EXHIBIT "A"
TRACT 1 AND TRACT 2
PERMANENT DRAINAGE FACILITY EASEMENT
Part of Jarvis H. Porter tract
James Righly Survey, Abstract No. 1268
City of Fort Worth, Tarrant County, Texas

TRACT 1:

Being a permanent drainage facility easement 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 Correction Warranty Deed to Jarvis H. Porter recorded in Instrument No. D198158398 of the Official Public Records of Tarrant County, Texas; said permanent drainage facility easement 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 brass disc stamped "TXDOT" found for the most easterly northeast corner of said Porter tract; said point being the beginning of a non-tangent curve to the right in the southwest right-of-way line of U.S. Highway No. 81 and No. 287 (a variable width right-of-way); from said point a brass disc stamped "TXDOT" found for the most easterly northeast corner of that tract of land described in Special Warranty Deed to DBE Realty Investments, LTD recorded in instrument No. D203065407 of said Official Public Records, bears North 50 degrees, 59 minutes, 10 seconds West, a distance of 297.81 feet;

THENCE, in a southeasterly direction, with said curve, along the east line of said Porter tract and along the said southwest line of U.S. Highway No. 81 and No. 287 having a central angle of 02 degrees, 16 minutes, 12 seconds, a radius of 11,259.16 feet, a chord bearing and distance of South 48 degrees, 56 minutes, 43 seconds East, 446.05 feet, an arc distance of 446.08 feet to a point for corner at the end of said curve;

THENCE, North 51 degrees, 10 minutes, 03 seconds West, departing said east line of the Porter tract and the said southwest line of U.S. Highway No. 81 and No. 287, a distance of 83.06 feet to a point for corner;

THENCE, North 51 degrees, 31 minutes, 20 seconds West, a distance of 100.51 feet to a point for corner;

THENCE, North 47 degrees, 05 minutes, 59 seconds West, a distance of 99.83 feet to a point for corner;

THENCE, North 50 degrees, 07 minutes, 10 seconds West, a distance of 149.30 feet to a point for corner;

THENCE, North 63 degrees, 02 minutes, 52 seconds West, a distance of 36.92 feet to a point for corner;

THENCE, South 85 degrees, 40 minutes, 36 seconds East, a distance of 27.72 feet to the POINT OF BEGINNING;

CONTAINING: 3,105 square feet or 0.071 acres of land, more or less.

EXHIBIT "A"
TRACT 1 AND TRACT 2
PERMANENT DRAINAGE FACILITY EASEMENT
Part of Jarvis H. Porter tract
James Righly Survey, Abstract No. 1268
City of Fort Worth, Tarrant County, Texas

TRACT 2:

Being a permanent drainage facility easement 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 Correction Warranty Deed to Jarvis H. Porter recorded in Instrument No. D198158398 of the Official Public Records of Tarrant County, Texas; said permanent drainage facility easement 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):

COMMENCING, at a brass disc stamped "TXDOT" found for the most easterly northeast corner of said Porter 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); from said point a brass disc stamped "TXDOT" found for the most easterly northeast corner of that tract of land described in Special Warranty Deed to DBE Realty Investments, LTD recorded in instrument No. D203065407 of said Official Public Records, bears North 50 degrees, 59 minutes, 10 seconds West, a distance of 297.81 feet;

> THENCE, North 85 degrees, 40 minutes, 36 seconds West, departing said southwest line of U.S. Highway No. 81 and No. 287, a distance of 105.52 feet to the POINT OF BEGINNING;

THENCE, South 04 degrees, 19 minutes, 24 seconds West, a distance of 15.00 feet to a point for corner;

THENCE, North 85 degrees, 40 minutes, 36 seconds West, a distance of 169.11 feet to a point for corner;

THENCE, North 04 degrees, 19 minutes, 24 seconds East, a distance of 15.00 feet to a point for corner;

THENCE, South 85 degrees, 40 minutes, 36 seconds East, a distance of 169.11 feet to the POINT OF BEGINNING;

CONTAINING: 2,537 square feet or 0.058 acres 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 easement tract described.

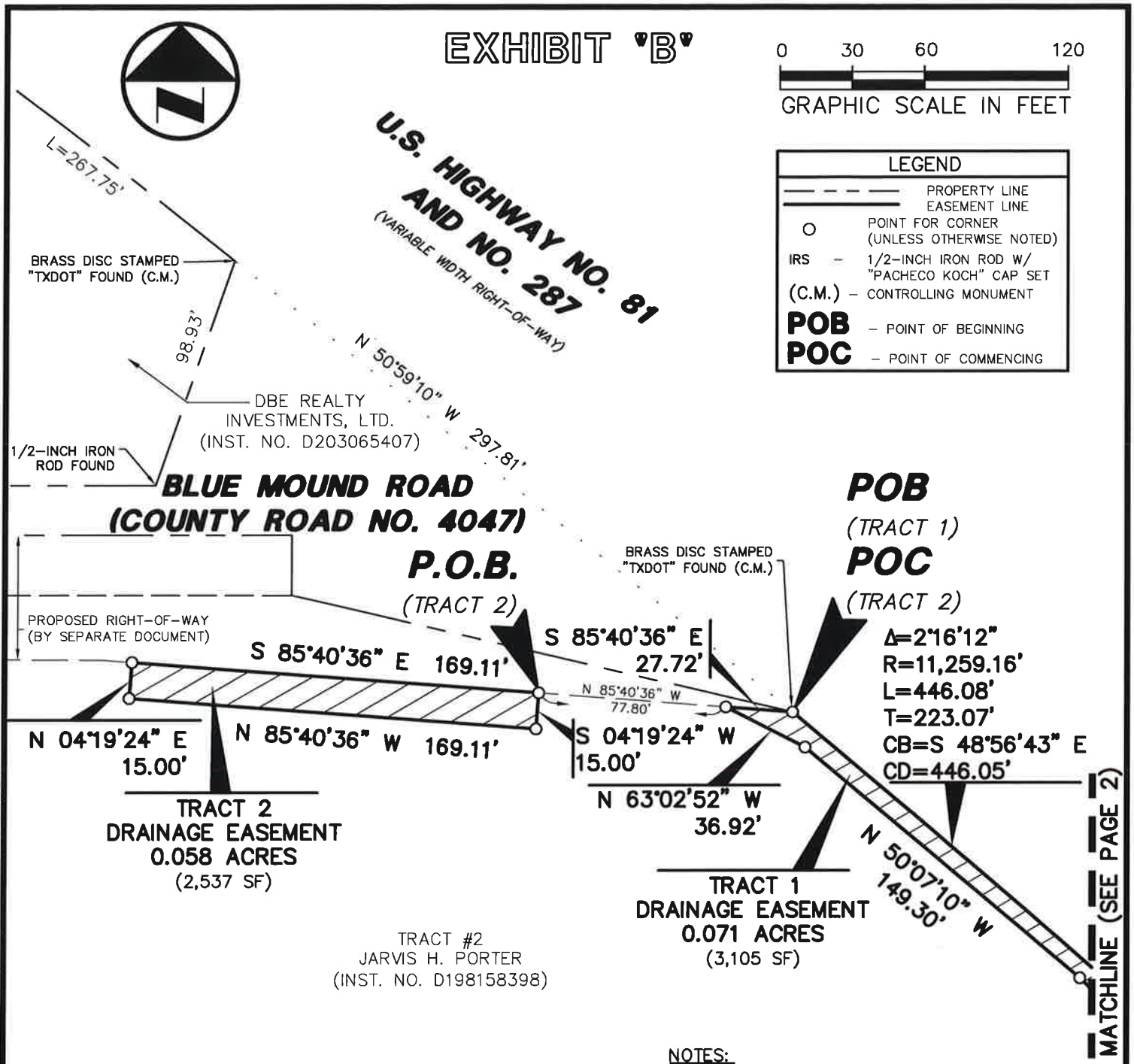
7/23/15

Paul Daniel — Date
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

STATE OF TEXAS
REGISTERED
PAUL DANIEL
6534
PROFESSIONAL
LAND SURVEYOR

3661-15.010EX4.doc
3661-15.010.dwg cae

EXHIBIT "B"



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.

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

STATE OF TEXAS REGISTERED PAUL DANIEL 6534 PROFESSIONAL LAND SURVEYOR

9/23/15

Paul Daniel
Registered Professional
Land Surveyor No. 6534

Date

Pacheco Koch
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

PERMANENT DRAINAGE FACILITY EASEMENT

PART OF JARVIS H. PORTER TRACT
LOCATED IN THE CITY OF FORT WORTH, TEXAS
JAMES RIGHLY SURVEY, ABSTRACT NO. 1268
TARRANT COUNTY, TEXAS
PAGE 1 OF 2

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
DCP	PMD	1"=60'	JULY 2015	3661-15.010

DWG FILE: 3661-15.010_EX4.DWG

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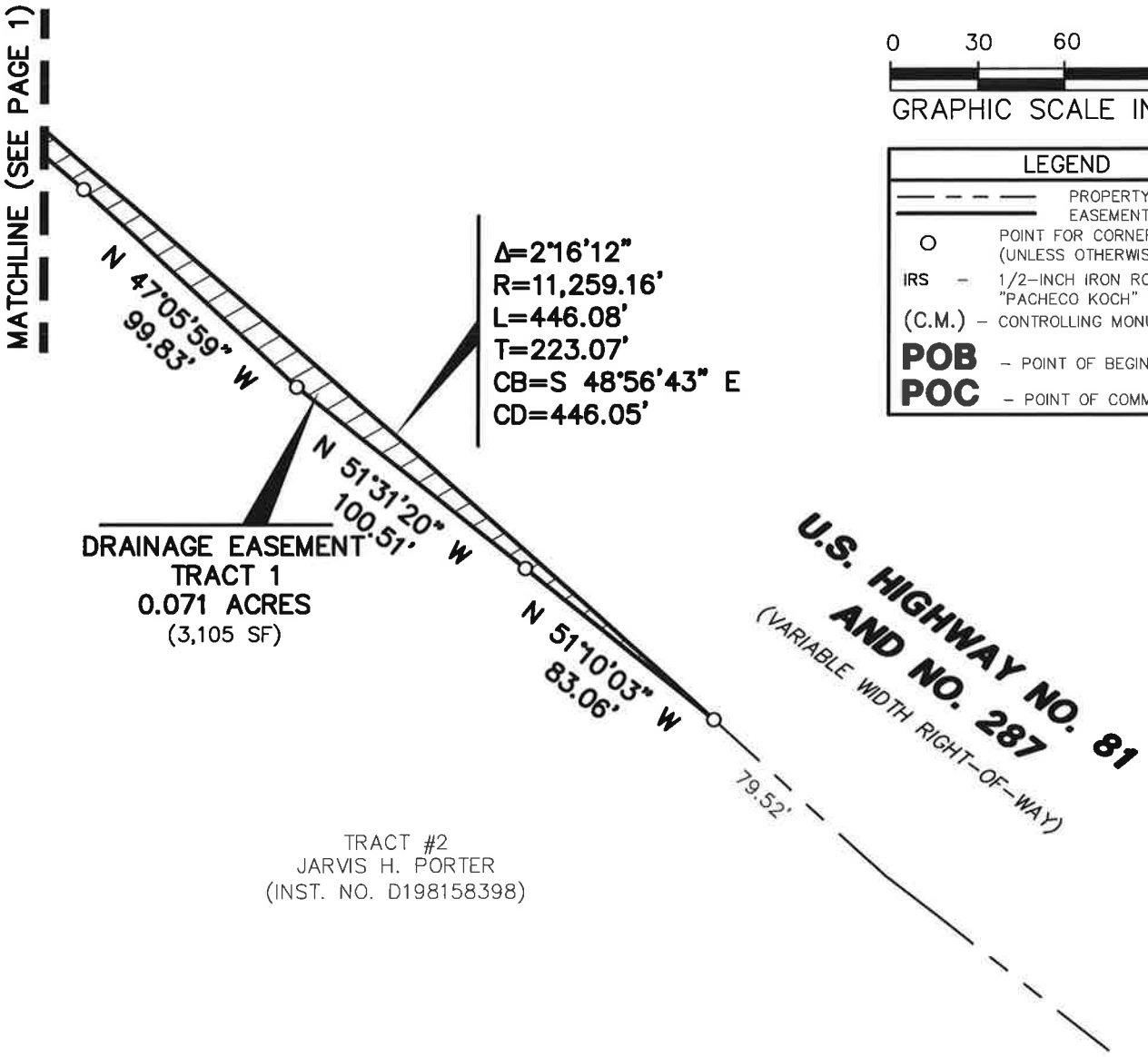
EXHIBIT "B"



0 30 60 120

GRAPHIC SCALE IN FEET

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
POB	POINT OF BEGINNING
POC	POINT OF COMMENCING

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.

PERMANENT DRAINAGE FACILITY EASEMENT

PART OF JARVIS H. PORTER TRACT
LOCATED IN THE CITY OF FORT WORTH, TEXAS
JAMES RIGHLY SURVEY, ABSTRACT NO. 1268
TARRANT COUNTY, TEXAS
PAGE 2 OF 2

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PDANIEL