERWISE NOTED)
IRS	1/2-INCH IRON ROD W/ "PACHECO KOCH" CAP SET (C.M.) - CONTROLLING MONUMENT
(C.C.M.T.C.T.)	COUNTY COMMISSIONERS MINUTES, TARRANT COUNTY, TEXAS

**RIGHT-OF-WAY  
(3.620 ACRES)**  
(157,687 SF)

DBE REALTY INVESTMENTS, LTD.  
(INST. NO. D203065407)

MATCHLINE (SEE PAGE 1)

**NOTES:**

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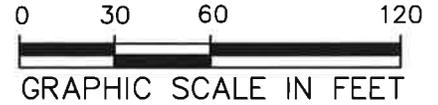
## RIGHT-OF-WAY

PART OF DBE REALTY INVESTMENTS, LTD. TRACT LOCATED IN THE CITY OF FORT WORTH, TEXAS JAMES RIGHLY SURVEY, ABSTRACT NO. 1268 TARRANT COUNTY, TEXAS  
PAGE 2 OF 4

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	<b>Pacheco Koch</b> DALLAS ■ FORT WORTH ■ HOUSTON		6100 WESTERN PLACE, SUITE 1001 FORT WORTH, TX 76107 817.412.7155 TX REG. ENGINEERING FIRM F-469 TX REG. SURVEYING FIRM LS-10008001		
	DRAWN BY CAE	CHECKED BY PD	SCALE 1"=60'	DATE JUNE 2015	JOB NUMBER 3661-15.010

# EXHIBIT 'B'



DBE REALTY INVESTMENTS, LTD.  
(INST. NO. D203065407)

LEGEND	
---	PROPERTY LINE
---	EASEMENT LINE
○	POINT FOR CORNER (UNLESS OTHERWISE NOTED)
IRS	1/2-INCH IRON ROD W/ "PACHECO KOCH" CAP SET
(C.M.)	CONTROLLING MONUMENT
(C.C.M.T.C.T.)	COUNTY COMMISSIONERS MINUTES, TARRANT COUNTY, TEXAS

**RIGHT-OF-WAY**  
**(3.620 ACRES)**  
(157,687 SF)

APPARENT 45-FOOT  
PRESCRIPTIVE RIGHT-OF-WAY  
(NO RECORD OF  
DEDICATION FOUND)

N 89°04'35" E 307.43'

S 89°56'55" E 261.16'

**BLUE MOUND ROAD**  
**(COUNTY ROAD NO. 4047)**

N 89°56'55" W 1,269.09'

ENERGY TRANSFER FUEL, LP  
(INST. NO. D207097493)

TRACT #2  
JARVIS H. PORTER  
(INST. NO. D198158398)

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## RIGHT-OF-WAY

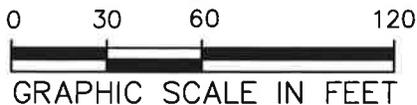
PART OF DBE REALTY  
INVESTMENTS, LTD. TRACT  
LOCATED IN THE CITY OF FORT WORTH, TEXAS  
JAMES RIGHLY SURVEY, ABSTRACT NO. 1268  
TARRANT COUNTY, TEXAS  
PAGE 3 OF 4



6100 WESTERN PLACE, SUITE 1001  
FORT WORTH, TX 76107 817.412.7155  
TX REG. ENGINEERING FIRM F-469  
TX REG. SURVEYING FIRM LS-10008001

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
CAE	PD	1"=60'	JUNE 2015	3661-15.010

# EXHIBIT 'B'

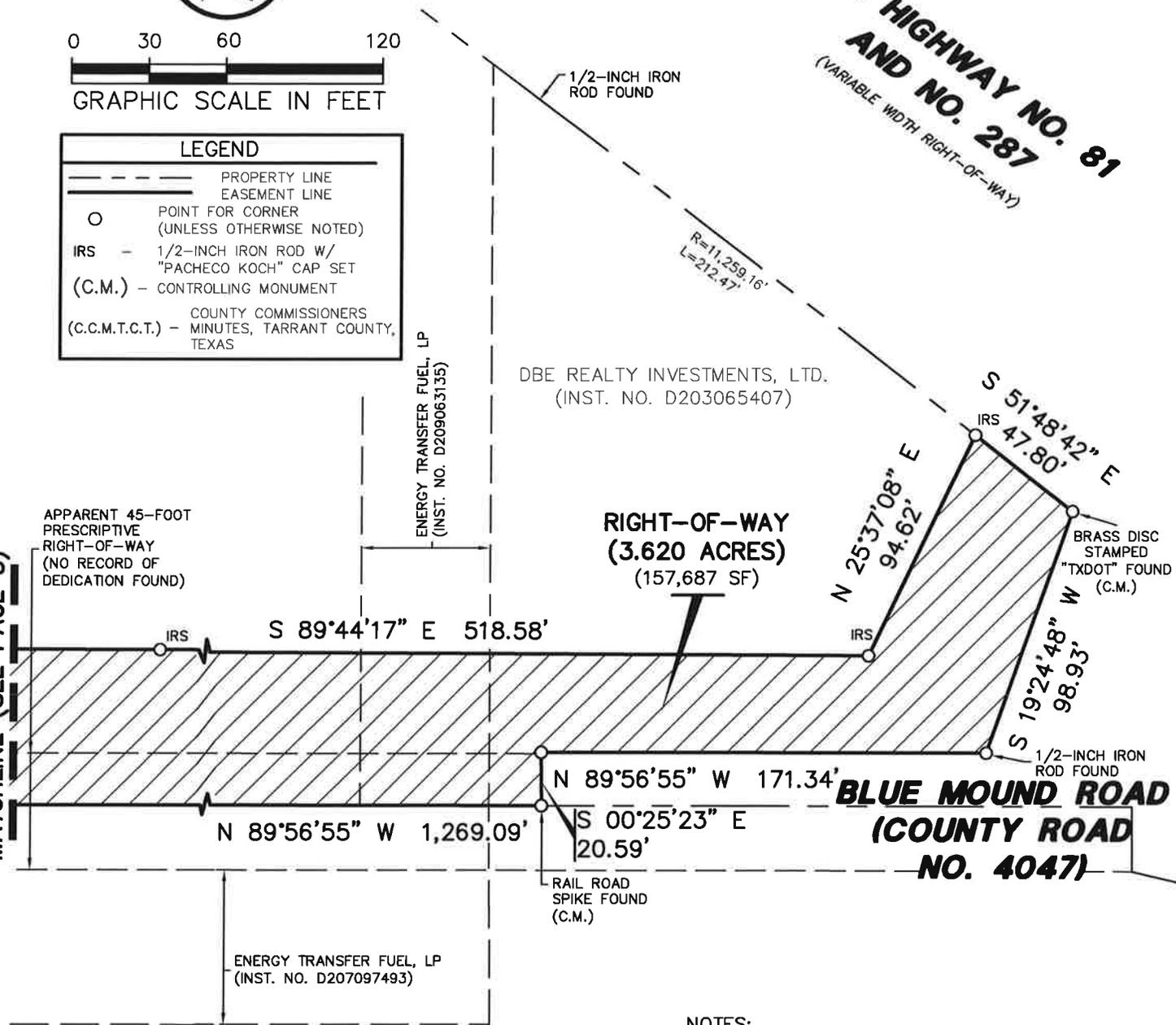


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(C.M.)	CONTROLLING MONUMENT
(C.C.M.T.C.T.)	COUNTY COMMISSIONERS MINUTES, TARRANT COUNTY, TEXAS

**U.S. HIGHWAY NO. 81  
AND NO. 287**  
(VARIABLE WIDTH RIGHT-OF-WAY)

MATCHLINE (SEE PAGE 3)

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DBE REALTY INVESTMENTS, LTD.  
(INST. NO. D203065407)

ENERGY TRANSFER FUEL, LP  
(INST. NO. D209063135)

APPARENT 45-FOOT  
PRESCRIPTIVE  
RIGHT-OF-WAY  
(NO RECORD OF  
DEDICATION FOUND)

**RIGHT-OF-WAY  
(3.620 ACRES)  
(157,687 SF)**

BRASS DISC  
STAMPED  
"TXDOT" FOUND  
(C.M.)

ENERGY TRANSFER FUEL, LP  
(INST. NO. D207097493)

RAIL ROAD  
SPIKE FOUND  
(C.M.)

TRACT #2  
JARVIS H. PORTER  
(INST. NO. D198158398)

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**RIGHT-OF-WAY**

PART OF DBE REALTY  
INVESTMENTS, LTD. TRACT  
LOCATED IN THE CITY OF FORT WORTH, TEXAS  
JAMES RIGHLIY SURVEY, ABSTRACT NO. 1268  
TARRANT COUNTY, TEXAS  
PAGE 4 OF 4

**Pacheco Koch** 6100 WESTERN PLACE, SUITE 1001  
FORT WORTH, TX 76107 817.412.7155  
TX REG. ENGINEERING FIRM F-469  
DALLAS ■ FORT WORTH ■ HOUSTON TX REG. SURVEYING FIRM LS-10008001

<b>DRAWN BY</b> CAE	<b>CHECKED BY</b> PD	<b>SCALE</b> 1"=60'	<b>DATE</b> JUNE 2015	<b>JOB NUMBER</b> 3661-15.010
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