

EXHIBIT "A"

"SANITARY CONTROL EASEMENT"

Being 18,137 square feet of land situated within the right-of-way (R-O-W) of Roberts Cutoff Road (91 feet measured), located in the City of Fort Worth, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING from a 1/2 inch iron rod found in the east R-O-W of said Roberts Cutoff Road, same being the common west corner of Lot 5 and Lot 6, Block 2, Sansom Park Addition, and addition to the City of Sansom Park, Tarrant County, Texas, recorded in Volume 388-A, Page 106, Plat records, Tarrant County, Texas (P.R.T.C.T);

THENCE N 00°28'29" W, with the common east west line of said Roberts Cutoff Road and Block 2, a distance of 272.64 feet to a 1/2 inch capped iron rod stamped "TNP INC ESMT" set in said common east west line, same point being the beginning of a curve to the right, having a radius of 150.00 feet, and a long chord that bears N 00°28'29" W, 275.90 feet, and also being the **POINT OF BEGINNING** of the hereinafter described tract of land;

THENCE Along said curve to the right, over and across said Roberts Cutoff Road in a northwesterly direction, through a central angle of 133°45'16", an arc length of 350.17 feet to a 1/2 inch capped iron rod stamped "TNP INC ESMT" set in the east R-O-W line of said Roberts Cutoff Road, same being in the west line of Lot 1R, Block 1, Sansom Park Addition, an addition to the City of Sansom Park, Tarrant County, Texas, recorded in Instrument No. D209051880, P.R.T.C.T.;

THENCE S 00°28'29" E, along the east R-O-W line of said Roberts Cutoff Road, over and across the R-O-W of Corner Lane (called 60 feet wide R-O-W), passing at 228.54 feet, a 2 inch pipe found for the common west corner of Lot 1 and Lot 2 of said Block 2, in all a total distance of 275.90 feet to the **POINT OF BEGINNING** and containing 18,137 square feet or 0.416 of an acre of land.


Theron W. Sims, R.P.L.S.
Texas Registration No. 5887

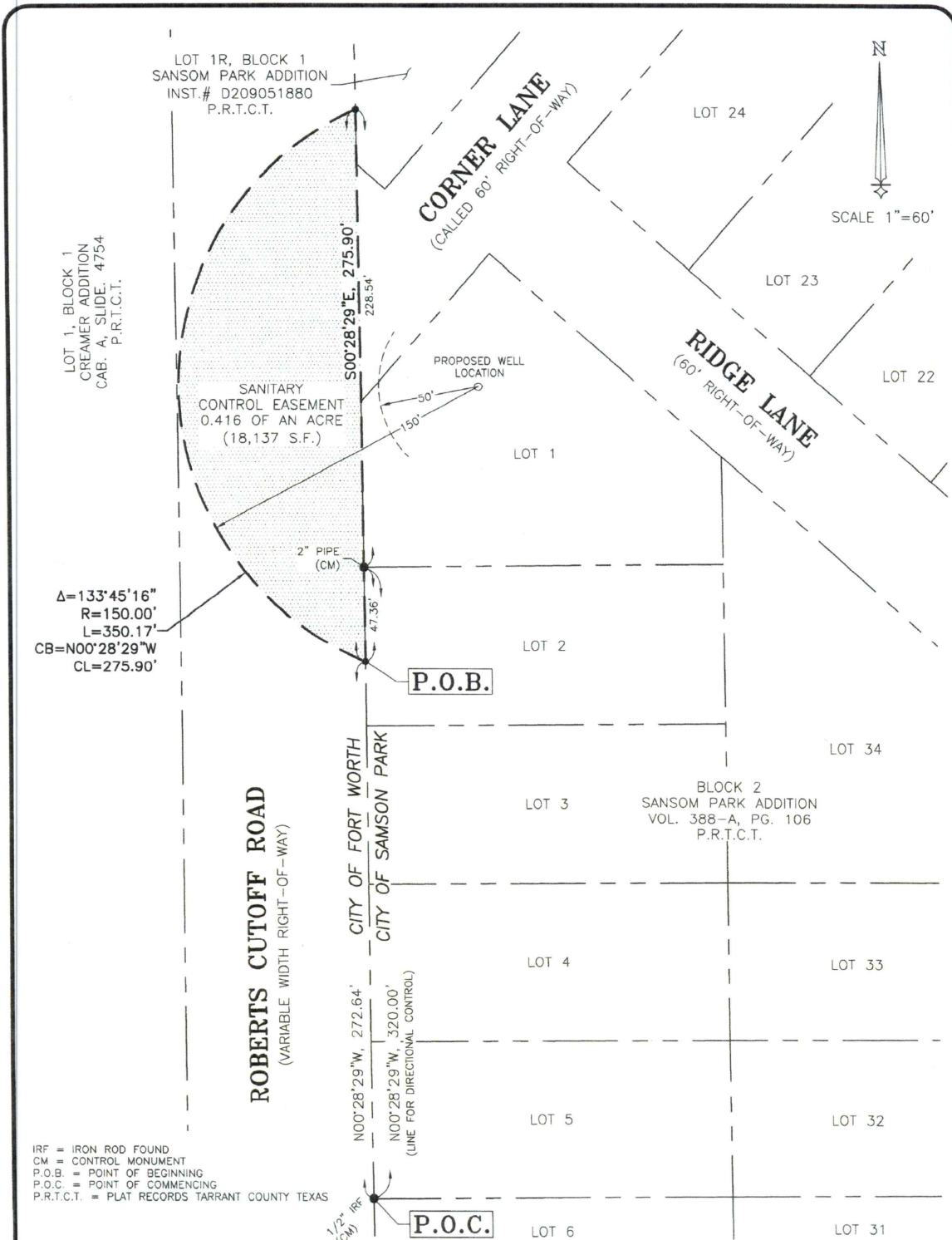


Date: April 1, 2021

Surveyed date: March 30, 2021

1. Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone; NAD83(2011) 2010.00) as derived locally from Allterra Central's Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) methods. An average Combination Factor of 1.000148415 was used to scale grid coordinates and distances to surface. All coordinates shown are surface.

2. Integral parts of this survey:
- Legal Description
 - Sketch



IRF = IRON ROD FOUND
 CM = CONTROL MONUMENT
 P.O.B. = POINT OF BEGINNING
 P.O.C. = POINT OF COMMENCING
 P.R.T.C.T. = PLAT RECORDS TARRANT COUNTY TEXAS

- NOTES:
- Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone; NAD83 (2011) Epoch 2010) as derived locally from Western Data Systems Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) methods. An average Combination Factor of 1.000155478 was used to scale grid coordinates and distances to surface.
 - Integral parts of this survey:
 - Legal Description
 - Sketch
 - is 1/2" iron rod set with cap stamped "TNP INC ESMT" unless otherwise noted

EXHIBIT "B"
SANITARY CONTROL EASEMENT

Situated within the right-of-way of Roberts Cutoff Road, located in the City of Fort Worth, Tarrant County, Texas.

[Signature]
 THERON W. SIMS, R.P.L.S.
 TEXAS REGISTRATION NO. 5887
 DATE: APRIL 1, 2021
 SURVEYED ON THE GROUND
 MARCH 30, 2021



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