

EXHIBIT "A"
TRACT 1 AND TRACT 2
RIGHT-OF-WAY

Part of Jarvis H. Porter tract
James Righly Survey, Abstract No. 1268
City of Fort Worth, Tarrant County, Texas

TRACT 1:

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 Correction Warranty Deed to Jarvis H. Porter recorded in Instrument No. D198158398 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 northwest corner of said Porter tract and the southwest 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; 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, South 89 degrees, 56 minutes, 55 seconds East, along the north line of said Porter tract, south line of said DBE Realty Investments, LTD. tract and the said centerline of Blue Mound Road, at a distance of 1,269.09 feet passing a Rail Road Spike found, continuing in all a total distance of 1,496.70 feet to a point for the northeast corner of said Jarvis H. Porter tract;

THENCE, South 00 degrees, 24 minutes, 52 seconds East, departing said centerline of Blue Mound Road and continuing along the said north line of the Porter tract, a distance of 25.00 feet to a point for corner in the apparent south line of said Blue Mound Road;

THENCE, South 76 degrees, 50 minutes, 52 seconds East, continuing along said north line of the Porter tract and along the southwest right-of-way line of U.S. Highway No. 81 and No. 287 (a variable width right-of-way), a distance of 213.27 feet to a brass disc stamped "TXDOT" found for the most easterly northeast corner of said Jarvis H. Porter tract;

THENCE, North 85 degrees, 40 minutes, 36 seconds West, departing said north line of the Porter tract and said southwest line of U.S. Highway No. 81 and No. 287, a distance of 286.51 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for corner;

THENCE, North 89 degrees, 44 minutes, 17 seconds West, a distance of 543.07 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for corner;

THENCE, North 89 degrees, 56 minutes, 55 seconds West, a distance of 260.85 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for corner;

THENCE, South 82 degrees, 21 minutes, 31 seconds West, a distance of 203.49 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for corner;

THENCE, South 77 degrees, 43 minutes, 19 seconds West, a distance of 235.72 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for the beginning of a curve to the left;

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City of Fort Worth, Tarrant County, Texas

THENCE, in a southwesterly direction, with said curve, having a central angle of 77 degrees, 43 minutes, 19 seconds, a radius of 100.00 feet, a chord bearing and distance of South 38 degrees, 51 minutes, 40 seconds West, 125.49 feet, an arc distance of 135.65 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for corner at the end of said curve;

THENCE, due South, a distance of 274.53 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set in the north line of that tract of land described in General Warranty Deed to Northwest Independent School District recorded in Instrument No. D208092668 of said Official Public Records;

THENCE, North 89 degrees, 56 minutes, 36 seconds West, a distance of 99.73 feet to a point for the northwest corner of said Northwest Independent School District tract; said point being in said centerline of Blue Mound Road;

THENCE, North 00 degrees, 30 minutes, 44 seconds West, along the west line of said Porter tract and said centerline of Blue Mound Road, a distance of 499.90 feet to the POINT OF BEGINNING;

CONTAINING: 3.393 acres or 147,812 square feet of land, more or less.

TRACT 2:

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 Correction Warranty Deed to Jarvis H. Porter recorded in Instrument No. D198158398 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):

COMMENCING, at a PK-Nail found at the northwest corner of said Porter tract and the southwest 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; 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, South 00 degrees, 30 minutes, 44 seconds East, along the west line of said Porter tract and said centerline of Blue Mound Road, a distance of 1,298.90 feet to the POINT OF BEGINNING; said point being the southwest corner of that tract of land described in General Warranty Deed to Northwest Independent School District recorded in Instrument No. D208092668 of the said Official Public Records;

THENCE, North 89 degrees, 50 minutes, 44 seconds East, departing the said centerline of Blue Mound Road and along a south line of said Northwest Independent School District tract, a distance of 80.00 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for corner;

EXHIBIT "A"
TRACT 1 AND TRACT 2
RIGHT-OF-WAY

Part of Jarvis H. Porter tract
James Righly Survey, Abstract No. 1268
City of Fort Worth, Tarrant County, Texas

THENCE, South 00 degrees, 30 minutes, 44 seconds East, departing the said south line of Northwest Independent School District, a distance of 384.01 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for corner in a north line of said Northwest Independent School District tract; from said point a 1/2-inch iron rod with "BEASLEY" cap found for an interior corner of said Northwest Independent School District tract bears North 89 degrees, 50 minutes, 44 seconds East, a distance of 428.30 feet;

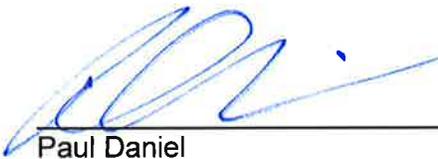
THENCE, South 89 degrees, 50 minutes, 44 seconds West, along the said north line of the Northwest Independent School District tract, a distance of 80.00 feet to a point for corner in the west line of said Jarvis H. Porter tract and the centerline of said Willow Springs Road;

THENCE, North 00 degrees, 30 minutes, 44 seconds West, along the said west line of Jarvis H. Porter tract and the said centerline of Willow Springs Road, a distance of 384.01 feet to the POINT OF BEGINNING;

CONTAINING: 0.705 acres or 30,721 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 right-of-way dedication described.



9/23/15

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



3661-15.010EX2.doc
3661-15.010EX2.dwg cae

EXHIBIT 'B'

P.O.B. (TRACT 1)
P.O.C. (TRACT 2)

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

PK-NAIL FOUND (C.M.)

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

S 89°56'55" E
 1,496.70'

BLUE MOUND ROAD
(COUNTY ROAD NO. 4047)

MATCHLINE (SEE PAGE 2)

JASON LAND PARTNERS, LTD.
 (INST. NO. D214096672)

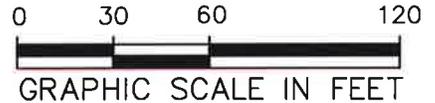
WILLOW SPRINGS ROAD
 (COUNTY ROAD NO. 4109)

MEMPHIS, EL PASO & PACIFIC RAIL ROAD - ABSTRACT NO. 1111
 JAMES RIGHLY SURVEY - ABSTRACT NO. 1268

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

S 77°43'19" W 235.72'

TRACT 1
RIGHT-OF-WAY
3.393 ACRES
 (147,812 SF)



$\Delta=77^{\circ}43'19''$
 $R=100.00'$
 $L=135.65'$
 $T=80.58'$
 $CB=S\ 38^{\circ}51'40''\ W$
 $CD=125.49'$

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

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

DUE SOUTH
 274.53'

20' CITY OF FORT WORTH WATER MAIN EASEMENT (INST. NO. D203267586)

MATCHLINE (SEE PAGE 5)

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
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
(C.C.M.T.C.T.)	COUNTY COMMISSIONERS MINUTES, TARRANT COUNTY, TEXAS

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.

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 JARVIS H. PORTER TRACT
 LOCATED IN THE CITY OF FORT WORTH, TEXAS
 JAMES RIGHLY SURVEY, ABSTRACT NO. 1268
 TARRANT COUNTY, TEXAS
 PAGE 1 OF 6



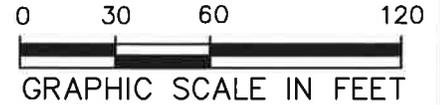
Paul Daniel
 Paul Daniel
 Registered Professional
 Land Surveyor No. 6534

9/23/15
 Date

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

EXHIBIT 'B'



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

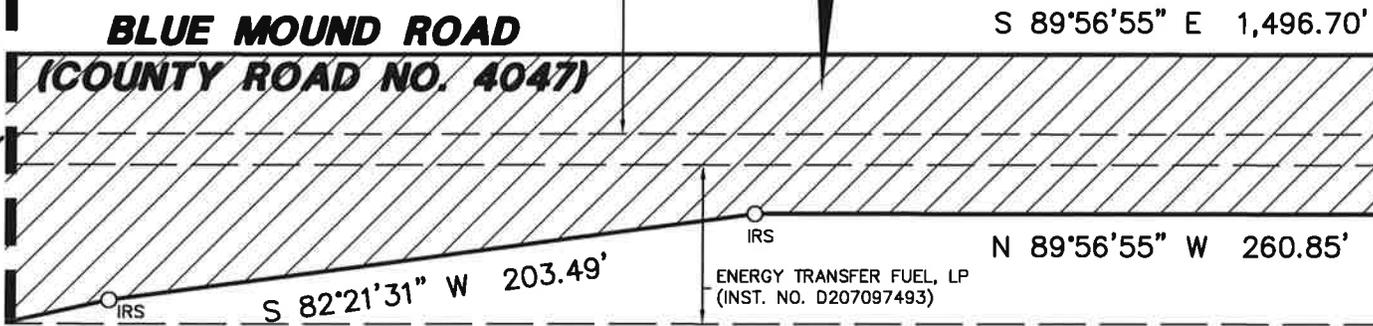
LEGEND	
---	PROPERTY LINE
---	EASEMENT LINE
○	POINT FOR CORNER (UNLESS OTHERWISE NOTED)
IRS	1/2-INCH IRON ROD W/ "PACHECO KOCH" CAP SET
(C.M.)	CONTROLLING MONUMENT
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
(C.C.M.T.C.T.)	COUNTY COMMISSIONERS MINUTES, TARRANT COUNTY, TEXAS

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

**TRACT 1
RIGHT-OF-WAY
3.393 ACRES
(147,812 SF)**

MATCHLINE (SEE PAGE 1)

MATCHLINE (SEE PAGE 3)



PART OF 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.

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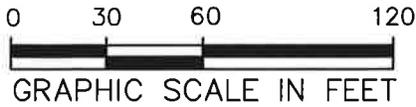
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Pacheco Koch 6100 WESTERN PLACE, SUITE 1001
FORT WORTH, TX 76107 817.412.7155
TX REG. ENGINEERING FIRM F-469
DALLAS ■ FORT WORTH ■ HOUSTON TX REG. SURVEYING FIRM LS-10008001

DRAWN BY CAE	CHECKED BY PD	SCALE 1"=60'	DATE JUNE 2015	JOB NUMBER 3661-15.010
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RIGHT-OF-WAY
PART OF JARVIS H. PORTER TRACT
LOCATED IN THE CITY OF FORT WORTH, TEXAS
JAMES RIGHLI SURVEY, ABSTRACT NO. 1268
TARRANT COUNTY, TEXAS
PAGE 2 OF 6

EXHIBIT 'B'



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
P.O.B.	- POINT OF BEGINNING
P.O.C.	- POINT OF COMMENCING
(C.C.M.T.C.T.)	COUNTY COMMISSIONERS MINUTES, TARRANT COUNTY, TEXAS

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

**U.S. HIGHWAY NO. 81
AND NO. 287**
(VARIABLE WIDTH RIGHT-OF-WAY)
R=11,259.16'
L=267.75'

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

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

RAIL ROAD
SPIKE FOUND
(C.M.)

1/2-INCH IRON
ROD FOUND

BLUE MOUND ROAD

S 89°56'55" E 1,496.70'

(COUNTY ROAD NO. 4047)

268.09'

227.61'

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

N 89°44'17" W 543.07'
ENERGY TRANSFER FUEL, LP
(INST. NO. D207097493)

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

**TRACT 1
RIGHT-OF-WAY
3.393 ACRES
(147,812 SF)**

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

NOTES:

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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 JARVIS H. PORTER TRACT
LOCATED IN THE CITY OF FORT WORTH, TEXAS
JAMES RIGHLY SURVEY, ABSTRACT NO. 1268
TARRANT COUNTY, TEXAS
PAGE 3 OF 6

Pacheco Koch

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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

MATCHLINE (SEE PAGE 2)

MATCHLINE (SEE PAGE 4)

EXHIBIT 'B'



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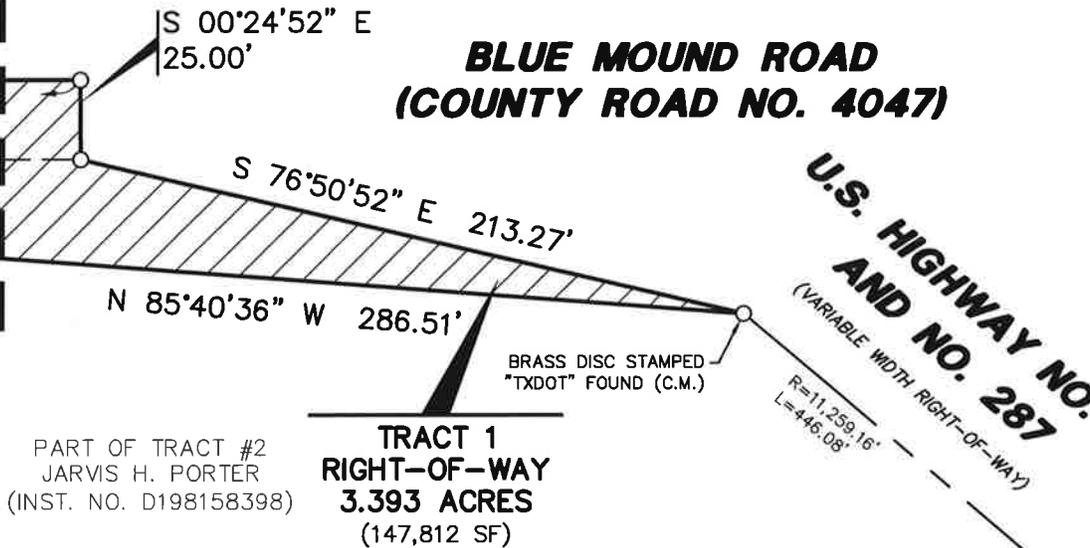
GRAPHIC SCALE IN FEET

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
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
	COUNTY COMMISSIONERS
(C.C.M.T.C.T.)	MINUTES, TARRANT COUNTY, TEXAS

MATCHLINE (SEE PAGE 3)

BLUE MOUND ROAD (COUNTY ROAD NO. 4047)

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



NOTES:

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RIGHT-OF-WAY

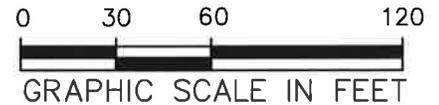
PART OF JARVIS H. PORTER TRACT
LOCATED IN THE CITY OF FORT WORTH, TEXAS
JAMES RIGHLY SURVEY, ABSTRACT NO. 1268
TARRANT COUNTY, TEXAS

PAGE 4 OF 6

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	Pacheco Koch		6100 WESTERN PLACE, SUITE 1001 FORT WORTH, TX 76107 817.412.7155	
	DALLAS ■ FORT WORTH ■ HOUSTON		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

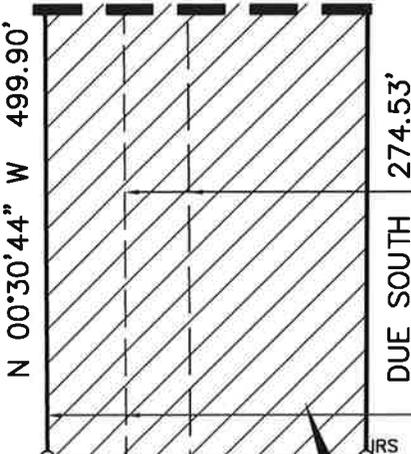
EXHIBIT "B"



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

JASON LAND PARTNERS, LTD.
(INST. NO. D214096672)

MATCHLINE (SEE PAGE 1)



20' CITY OF FORT WORTH
WATER MAIN EASEMENT
(INST. NO. D203267586)

APPROXIMATE LOCATION 50-FOOT
RIGHT-OF-WAY EASEMENT
(BK. 5, PG. 262)
(C.C.M.T.C.T.)
1,228.40'

N 89°56'36" W
99.73'

TRACT 1
RIGHT-OF-WAY
3.393 ACRES
(147,812 SF)

NORTHWEST INDEPENDENT
SCHOOL DISTRICT
(INST. NO. D208092668)

WILLOW SPRINGS ROAD
(COUNTY ROAD NO. 4109)

S 00°30'44" E
799.00'

MATCHLINE (SEE PAGE 6)

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
P.O.B.	- POINT OF BEGINNING
P.O.C.	- POINT OF COMMENCING
(C.C.M.T.C.T.)	COUNTY COMMISSIONERS MINUTES, TARRANT COUNTY, TEXAS

NOTES:

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RIGHT-OF-WAY

PART OF JARVIS H. PORTER TRACT
LOCATED IN THE CITY OF FORT WORTH, TEXAS
JAMES RIGHLY SURVEY, ABSTRACT NO. 1268
TARRANT COUNTY, TEXAS
PAGE 5 OF 6

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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
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MATCHLINE (SEE PAGE 5)

EXHIBIT 'B'

P.O.B.

(TRACT 2)

NORTHWEST INDEPENDENT
SCHOOL DISTRICT
(INST. NO. D208092668)

N 89°50'44" E
80.00'

S 00°30'44" E
799.00'

IRS 350.18'

20' CITY OF FORT WORTH
WATER MAIN EASEMENT
(INST. NO. D203267586)

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

N 00°30'44" W 384.01'

S 00°30'44" E 384.01'

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

TRACT 2
RIGHT-OF-WAY
0.705 ACRES
(30,721 SF)

1/2-INCH IRON ROD W/
"BEASLEY" CAP FOUND
(C.M.)

S 89°50'44" W
80.00'

NORTHWEST INDEPENDENT
SCHOOL DISTRICT
(INST. NO. D208092668)

780.52'



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
P.O.B.	- POINT OF BEGINNING
P.O.C.	- POINT OF COMMENCING
(C.C.M.T.C.T.)	COUNTY COMMISSIONERS MINUTES, TARRANT COUNTY, TEXAS

JASON LAND PARTNERS, LTD.
(INST. NO. D214096672)

WILLOW SPRINGS ROAD
(COUNTY ROAD NO. 4109)

NOTES:

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RIGHT-OF-WAY

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LOCATED IN THE CITY OF FORT WORTH, TEXAS
JAMES RIGHLI SURVEY, ABSTRACT NO. 1268
TARRANT COUNTY, TEXAS
PAGE 6 OF 6

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PDANIEL



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

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