

EXHIBIT A

**DRAINAGE EASEMENT
PART OF LOT 1, BLOCK 1
TRI-COUNTY ADDITION
JESSE BILLINGSLEY SURVEY, ABSTRACT NO. 70
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS**

Being a 9,303 square foot (0.2136 acre) tract of land situated in the Jesse Billingsley Survey, Abstract No. 70, City of Fort Worth, Tarrant County, Texas, being part of Lot 1, Block 1, Tri-County Addition, an addition to the City of Fort Worth, according to the plat recorded in Instrument Number D215221597, Official Public Records, Tarrant County, Texas, and being part of a 19.984 acre tract of land described in a Warranty Deed to Tri-County Electric, Inc., recorded in Volume 8620, Page 666, Deed Records, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with red plastic cap stamped "SEMP CO SURVEYING" found on the south right-of-way line of Keller Hicks Road (a variable width right-of-way) and the common line of said Lot 1 and a called 8.13 acre tract of land described in a Warranty Deed with Vendors Lien to Jerry Dixon and Eloise Dixon, recorded in Volume 14100, Page 517, Deed Records, Tarrant County, Texas, for the northwest corner of said Lot 1, from which a found 5/8" iron rod bears North 00° 51' 04" West a distance of 20.26 feet being on the south line of said Keller Hicks Road and the northeast corner of said 8.13 acre tract;

THENCE North 89° 55' 55" East, along the south line of said Keller Hicks Road and the north line of said Lot 1, a distance of 51.19 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" set, from which a found 1/2" iron rod with red plastic cap stamped "SEMP CO SURVEYING" bears North 89° 55' 55" East a distance of 782.73 feet to the cut-off line between the intersection of the south right-of-way line of said Keller Hicks Road and the west right-of-way line of Katy Road (a variable width right-of-way), being the most northerly northeast corner of said Lot 1;

THENCE over and across said Lot 1, the following courses and distances:

South 00° 59' 45" East, a distance of 95.33 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" set;

South 14°00' 15" West, a distance of 131.47 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" set;

South 89° 00' 15" West, a distance of 17.72 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" set on the common line between said Lot 1 and said 8.13 acre tract, from which a found 5/8" iron rod bears South 00° 51' 04" East a distance of 767.71 feet for the southwest corner of said Lot 1;

THENCE North 00° 51' 04" West, along the common line between said Lot 1 and said 8.13 acre tract, a distance of 223.15 feet to the **POINT OF BEGINNING**, containing 9,303 square feet or 0.2136 acres, more or less.

Basis of Bearing: Bearings based on the Texas Coordinate System of 1983, North Central Zone NAD 83 (2011) EPOCH 2010.00, based on Real-Time Kinematic Observations utilizing Allterra Virtual Reference Network.



Brian R. Wade
09-21-2020

RPLS 6098



EXHIBIT B

KELLER HICKS ROAD (VARIABLE WIDTH R.O.W.)

0 30 60 120
(FEET)
1 inch = 60 ft.

FENCE POST
FOUND (CM)

350.00'

5/8" IRF
(CM)

N00°51'04"W
20.26'

N89°55'55"E
782.73'

RCIRF
(CM)
"SEMP CO
SURVEYING"

POINT OF
BEGINNING
RCIRF (CM)
"SEMP CO
SURVEYING"

CALLED 8.13 ACRES
JERRY DIXON AND
ELOISE DIXON
VOL. 14100, PG. 517
D.R.T.C.T.

TRI-COUNTY ELECTRIC, INC.
VOL. 8620, PG. 666
D.R.T.C.T.

RCIRF
(CM)
"SEMP CO
SURVEYING"

DRAINAGE EASEMENT
9,303 SQUARE FEET
0.2136 ACRES

LOT 1, BLOCK 1
TRI-COUNTY ADDITION
INST. NO. D215221597
O.P.R.T.C.T.

JESSE BILLINGSLEY SURVEY,
ABSTRACT NO. 70

KATY ROAD
(VARIABLE WIDTH R.O.W.)

LINE TABLE

LINE	BEARING	LENGTH
L1	N89°55'55"E	51.19'
L2	S00°59'45"E	95.33'
L3	S14°00'15"W	131.47'
L4	S89°00'15"W	17.72'
L5	N00°51'04"W	223.15'

LEGEND

- DRAINAGE EASEMENT LINE
- LOT LINE
- IRF IRON ROD FOUND
- M.R.D.C.T. MAP RECORDS, TARRANT COUNTY, TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
- VOL. VOLUME
- PG. PAGE
- CM CONTROLLING MONUMENT
- R.O.W. RIGHT-OF-WAY
- INST. NO. INSTRUMENT NUMBER
- RCIRF IRON ROD WITH PLASTIC
CAP STAMPED
- PFC POINT FOR CORNER

YCIRS L4 YCIRS

L5

YCIRS

L3

L2

L1

L4

L5

L6

L7

L8

L9

L10

L11

L12

L13



[Signature]

BRIAN R. WADE
09/21/2020

RPLS NO. 6098

350.00'

5/8" IRF
(CM)

L2

L1

L4

L5

L6

L7

L8

L9

L10

L11

L12

L13

BASIS OF BEARINGS: BEARINGS ARE BASED THE
TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL
ZONE, NAD 83 (2011) EPOCH 2010.00, BASED ON
REAL-TIME KINEMATIC OBSERVATIONS UTILIZING
WESTERN DATA SYSTEMS VIRTUAL REFERENCE
NETWORK.

CONTROLLING MONUMENTS: AS SHOWN

RAYMOND L. GOODSON JR., INC.
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DALLAS, TX. 75243
214-739-8100
rlg@rlginc.com
TEXAS PE REG #F-493
TBPELS REG #100341-00

**DRAINAGE EASEMENT
PART OF LOT 1, BLOCK 1
TRI-COUNTY ADDITION**
JESSE BILLINGSLEY SURVEY, ABSTRACT NO. 70
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

SCALE	1" = 60'	DATE	09/21/2020	SHEET	2 OF 2
JOB NO.	16931	E-FILE	16931DE2	DWG NO.	27,328X