

EXHIBIT "A"

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

Being a temporary construction 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 temporary construction easement being more particularly described by metes and bounds as follows:

COMMENCING at a 2 inch steel post found for the 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; **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 the **POINT OF BEGINNING**, said calculated point having grid coordinates of N=7,007,201.21 and E=2,297,683.68, and being the most southerly northwest corner of a Proposed Permanent Water Easement.

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 45.00 feet to a calculated point for corner;

THENCE North 89 degrees 42 minutes 52 seconds East, a distance of 410.27 feet to a calculated point for corner;

THENCE North 00 degrees 17 minutes 08 seconds West, a distance of 62.47 feet to a calculated point for the beginning of a curve to the left having a radius of 1,021.81 feet, a delta of 25 degrees 54 minutes 01 seconds and whose chord bears North 16 degrees 01 minutes 56 seconds West, a chord distance of 457.98 feet;

THENCE Northwesterly, with said curve to the left, an arc distance of 461.90 feet to a calculated point for corner;

THENCE North 29 degrees 02 minutes 56 seconds West, a distance of 323.39 feet to a calculated point for corner;

- THENCE** South 60 degrees 57 minutes 48 seconds West, a distance of 43.51 feet to a calculated point for corner;
- THENCE** North 29 degrees 04 minutes 50 seconds West, a distance of 207.33 feet to a calculated point for corner in the west line of said tract of land conveyed to DBE Realty Investments, LTD and the east line of tract of land described as Tract 1 conveyed to Eagle Mountain Lake Farms, LLC as recorded in Instrument No. D212059046 of the Official Public Records of Tarrant County, Texas;
- THENCE** North 00 degrees 45 minutes 03 seconds West, with the west line of said tract of land conveyed to DBE Realty Investments, LTD and the east line of said tract of land described as Tract 1, a distance of 250.23 feet to a 7/8 inch iron rod found for the north corner of said tract of land conveyed to DBE Realty Investments, LTD, the southwest line of Boat Club Road (variable width right-of-way) and in the east line of said tract of land described as Tract 1;
- 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 247.68 feet to a calculated point for the north corner of said Proposed Permanent Water Easement;
- THENCE** South 61 degrees 11 minutes 25 seconds West, with the northwest line of said Proposed Permanent Water Easement, a distance of 30.00 feet to a calculated point for the most northerly northwest corner of said Proposed Permanent Water Easement;
- THENCE** South 29 degrees 02 minutes 56 seconds East, with the southwest line of said Proposed Permanent Water Easement, a distance of 503.52 feet to a calculated point for the beginning of a curve to the right having a radius of 1,066.81 feet, a delta of 25 degrees 57 minutes 40 seconds and whose chord bears South 16 degrees 00 minutes 11 seconds East, a chord distance of 479.26 feet;
- THENCE** Southeasterly, with said curve to the right, and southwest line of said Proposed Permanent Water Easement, an arc distance of 483.38 feet to a calculated point for corner;
- THENCE** South 00 degrees 17 minutes 08 seconds East, with a west line of said Proposed Permanent Water Easement, a distance of 108.55 feet to a calculated point for corner, from which 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 said tract of land conveyed to MHC 249 Seagoville & Fort Worth TX, LLC bears South 45 degrees 17 minutes 08 seconds East, a distance of 42.43 feet;

THENCE South 89 degrees 42 minutes 52 seconds West, with the north line of said Proposed Permanent Water Easement, a distance of 454.91 feet to the **POINT OF BEGINNING**, and containing 91,385 square feet or 2.098 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.

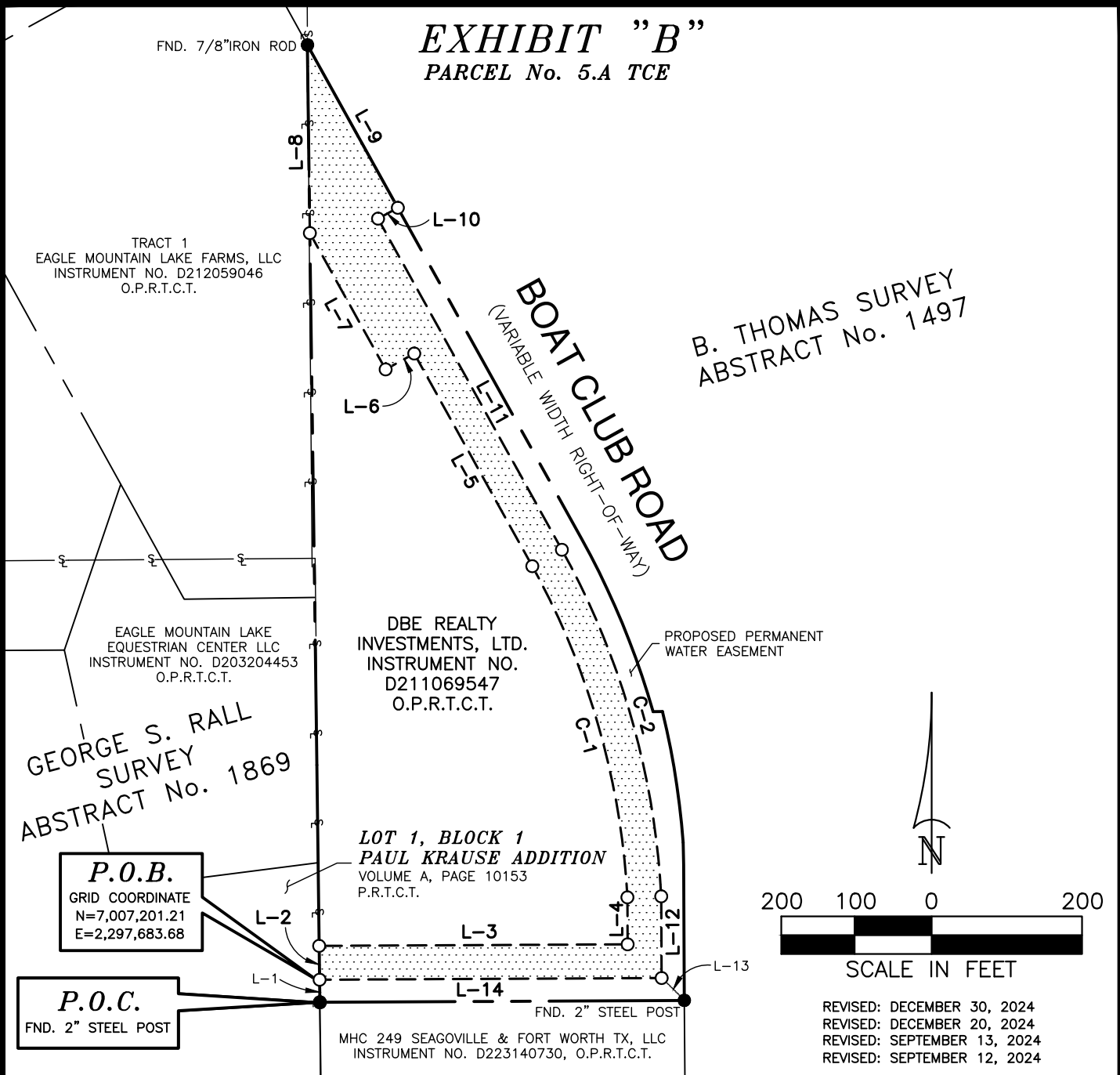
Date: September 06, 2024
Revised: September 12, 2024
Revised: September 13, 2024
Revised: December 20, 2024
Revised: December 30, 2024



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



EXHIBIT "B"
PARCEL No. 5.A TCE



City of Fort Worth

200 TEXAS STREET • FORT WORTH, TEXAS 76102

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

PARCEL NO. 5.A TCE TEMPORARY CONSTRUCTION EASEMENT		
OWNER: DBE REALTY INVESTMENTS, LTD.		CoFW Project No. 104940-2
SURVEY: B. THOMAS SURVEY, ABSTRACT NO. 1497		
LOCATION: CITY OF FORT WORTH, TARRANT COUNTY, TEXAS		
ACQUISITION AREA: 91,385 SQUARE FEET OR 2.098 ACRES		
WHOLE PROPERTY ACREAGE: APPROXIMATELY 9.08 ACRES (CALCULATED)		
JOB No. KHA_2401.00	DRAWN BY: PRL	CAD FILE: P5.A TCE_R04.DWG
DATE: SEPTEMBER 06, 2024	EXHIBIT B PAGE 4 OF 5	SCALE: 1"=200'



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

EXHIBIT "B"

PARCEL No. 5.A TCE

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 00°44'36"W	45.00'
L-3	N 89°42'52"E	410.27'
L-4	N 00°17'08"W	62.47'
L-5	N 29°02'56"W	323.39'
L-6	S 60°57'48"W	43.51'
L-7	N 29°04'50"W	207.33'
L-8	N 00°45'03"W	250.23'
L-9	S 29°02'56"E	247.68'
L-10	S 61°11'25"W	30.00'
L-11	S 29°02'56"E	503.52'
L-12	S 00°17'08"E	108.55'
L-13	S 45°17'08"E	42.43'
L-14	S 89°42'52"W	454.91'

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	ARC
C-1	1,021.81'	25°54'01"	N 16°01'56"W	457.98'	461.90'
C-2	1,066.81'	25°57'40"	S 16°00'11"E	479.26'	483.38'

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

200 TEXAS STREET • FORT WORTH, TEXAS 76102

NORTHSIDE III 54-INCH WATER TRANSMISSION MAIN

PARCEL NO. 5.A TCE TEMPORARY CONSTRUCTION EASEMENT

OWNER: DBE REALTY INVESTMENTS, LTD.

CoFw Project No. 104940-2

SURVEY: B. THOMAS SURVEY, ABSTRACT NO. 1497

LOCATION: CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

ACQUISITION AREA: 91,385 SQUARE FEET OR 2.098 ACRES

WHOLE PROPERTY ACREAGE: APPROXIMATELY 9.08 ACRES (CALCULATED)

JOB No. KHA_2310.00

DRAWN BY: PRL

CAD FILE: P5.A TCE_R04.DWG

DATE: SEPTEMBER 06, 2024

EXHIBIT B PAGE 5 OF 5

SCALE: 1"=200'



RICHARD KENNEDY
REGISTERED PROFESSIONAL LAND SURVEYOR
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.A TCE_R04

Bearing	Distance	Radius	Length	Chord	Delta	Chord Ang
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N 00°44'36" W	45.00					
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N 89°42'52" E	410.27					
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N 00°17'08" W	62.47					
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N 16°01'56" W	457.98	1021.81	461.90	457.98	25°54'01"	N 16°01'56" W
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N 29°02'56" W	323.39					
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S 60°57'48" W	43.51					
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N 29°04'50" W	207.33					
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N 00°45'03" W	250.23					
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S 29°02'56" E	247.68					
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S 61°11'25" W	30.00					
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S 29°02'56" E	503.52					
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S 16°00'11" E	479.26	1066.81	483.38	479.26	25°57'40"	S 16°00'11" E
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S 00°17'08" E	108.55					
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S 89°42'52" W	454.91					
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Closure Error Distance> 0.0077 Error Bearing> S 21°44'18" E

Closure Precision> 1 in 473542.4 Total Distance> 3632.14

91385 SQ. FT.

2.098 ACRES

Bearing	Distance	Radius	Length	Chord	Delta	Chord Ang
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