

**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 the northeast corner of that tract of land described by deed to the City of Fort Worth recorded in Instrument Number D208054814, said County Records, being the northwest corner of that right-of-way dedication to the City of Fort Worth recorded in Instrument Number D212049245, said County Records, and being the south right-of-way line of Cromwell Marine Creek Road (a variable width right-of-way);

THENCE S 00°28'02"E, 97.70 feet, with the east line of said City of Fort Worth tract and said south right-of-way line, to the northwest corner of said MCP18 tract;

THENCE N 79°19'48"E, 109.57 feet, with the north line of said MCP18 tract and said south right-of-way line, to the **POINT OF BEGINNING**;

THENCE N 79°19'47"E, 33.17 feet, continuing with said common line;

THENCE N 89°31'47"E, 367.89 feet, continuing with said common line;

THENCE departing said common line over and across said MCP18 tract the following courses and distances:

S 45°01'08"W, 141.95 feet;

S 89°31'47"W, 53.73 feet, to the beginning of a curve to the left;

With said curve to the left, an arc distance of 124.62 feet, through a central angle of 10°12'00", having a radius of 700.00 feet, the long chord which bears S 84°25'47"W, 124.45 feet;

S 79°19'47"W, 101.16 feet;

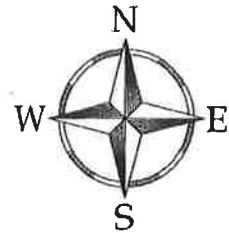
THENCE N 10°40'13"W, 124.58 feet to the **Point of Beginning** and containing 36,462 square feet or 0.8370 acres of land more or less.

"Integral parts of this document"

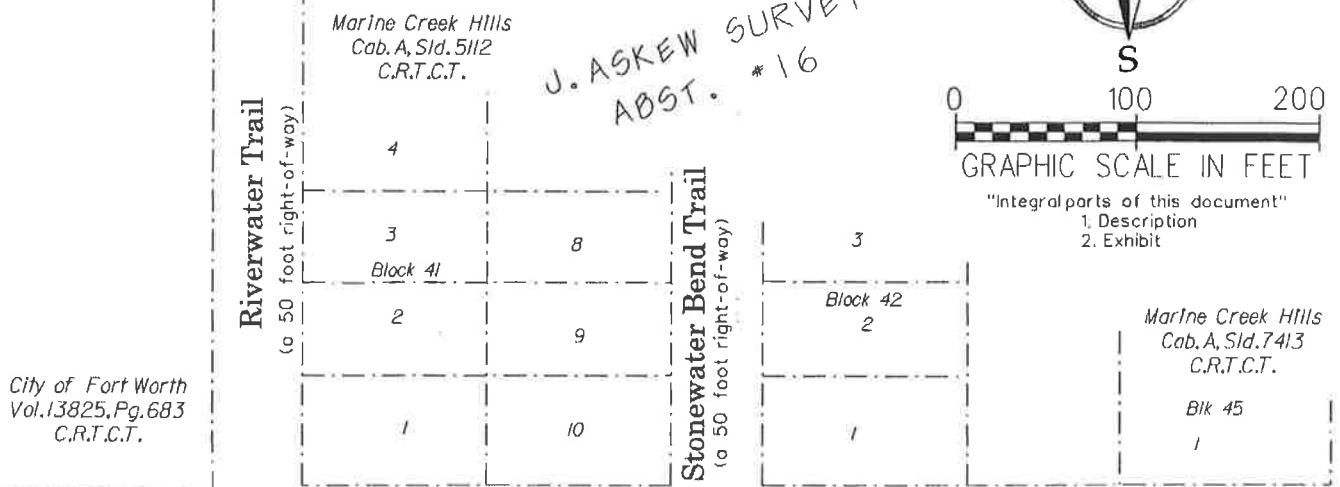
1. Description
2. Exhibit

18PELS - LS FIRM REG. NO. 10177700

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



"Integral parts of this document"
1. Description
2. Exhibit

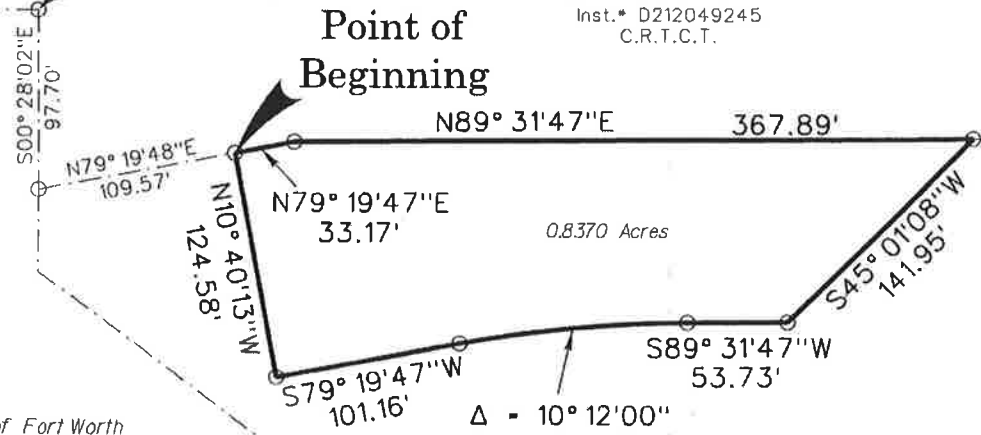


City of Fort Worth
Vol. 13825, Pg. 683
C.R.T.C.T.

Marine Creek Hills
Cab. A, Sld. 7413
C.R.T.C.T.
Blk 45
1

Point of Commencing
Cromwell Marine Creek Road
(a variable width right-of-way)
Inst. # D212049245
C.R.T.C.T.

APPROX. SURVEY LINE



City of Fort Worth
Inst. # D208054814
C.R.T.C.T.

0.8370 Acres
 $\Delta = 10^\circ 12' 00''$
 $R = 700.00'$
 $L = 124.62'$
 $LC = S84^\circ 25' 47'' W$
 $124.45'$

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



A. ALBRIGHT SURVEY
ABST. # 1849

Exhibit of Drainage Easement

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

Parcel DE7

PELTON
LAND SOLUTIONS
9600 HILLWOOD PARKWAY, SUITE 250
FORT WORTH, TEXAS 76177 PH.# 817-562-3350

JOB # BMC17001

DRAWN BY: D. Freeman

CHECKED BY: T. Bridges

DATE: 10-29-21

PAGE # 2 of 2