



J. W. HAYNES SURVEY
ABSTRACT NUMBER 781
J. H. DUNCAN SURVEY
ABSTRACT NUMBER 398

LENNAR HOMES OF TEXAS LAND AND
CONSTRUCTION, LTD.
CC# D221020277
O.P.R.T.C.T.

THE CITY OF FORT WORTH, TEXAS
CALLED 15.341 ACRES
CC#D218246111
O.P.R.T.C.T.

APPROXIMATE SURVEY LINE

N 42°52'08" E 82.25'

N 42°52'08" E 400.57'

S 47°07'52" E 69.84'

POINT OF
BEGINNING
1/2" IRF
(CM)

S 69°11'18" E 346.88'

22,606 SQ. FT.
0.519 ACRES

N 69°11'18" W 442.50'

S 20°48'42" W 50.00'

COHIX LLC
CALLED: TRACT 1
CC#D208444286
O.P.R.T.C.T.



BASIS OF BEARINGS IS THE TEXAS STATE COORDINATE SYSTEM,
NORTH CENTRAL ZONE, NAD83 DATUM, 2011 REALIZATION.

LEGEND:

- IRF IRON ROD FOUND
- IPF IRON PIPE FOUND
- CM CONTROLLING MONUMENT

PIERCE-MURRAY
LAND SOLUTIONS
Engineering Surveying

800 TALLYHO CIRCLE
TYLER, TEXAS 75703
(817) 239-5646
(903) 539-2256

TBPELS FIRM REGISTRATION NO. 10194437

EXHIBIT "A"
PRIVATE DRAINAGE FACILITY EASEMENT
SITUATED IN THE J.H. DUNCAN SURVEY, ABSTRACT NUMBER 398,
TARRANT COUNTY, TEXAS

Exhibit "A"
Private Drainage Facility Easement

Being a tract of land situated in the J. H. Duncan Survey, Abstract Number 398, Tarrant County, Texas and being a portion of that certain 15.341 acre tract of land as described by deed to The City of Fort Worth, Texas as recorded in County Clerk's File Number 218246111, Official Public Records, Tarrant County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for the southwest corner of said 15.341 acre tract, being the southeast corner of that certain tract of land as described in deed to Lennar Homes of Texas Land and Construction, LTD. As recorded in County Clerk's File Number 221020277, Official Public Records, Tarrant County, Texas, and being in the north line of that certain tract (Tract 1) described in deed to COHIX, as recorded in Instrument Number D208444286, Official Public Records, Tarrant County, Texas;

THENCE N 42°52'08" E, a distance of 82.25 feet along west line of said 15.341 acre tract common with the east line of said Lennar Homes of Texas Land and Construction tract to a point from which a 1/2" iron rod found for an angle point in said common line bears N 42°52'08" E, a distance of 400.57 feet;

THENCE departing said common line, S 47°07'52" E, a distance of 69.84' feet to a point;

THENCE S 69°11'18" E, a distance of 346.88 feet to a point;

THENCE S 20°48'42" W, a distance of 50.00 feet to a point in the south line of said 15.341 acre tract common with the north line of said COHIX tract;

THENCE along said common line, N 69°11'18" W, a distance of 442.50 feet returning to the Point of Beginning and containing 22,606 square feet or 0.519 acres of land, more or less.