

EXHIBIT "A"

**NORTHSIDE III 54-INCH
WATER TRANSMISSION MAIN
CITY PROJECT NO. 104940-2; PARCEL ID NO. 5
PERMANENT WATER EASEMENT
B. THOMAS SURVEY, ABSTRACT NO. 1497
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS**

Being a permanent water easement situated in the B. Thomas Survey, Abstract No. 1497, City of Fort Worth, Tarrant County, Texas, and being a portion of a tract of land conveyed to DBE Realty Investments, LTD. as recorded in Instrument No. D211069547 of the Official Public Records of Tarrant County, Texas, said permanent water easement being more particularly described by metes and bounds as follows:

BEGINNING at a 2 inch steel post found for southwest corner of said tract of land conveyed to DBE Realty Investments, LTD. and the northwest corner of a tract of land conveyed to MHC 249 Seagoville & Fort Worth TX, LLC as recorded in Instrument No. D223140730 of said Official Public Records of Tarrant County, Texas, said 2 inch steel post also being in the east line of Lot 1, Block 1 of Paul Krause Addition, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Volume A, Page 10153 of the Plat Records of Tarrant County, Texas, said 2 inch steel post having grid coordinates of N=7,007,171.21 and E=2,297,684.07.

THENCE North 00 degrees 44 minutes 36 seconds West, with the west line of said tract of land conveyed to DBE Realty Investments, LTD. and the east line of said Lot 1, a distance of 30.00 feet to a calculated point for corner;

THENCE North 89 degrees 42 minutes 52 seconds East, a distance of 454.91 feet to a calculated point for corner;

THENCE North 00 degrees 17 minutes 08 seconds West, a distance of 108.55 feet to a calculated point for the beginning of a curve to the left having a radius 1,066.81 feet, a delta of 25 degrees 57 minutes 40 seconds and whose chord bears North 16 degrees 00 minutes 11 seconds West, a chord distance of 479.26 feet;

THENCE Northwesterly, with said curve to the left, an arc distance of 483.38 feet to a calculated point for corner;

THENCE North 29 degrees 02 minutes 56 seconds West, a distance of 503.52 feet to a calculated point for corner;

THENCE North 61 degrees 11 minutes 25 seconds East, a distance of 30.00 feet to a calculated point for corner in the northeast line of said tract of land conveyed to DBE Realty Investments, LTD and the southwest line of Boat Club Road

(variable width right-of-way), from which a 7/8 inch iron rod found for the north corner of said tract of land conveyed to DBE Realty Investments, LTD, said 7/8 inch being in the east line of a tract of land described as Tract 1 conveyed to Eagle Mountain Lake Farms, LLC as recorded in Instrument No. D212059046 of said Official Public Records of Tarrant County, Texas, bears North 29 degrees 02 minutes 56 seconds West, a distance of 247.68 feet;

THENCE South 29 degrees 02 minutes 56 seconds East, with the northeast line of said tract of land conveyed to DBE Realty Investments, LTD and the southwest line of said Boat Club Road, a distance of 503.41 feet to a calculated point for the beginning of a curve to the right having a radius of 1,096.81 feet, a delta angle of 13 degrees 00 minutes 38 seconds and whose chord bears South 22 degrees 28 minutes 45 seconds East, a chord distance of 248.53 feet;

THENCE Southeasterly, with said curve to the right, with the northeast line of said tract of land conveyed to DBE Realty Investments, LTD and the southwest line of said Boat Club Road, an arc distance of 249.06 feet to a calculated point for corner;

THENCE North 89 degrees 42 minutes 54 seconds East, a distance of 12.58 feet to a calculated point for the beginning of a curve to the right having a radius of 1,095.92 feet, a delta of 09 degrees 12 minutes 46 seconds and whose chord bears South 08 degrees 59 minutes 35 seconds, a chord distance of 176.03 feet;

THENCE Southeasterly, with said curve to the right, with the northeast line of said tract of land conveyed to DBE Realty Investments, LTD and the southwest line of said Boat Club Road, an arc distance of 176.22 feet to a calculated point for corner;

THENCE South 00 degrees 23 minutes 57 seconds East, with the east line of said tract of land conveyed to DBE Realty Investments, LTD and the west line of said Boat Club Road, a distance of 210.20 feet to a 2 inch steel post found for the southeast corner of said tract of land conveyed to DBE Realty Investments, LTD and the northeast corner of tract of land conveyed to MHC 249 Seagoville & Fort Worth TC, LLC as recorded in Instrument No. D223140730 of said Official Public Records of Tarrant County, Texas;

THENCE South 89 degrees 42 minutes 52 seconds West, with the south line of said tract of land conveyed to DBE Realty Investments, LTD and the west line of said Boat Club Road, a distance of 484.67 feet to the **POINT OF BEGINNING**, and containing 49,302 square feet or 1.132 acres of land, more or less.

Notes:

- 1.) A plat of the same survey date herewith accompanies this legal description.
- 2.) Bearings are referenced to the Texas State Plane Coordinate System, NAD-83 (2011), North Central Zone (4202). All distances and areas shown are surface utilizing a surface adjustment factor of 1.00012.

*** SURVEYOR'S CERTIFICATE ***

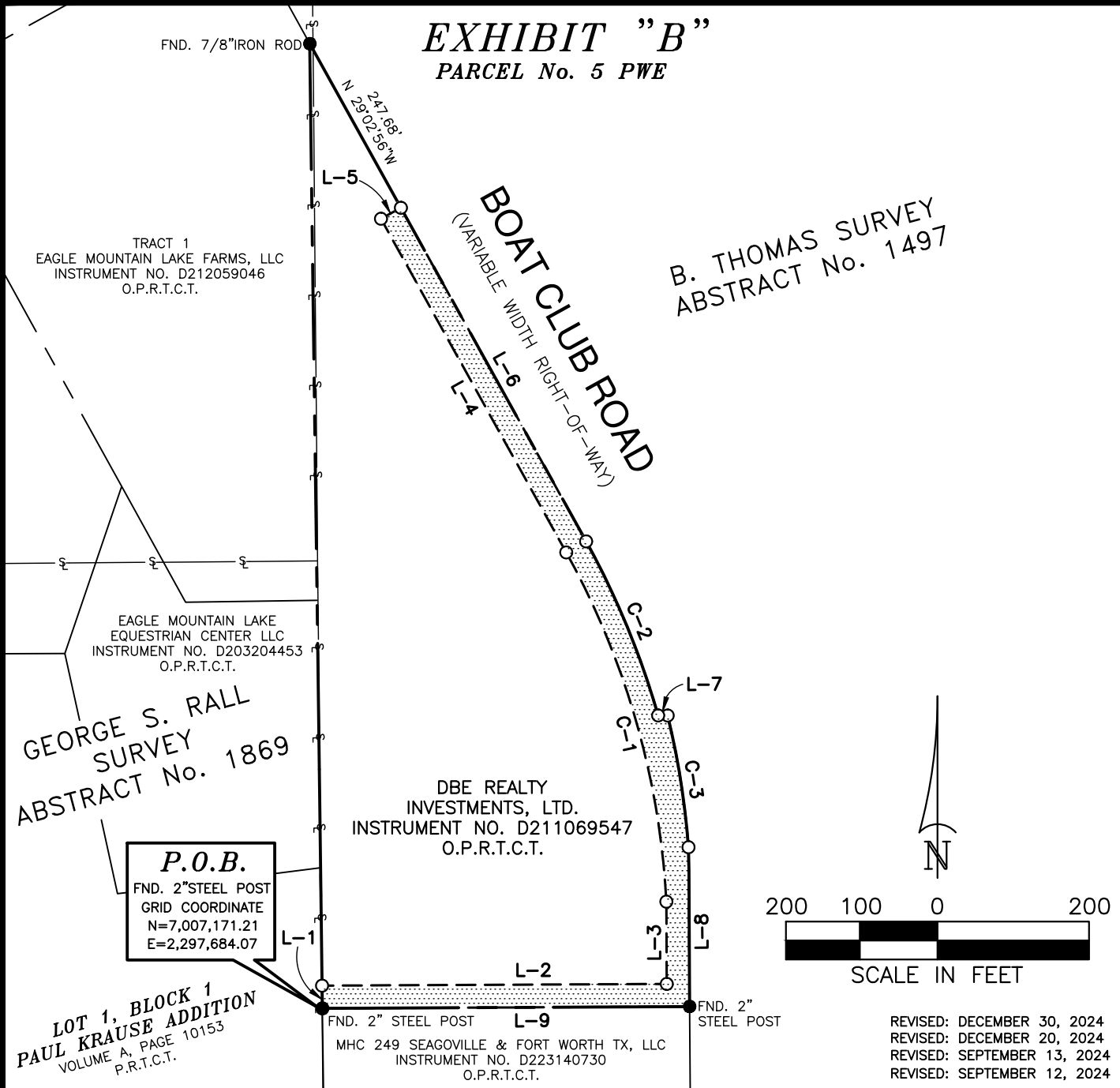
TO ALL PARTIES INTERESTED IN TITLE TO THE PREMISES SURVEYED, I DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED FROM PUBLIC RECORDS AND FROM AN ACTUAL AND ACCURATE SURVEY UPON THE GROUNDS AND THAT SAME IS TRUE AND CORRECT.

Date: September 06, 2024
Revised: September 12, 2024
Revised: September 13, 2024
Revised: December 20, 2024
Revised: December 30, 2024




Richard Kennedy
Registered Professional Land Surveyor
No. 5527
Gorrondona & Associates, Inc.
Texas Firm No. 10106900

EXHIBIT "B"
PARCEL No. 5 PWE



City of Fort Worth

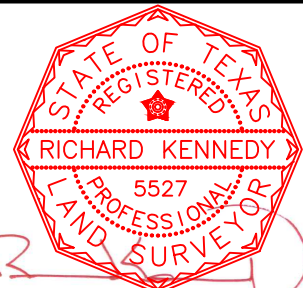
200 TEXAS STREET • FORT WORTH, TEXAS 76102

**NORTHSIDE III 54-INCH
WATER TRANSMISSION MAIN**

PARCEL NO. 5 PWE PERMANENT WATER EASEMENT | CoFW Project No. 104940-2
OWNER: DBE REALTY INVESTMENTS, LTD.
SURVEY: B. THOMAS SURVEY, ABSTRACT NO. 1497
LOCATION: CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
ACQUISITION AREA: 49,302 SQUARE FEET OR 1.132 ACRES
WHOLE PROPERTY ACREAGE: APPROXIMATELY 9.08 ACRES (CALCULATED)

JOB No. KHA_2401.00 | DRAWN BY: PRL | CAD FILE: P5_PWE_R04.DWG
DATE: SEPTEMBER 06, 2024 | EXHIBIT B PAGE 4 OF 5 | SCALE: 1"=200'

GORRONDONA & ASSOCIATES, INC. • 2800 N.E. LOOP 820, SUITE 660 FORT WORTH, TX. 76137 • 817-496-1424 FAX 817-496-1768



RICHARD KENNEDY
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5527 TEXAS FIRM No. 10106900

EXHIBIT "B"
PARCEL No. 5 PWE

LEGEND

- ⊗ SET MONUMENTATION (SIZE AND TYPE NOTED)
● FND MONUMENTATION (SIZE AND TYPE NOTED)
○ CALCULATED POINT
—— — — — — PROPERTY/RIGHT-OF-WAY LINE
—— — — — — EXISTING EASEMENT LINE
----- PROPOSED EASEMENT LINE
———&——— SURVEY/ABSTRACT LINE

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N 00°44'36"W	30.00'
L-2	N 89°42'52"E	454.91'
L-3	N 00°17'08"W	108.55'
L-4	N 29°02'56"W	503.52'
L-5	N 61°11'25"E	30.00'
L-6	S 29°02'56"E	503.41'
L-7	N 89°42'54"E	12.58'
L-8	S 00°23'57"E	210.20'
L-9	S 89°42'52"W	484.67'

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	ARC
C-1	1,066.81'	25°57'40"	N 16°00'11"W	479.26'	483.38'
C-2	1,096.81'	13°00'38"	S 22°28'45"E	248.53'	249.06'
C-3	1,095.92'	09°12'46"	S 08°59'35"E	176.03'	176.22'

NOTES:

1. A LEGAL DESCRIPTION OF SAME DATE HERewith ACCOMPANIES THIS PLAT.
2. ALL BEARINGS AND COORDINATES ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD-83(2011), NORTH CENTRAL ZONE (4202). ALL DISTANCES AND AREAS SHOWN ARE SURFACE UTILIZING A SURFACE ADJUSTMENT FACTOR OF 1.00012.

REVISED: DECEMBER 30, 2024
REVISED: DECEMBER 20, 2024
REVISED: SEPTEMBER 13, 2024
REVISED: SEPTEMBER 12, 2024



City of Fort Worth

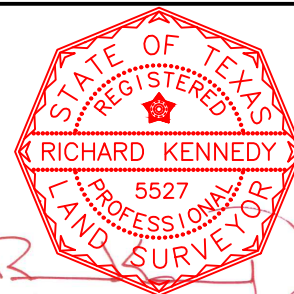
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NO. 5527 TEXAS FIRM No. 10106900

Lot File: \\gainas04\Active\Production04\KHA_2401.00 - CoFW Northside III Water
Main\SURVEY\CAD\LOT\PARCELS.lot

Lot: P5 PWE_R04

Bearing	Distance	Radius	Length	Chord	Delta	Chord Ang
N 00°44'36" W	30.00					
N 89°42'52" E	454.91					
N 00°17'08" W	108.55					
N 16°00'11" W	479.26	1066.81	483.38	479.26	25°57'40"	N 16°00'11" W
N 29°02'56" W	503.52					
N 61°11'25" E	30.00					
S 29°02'56" E	503.41					
S 22°28'45" E	248.53	1096.81	249.06	248.53	13°00'38"	S 22°28'45" E
N 89°42'54" E	12.58					
S 08°59'35" E	176.03	1095.92	176.22	176.03	9°12'46"	S 08°59'35" E
S 00°23'57" E	210.20					
S 89°42'52" W	484.67					

Closure Error Distance> 0.0069 Error Bearing> N 18°09'11" W

Closure Precision> 1 in 473840.9 Total Distance> 3246.51

49302 SQ. FT.

1.132 ACRES

Bearing Distance Radius Length Chord Delta Chord Ang