

**Description of a
Drainage Easement**

BEING a tract of land situated in the A. Albright Survey, Abstract Number 1849, City of Fort Worth, Tarrant County, Texas, being a portion of that tract (Tract 8) of land described by deed to MCP18, LLC, recorded in Instrument Number D218284427, County Records, Tarrant County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8 inch iron rod with plastic cap stamped "TNP", found at the southeast corner of Lot 1, Block 45, Marine Creek Hills, an addition to the City of Fort Worth recorded in Cabinet A, Slide 7413, said County Records, and being the intersection of the north right-of-way line of Cromwell Marine Creek Road (a variable width right-of-way) and the west right-of-way line of Cape Street (a 50 foot right-of-way);

THENCE S 02°19'36"W, 49.23 feet, to the south right-of-way line of said Cromwell Marine Creek Road, being the north line of said Tract 8;

THENCE N 89°32'38"E, 780.40 feet, with said common line;

THENCE S 78°15'35"E, 327.91 feet, continuing with said common line;

THENCE S 11°51'43"W, 34.78 feet, departing said common line, over and across said Tract 8 to the **POINT OF BEGINNING**;

THENCE S 78°08'14"E, 96.66 feet;

THENCE S 11°51'46"W, 47.24 feet;

THENCE S 66°33'40"W, 35.24 feet;

THENCE S 35°34'28"W, 64.93 feet

THENCE N 54°25'32"W, 72.66 feet;

THENCE N 35°34'28"E, 61.52 feet;

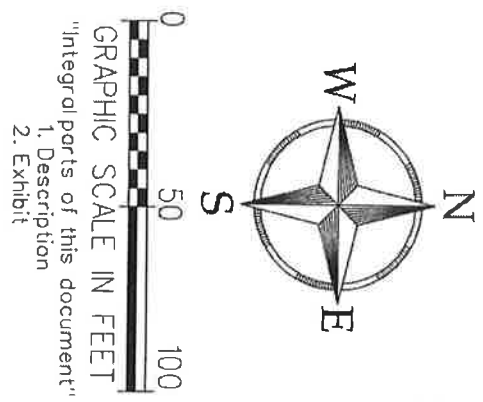
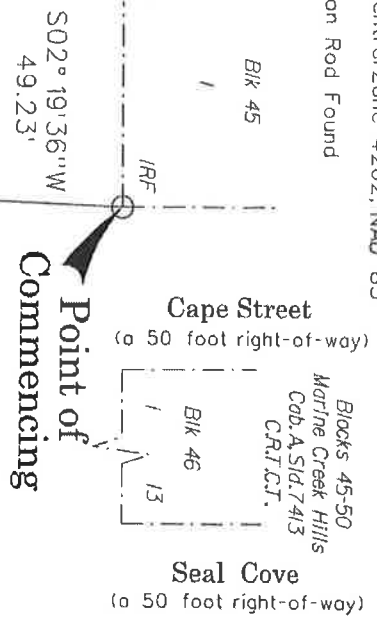
THENCE N 11°51'43"E, 41.50 feet to the **Point of Beginning** and containing 9,949 square feet or 0.2284 acres of land more or less.

"Integral parts of this document"

1. Description
2. Exhibit

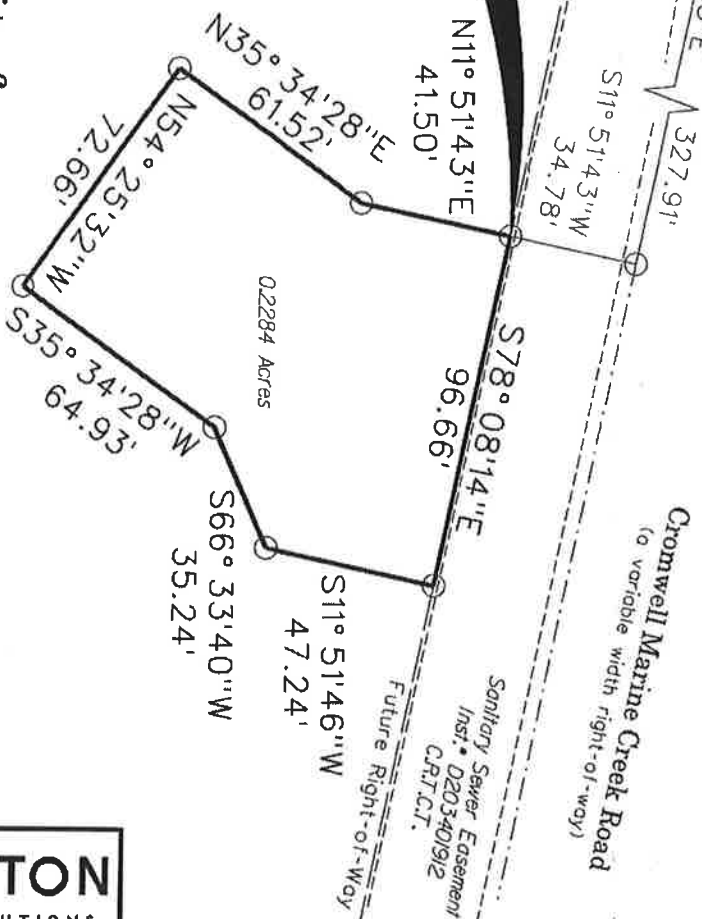
Basis of Bearing is the Texas Coordinate System
 North Central Zone 4202, NAD 83

IRF = Iron Rod Found



MCP18, LLC
 (Tract 8)
 Inst. # D218284427
 C.R.T.C.T.

Point of Beginning



Drainage Easement

Exhibit of

Situated in the A. Albright Survey, Abstract Number 1849,
 City of Fort Worth, Tarrant County, Texas.



T. Bridges
 1-3-23

TPEELS - LS FIRM REG. NO. 101777000

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