

EXHIBIT "A "

0.7658 Acre  
Waterline Easement  
David Strickland Survey, Abstract No. 1376  
Tarrant County, Texas

DESCRIPTION FOR A 0.7658 OF ONE ACRE  
WATERLINE EASEMENT

DESCRIPTION OF A 0.7658 ACRE (33,359 SQUARE FOOT) EASEMENT, OUT OF THE DAVID STRICKLAND SURVEY, ABSTRACT NO. 1376, TARRANT COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF LOT 1, BLOCK 1, SOUTHEASTERN FREIGHT LINES FORT WORTH ADDITION, A SUBDIVISION RECORDED IN DOCUMENT NO. D205143695, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, BEING THE REMAINDER OF THAT TRACT DESCRIBED AS 37.499 ACRES CONVEYED TO SOUTHEASTERN FREIGHT LINES, INC. BY GENERAL WARRANTY DEED DATED JANUARY 7, 2005, AS RECORDED IN DOCUMENT NO. D205009040, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS; SAID 0.7658 OF ONE ACRE (33,359 SQUARE FOOT) EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point at the northwest corner of this easement, being in the north line of the remainder of said Lot 1 and the remainder of said 37.499 acre Southeastern Freight Lines tract, and in a south line of that tract described as 1.702 acres conveyed to the State of Texas by Deed, as recorded in Document No. D222222709, Official Public Records, Tarrant County, Texas, and in the existing south right-of-way line of Martin Street (varying width), said POINT OF BEGINNING having Surface Coordinates of N=6,936,694.74, E=2,355,794.77, from which a 5/8-inch iron rod with Texas Department of Transportation (TxDOT) cap found in the north line of the remainder of said Lot 1 and the remainder of said 37.499 acre Southeastern Freight Lines tract, and in the existing south right-of-way line of Martin Street, bears North 84°21'22" West 29.63 feet, and from which a 5/8-inch iron rod with TxDOT cap found in the north line of the remainder of said Lot 1 and the remainder of said 37.499 acre Southeastern-Freight Lines tract, and in the existing south right-of-way line of Martin Street, being the northwest corner of said 1.702 acre State of Texas tract, bears North 01°42'19" West 2.74 feet, and from which a 5/8-inch iron rod found in the north line of the remainder of said Lot 1 and the remainder of said 37.499 acre Southeastern Freight Lines tract, and in the existing south right-of-way line of Martin Street, bears South 88°07'39" West 544.77 feet;

0.7658 Acre Waterline Easement

THENCE, along the north line of this easement, the remainder of said Lot 1 and the remainder of said 37.499 acre Southeastern Freight Lines tract, a south line of said 1.702 acre State of Texas tract, and the existing south right-of-way line of Martin Street, the following two (2) courses, numbered 1 and 2:

- 1) **South 84°21'22" East 15.91 feet** to a scribed "X" on concrete found, and
- 2) **North 88°13'33" East 58.78 feet** to a 5/8-inch iron rod with TxDOT cap found at the northeast corner of this easement, the remainder of said Lot 1 and the remainder of said 37.499 Southeastern Freight Lines tract, being at the intersection of the existing south right-of-way line of Martin Street and the existing west right-of-way line of I-820 (varying width);

THENCE, along the east line of this easement, the remainder of said Lot 1 and the remainder of said 37.499 acre Southeastern Freight Lines tract, the west line of said 1.702 acre State of Texas tract, and the existing west right-of-way line of I-820, the following three (3) courses, numbered 3 through 5:

- 3) **South 47°24'05" East 77.33 feet** to a 5/8-inch iron rod with TxDOT cap found,
- 4) **South 12°57'59" East 150.33 feet** to a 5/8-inch iron rod with TxDOT cap found, and
- 5) with a curve to the right, whose delta angle is **08°08'26"**, radius is **3,799.72 feet**, an arc distance of **539.87 feet**, and the chord of which bears **South 08°53'46" East 539.41 feet** to a calculated point;

THENCE, continuing along the east line of this easement, crossing the remainder of said Lot 1 and the remainder of said 37.499 acre Southeastern Freight Lines tract, the following five (5) courses, numbered 6 through 10:

- 6) **South 44°49'13" West 109.17 feet** to a calculated point,
- 7) **South 00°10'47" East 251.79 feet** to a calculated point,
- 8) **North 89°49'13" East 30.00 feet** to a calculated point,
- 9) **North 00°10'47" West 12.41 feet** to a calculated point, and

10) **North 89°49'13" East 59.69 feet** to a calculated point in the east line of said remainder of Lot 1 and the remainder of said 37.499 acre Southeastern Freight Lines tract, in the west line of said 1.702 acre State of Texas tract, and in the existing west right-of-way line of I-820;

11) **THENCE**, continuing along the east line of this easement, the east line of the remainder of said Lot 1 and the remainder of said 37.499 acre Southeastern Freight Lines tract, the west line of said 1.702 acre State of Texas tract, and the existing west right-of-way line of I-820, **South 00°13'19" East 45.00 feet** to a calculated point;

**THENCE**, continuing along the east line of this easement, crossing the remainder of the of said Lot 1 and the remainder of said 37.499 acre Southeaster Freight Lines tract, the following five (5) courses, numbered 12 through 16:

12) **South 89°49'13" West 59.72 feet** to a calculated point,

13) **North 00°10'47" West 12.59 feet** to a calculated point,

14) **South 89°49'13" West 30.00 feet** to a calculated point,

15) **South 00°10'47" East 135.65 feet** to a calculated point, and

16) **South 45°10'47" East 127.10 feet** to a calculated point at in the east line of the remainder of said Lot 1 and the remainder of said 37.499 acre Southeastern Freight Lines tract, the west line of said 1.702 acre State of Texas tract, and the existing west right-of-way line of I-820;

17) **THENCE**, continuing along the east line of this easement, along the remainder of said Lot 1 and the remainder of said 37.499 acre Southeastern Freight Lines tract, the west line of said 1.702 acre State of Texas tract, and the existing west right-of-way line of I-820, **South 00°13'19" East 32.41 feet** to a 5/8-inch iron rod with TxDOT cap found at the southeast corner of this easement, the remainder of said Lot 1 and the remainder of said 37.499 acre Southeastern Freight Lines tract, being the northeast corner of the remainder of that tract described as 60.883 acres conveyed to Black Branch Terminals LLC by Special Warranty Deed, as recorded in Document D222055456, Official Public Records, Tarrant County, Texas, and being the southwest corner of said 1.702 acre State of Texas tract;

18)THENCE, along the south line this easement, the remainder of said Lot 1 and the remainder of said 37.499 Southeaster Freight Lines tract, and the north line of the remainder of said 60.883 acre Black Branch Terminals tract, **North 71°27'01" West 21.12 feet** to a calculated point at the southwest corner of this easement;

THENCE, along the west line of this easement, crossing the remainder of said Lot 1 and the remainder of said 37.499 acre Southeastern Freight Lines tract, the following eighteen (18) courses, numbered 19 through 36:

- 19)North **00°13'19" West 17.34 feet** to a calculated point,
- 20)North **45°10'47" West 127.12 feet** to a calculated point,
- 21)North **00°10'47" West 206.11 feet** to a calculated point,
- 22)North **90°00'00" West 4.68 feet** to a calculated point,
- 23)North **00°00'00" East 10.00 feet** to a calculated point,
- 24)North **90°00'00" East 4.65 feet** to a calculated point,
- 25)North **00°10'47" West 207.89 feet** to
- 26)North **44°49'13" East 108.19 feet** to a calculated point,
- 27)with a curve to the left, whose delta angle is **04°39'18"**, radius is **3,779.72 feet**, an arc distance of **307.09 feet**, and the chord of which bears **North 07°17'37" West 307.00 feet** to a calculated point,
- 28)South **80°14'18" West 4.13 feet** to a calculated point,
- 29)North **09°41'39" West 10.00 feet** to a calculated point,
- 30)North **80°14'18" East 4.13 feet** to a calculated point,
- 31)with a curve to the left, whose delta angle is **03°11'38"**, radius is **3,779.72 feet**, an arc distance of **210.70 feet**, and the chord of which bears **North 11°22'13" West 210.67 feet** to a calculated point,
- 32)North **12°57'59" West 137.69 feet** to a calculated point,
- 33)North **24°54'05" West 9.52 feet** to a calculated point,

0.7658 Acre Waterline Easement

- 34) **North 47°24'05" West 59.49 feet** to a calculated point,
- 35) **South 88°13'39" West 66.40 feet** to a calculated point, and
- 36) **North 01°46'27" West 22.05 feet** to the POINT OF BEGINNING and containing 0.7658 of one acre (33,359 square feet) of land within these metes and bounds.

Bearing Basis Note

The bearings described herein are based on the Texas Coordinate System, North Central Zone (4202), NAD83 (2011) EPOCH 2010.00. The coordinates shown are surface coordinates and can be converted to grid by dividing the surface adjustment factor of 1.00012.

SURVEYED BY:

**McGRAY & McGRAY LAND SURVEYORS, INC.**  
3301 Hancock Dr., Ste. 6  
Austin, TX 78731 (512) 451-8591  
TBPELS Survey Firm# 10095500



03/20/2024

Chris Conrad, Reg. Professional Land Surveyor No. 5623

Date

Note: There is a plat to accompany this description.

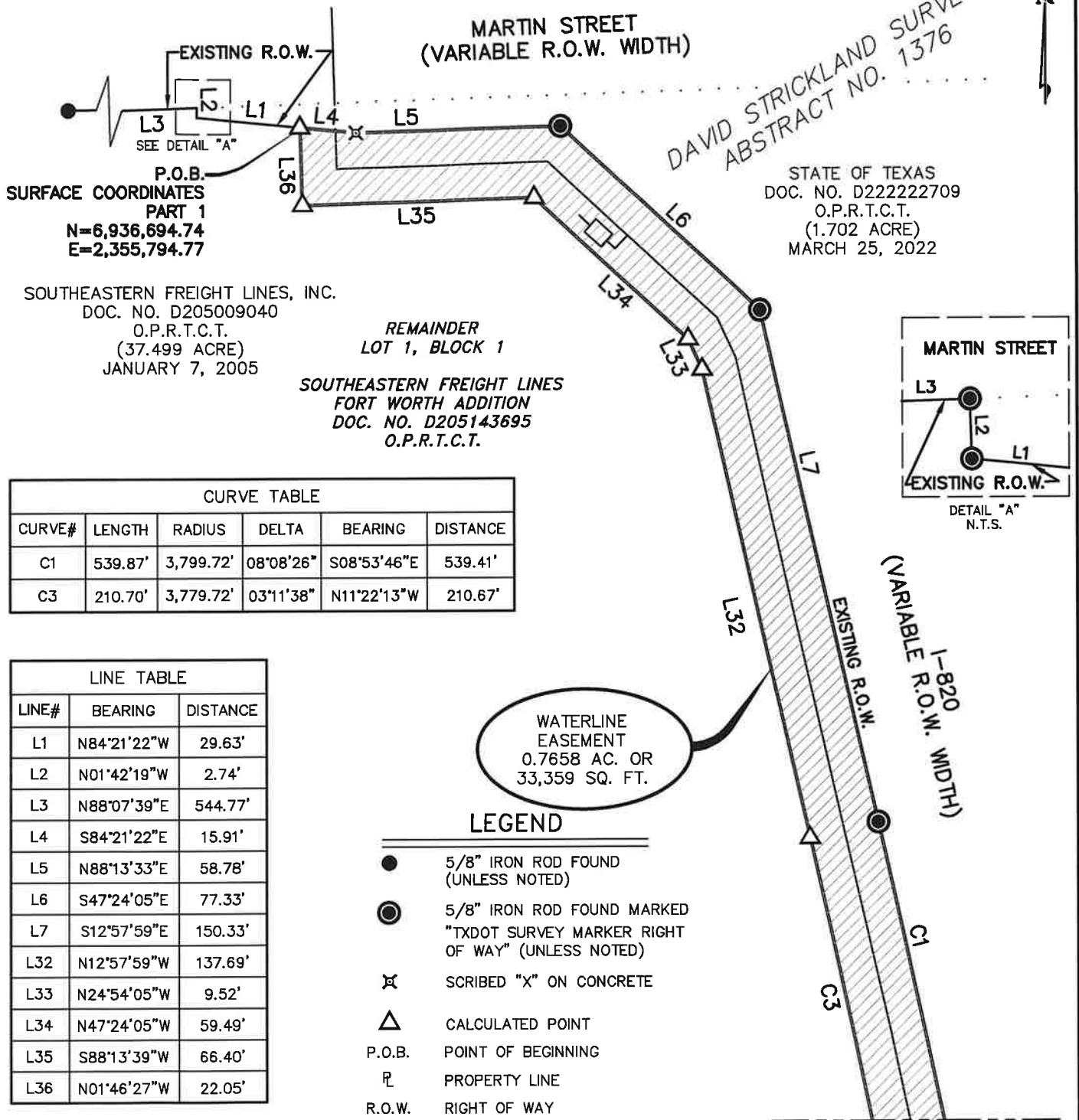
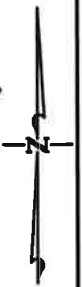
M:\Kiewit~22-130-I20\Description\0.7658 Ac Waterline Esmt\_R2

Issued 09/29/2023; Revised 12/15/2023;03/18/2024

FORT WORTH GRID 93F  
TAD# 41009320

**SKETCH TO ACCOMPANY DESCRIPTION  
OF 0.7658 AC. OR 33,359 SQ. FT. OF LAND OUT OF  
THE DAVID STRICKLAND SURVEY, ABSTRACT NO. 1376  
FORT WORTH, TARRANT COUNTY, TEXAS**

SCALE 1" = 40'

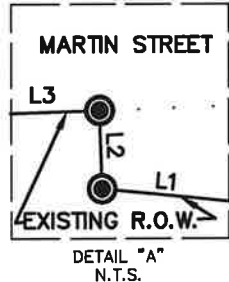


**P.O.B.  
SURFACE COORDINATES  
PART 1  
N=6,936,694.74  
E=2,355,794.77**

STATE OF TEXAS  
DOC. NO. D22222709  
O.P.R.T.C.T.  
(1.702 ACRE)  
MARCH 25, 2022

SOUTHEASTERN FREIGHT LINES, INC.  
DOC. NO. D205009040  
O.P.R.T.C.T.  
(37.499 ACRE)  
JANUARY 7, 2005

**REMAINDER  
LOT 1, BLOCK 1  
SOUTHEASTERN FREIGHT LINES  
FORT WORTH ADDITION  
DOC. NO. D205143695  
O.P.R.T.C.T.**



CURVE TABLE					
CURVE#	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	539.87'	3,799.72'	08°08'26"	S08°53'46"E	539.41'
C3	210.70'	3,779.72'	03°11'38"	N11°22'13"W	210.67'

LINE TABLE		
LINE#	BEARING	DISTANCE
L1	N84°21'22"W	29.63'
L2	N01°42'19"W	2.74'
L3	N88°07'39"E	544.77'
L4	S84°21'22"E	15.91'
L5	N88°13'33"E	58.78'
L6	S47°24'05"E	77.33'
L7	S12°57'59"E	150.33'
L32	N12°57'59"W	137.69'
L33	N24°54'05"W	9.52'
L34	N47°24'05"W	59.49'
L35	S88°13'39"W	66.40'
L36	N01°46'27"W	22.05'

WATERLINE EASEMENT  
0.7658 AC. OR  
33,359 SQ. FT.

- LEGEND**
- 5/8" IRON ROD FOUND (UNLESS NOTED)
  - ⊙ 5/8" IRON ROD FOUND MARKED "TXDOT SURVEY MARKER RIGHT OF WAY" (UNLESS NOTED)
  - ✕ SCRIBED "X" ON CONCRETE
  - △ CALCULATED POINT
  - P.O.B. POINT OF BEGINNING
  - ℙ PROPERTY LINE
  - R.O.W. RIGHT OF WAY
  - (.....) RECORD INFORMATION
  - D.R.T.C.T. DEED RECORDS TARRANT COUNTY, TEXAS
  - O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS TARRANT COUNTY, TEXAS
  - P.R.T.C.T. PLAT RECORDS OF TARRANT COUNTY, TEXAS
  - Distance NOT TO SCALE

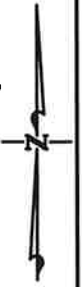
TAD# 41009320 MATCHLINE PAGE 7 OF 10  
SURVEYED BY: PAGE 6 OF 10

**McGRAY & McGRAY  
LAND SURVEYORS, INC.**  
3301 HANCOCK DRIVE #6  
AUSTIN, TEXAS 78731  
MCGRAY.COM (512) 451-8591  
TBPELS SURVEY FIRM #10095500

**SKETCH TO ACCOMPANY DESCRIPTION  
OF 0.7658 AC. OR 33,359 SQ. FT. OF LAND OUT OF  
THE DAVID STRICKLAND SURVEY, ABSTRACT NO. 1376  
FORT WORTH, TARRANT COUNTY, TEXAS**

**SCALE 1" = 40'**

MATCHLINE PAGE 6 OF 10



SOUTHEASTERN FREIGHT LINES, INC.  
DOC. NO. D205009040  
O.P.R.T.C.T.  
(37.499 ACRE)  
JANUARY 7, 2005

STATE OF TEXAS  
DOC. NO. D222222709  
O.P.R.T.C.T.  
(1.702 ACRE)  
MARCH 25, 2022

DAVID STRICKLAND SURVEY  
ABSTRACT NO. 1376

REMAINDER  
LOT 1, BLOCK 1

SOUTHEASTERN FREIGHT LINES  
FORT WORTH ADDITION  
DOC. NO. D205143695  
O.P.R.T.C.T.

WATERLINE  
EASEMENT  
0.7658 AC. OR  
33,359 SQ. FT.



(VARIABLE R.O.W. WIDTH)  
1-820  
EXISTING R.O.W.

**LEGEND**

- 5/8" IRON ROD FOUND (UNLESS NOTED)
- ⊙ 5/8" IRON ROD FOUND MARKED "TXDOT SURVEY MARKER RIGHT OF WAY" (UNLESS NOTED)
- ⊗ SCRIBED "X" ON CONCRETE
- △ CALCULATED POINT
- P.O.B. POINT OF BEGINNING
- ℙ PROPERTY LINE
- R.O.W. RIGHT OF WAY
- (.....) RECORD INFORMATION
- D.R.T.C.T. DEED RECORDS TARRANT COUNTY, TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS TARRANT COUNTY, TEXAS
- P.R.T.C.T. PLAT RECORDS OF TARRANT COUNTY, TEXAS
- Distance NOT TO SCALE

LINE TABLE		
LINE#	BEARING	DISTANCE
L29	S80°14'18"W	4.13'
L30	N09°41'39"W	10.00'
L31	N80°14'18"E	4.13'

CURVE TABLE					
CURVE#	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	539.87'	3,799.72'	08°08'26"	S08°53'46"E	539.41'
C2	307.09'	3,779.72'	04°39'18"	N07°17'37"W	307.00'
C3	210.70'	3,779.72'	03°11'38"	N11°22'13"W	210.67'

MATCHLINE PAGE 8 OF 10

TAD# 41009320  
SURVEYED BY:

PAGE 7 OF 10

**McGRAY & McGRAY  
LAND SURVEYORS, INC.**  
3301 HANCOCK DRIVE #6  
AUSTIN, TEXAS 78731  
MCGRAY.COM (512) 451-8591  
TBPELS SURVEY FIRM #10095500

TARRANT GRID 93F

JOB NO.: 22-130

**SKETCH TO ACCOMPANY DESCRIPTION  
OF 0.7658 AC. OR 33,359 SQ. FT. OF LAND OUT OF  
THE DAVID STRICKLAND SURVEY, ABSTRACT NO. 1376  
FORT WORTH, TARRANT COUNTY, TEXAS**

**SCALE 1" = 40'**

MATCHLINE PAGE 7 OF 10



REMAINDER  
LOT 1, BLOCK 1

SOUTHEASTERN FREIGHT LINES  
FORT WORTH ADDITION  
DOC. NO. D205143695  
O.P.R.T.C.T.

SANITARY SEWER EASEMENT  
VOL 13752, PG. 564  
D.R.T.C.T.

SOUTHEASTERN FREIGHT LINES, INC.  
DOC. NO. D205009040  
O.P.R.T.C.T.  
(37.499 ACRE)  
JANUARY 7, 2005

DAVID STRICKLAND SURVEY  
ABSTRACT NO. 1376

LINE TABLE		
LINE#	BEARING	DISTANCE
L8	S44°49'13"W	109.17'
L9	S00°10'47"E	251.79'
L27	N00°10'47"W	207.89'
L28	N44°49'13"E	108.19'

**LEGEND**

- 5/8" IRON ROD FOUND (UNLESS NOTED)
- ⊙ 5/8" IRON ROD FOUND MARKED "TXDOT SURVEY MARKER RIGHT OF WAY" (UNLESS NOTED)
- △ CALCULATED POINT
- P.O.B. POINT OF BEGINNING
- ℙ PROPERTY LINE
- R.O.W. RIGHT OF WAY
- (.....) RECORD INFORMATION
- D.R.T.C.T. DEED RECORDS TARRANT COUNTY, TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS TARRANT COUNTY, TEXAS
- P.R.T.C.T. PLAT RECORDS OF TARRANT COUNTY, TEXAS
- Distance NOT TO SCALE

STATE OF TEXAS  
DOC. NO. D22222709  
O.P.R.T.C.T.  
(1.702 ACRE)  
MARCH 25, 2022

(VARIABLE R.O.W. WIDTH)  
I-820

EXISTING R.O.W.

WATERLINE EASEMENT  
0.7658 AC. OR  
33,359 SQ. FT.

FLOODPLAIN EASEMENT  
DOC. NO. 205143695  
O.P.R.T.C.T.

40' WIDE PIPELINE EASEMENT  
DOC. NO. 210231966  
DOC. NO. 210231967  
O.P.R.T.C.T.

SANITARY SEWER EASEMENT  
VOL 14062, PG. 313  
D.R.T.C.T.

CHANNEL EASEMENT  
VOL 3795, PG. 308  
D.R.T.C.T.

MATCHLINE PAGE 9 OF 10

CURVE TABLE					
CURVE#	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	539.87'	3,799.72'	08°08'26"	S08°53'46"E	539.41'
C2	307.09'	3,779.72'	04°39'18"	N07°17'37"W	307.00'

TAD# 41009320

SURVEYED BY:

PAGE 8 OF 10

**McGRAY & McGRAY  
LAND SURVEYORS, INC.**

3301 HANCOCK DRIVE #6  
AUSTIN, TEXAS 78731  
MCGRAY.COM (512) 451-8591  
TBPELS SURVEY FIRM #10095500

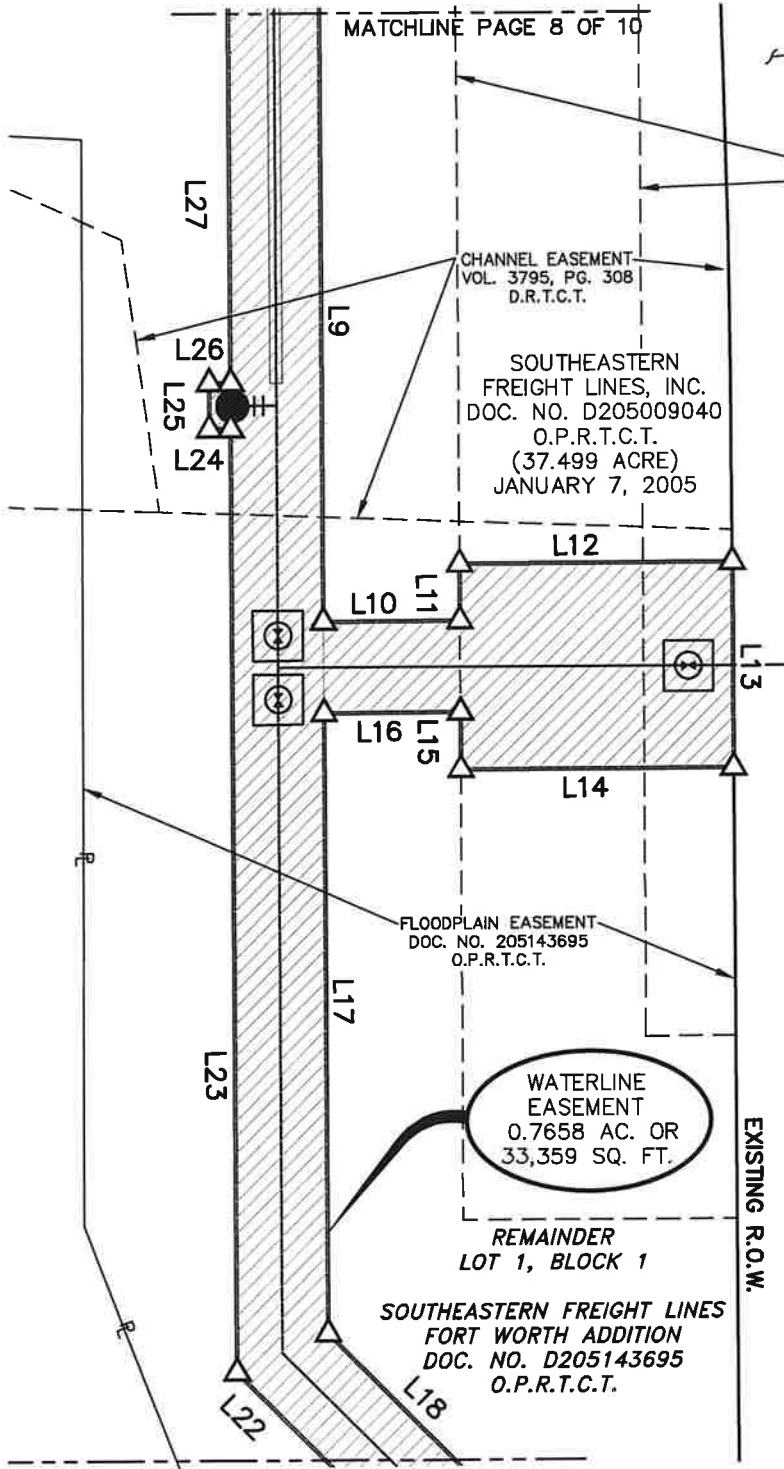
TARRANT GRID 93F

JOB NO.: 22-130



**SKETCH TO ACCOMPANY DESCRIPTION  
OF 0.7658 AC. OR 33,359 SQ. FT. OF LAND OUT OF  
THE DAVID STRICKLAND SURVEY, ABSTRACT NO. 1376  
FORT WORTH, TARRANT COUNTY, TEXAS**

**SCALE 1" = 40'**



STATE OF TEXAS  
DOC. NO. D222222709  
O.P.R.T.C.T.  
(1.702 ACRE)  
MARCH 25, 2022

40' WIDE PIPELINE  
EASEMENT  
DOC. NO. 210231966  
DOC. NO. 210231967  
O.P.R.T.C.T.

CHANNEL EASEMENT  
VOL. 3795, PG. 308  
D.R.T.C.T.

SOUTHEASTERN  
FREIGHT LINES, INC.  
DOC. NO. D205009040  
O.P.R.T.C.T.  
(37.499 ACRE)  
JANUARY 7, 2005

FLOODPLAIN EASEMENT  
DOC. NO. 205143695  
O.P.R.T.C.T.

**WATERLINE  
EASEMENT  
0.7658 AC. OR  
33,359 SQ. FT.**

REMAINDER  
LOT 1, BLOCK 1

SOUTHEASTERN FREIGHT LINES  
FORT WORTH ADDITION  
DOC. NO. D205143695  
O.P.R.T.C.T.

LINE TABLE		
LINE#	BEARING	DISTANCE
L9	S00°10'47"E	251.79'
L10	N89°49'13"E	30.00'
L11	N00°10'47"W	12.41'
L12	N89°49'13"E	59.69'
L13	S00°13'19"E	45.00'
L14	S89°49'13"W	59.72'
L15	N00°10'47"W	12.59'
L16	S89°49'13"W	30.00'
L17	S00°10'47"E	135.65'
L18	S45°10'47"E	127.10'
L22	N45°10'47"W	127.12'
L23	N00°10'47"W	206.11'
L24	N90°00'00"W	4.68'
L25	N00°00'00"E	10.00'
L26	N90°00'00"E	4.65'
L27	N00°10'47"W	207.89'

(VARIABLE R.O.W. WIDTH)  
1-820

MATCHLINE PAGE  
10 OF 10

DAVID STRICKLAND SURVEY  
ABSTRACT NO. 1376

TAD# 41009320  
SURVEYED BY:

PAGE 9 OF 10

**McGRAY & McGRAY  
LAND SURVEYORS, INC.**

3301 HANCOCK DRIVE #6  
AUSTIN, TEXAS 78731  
MCGRAY.COM (512) 451-8591  
TBPELS SURVEY FIRM #10095500

TARRANT GRID 93F

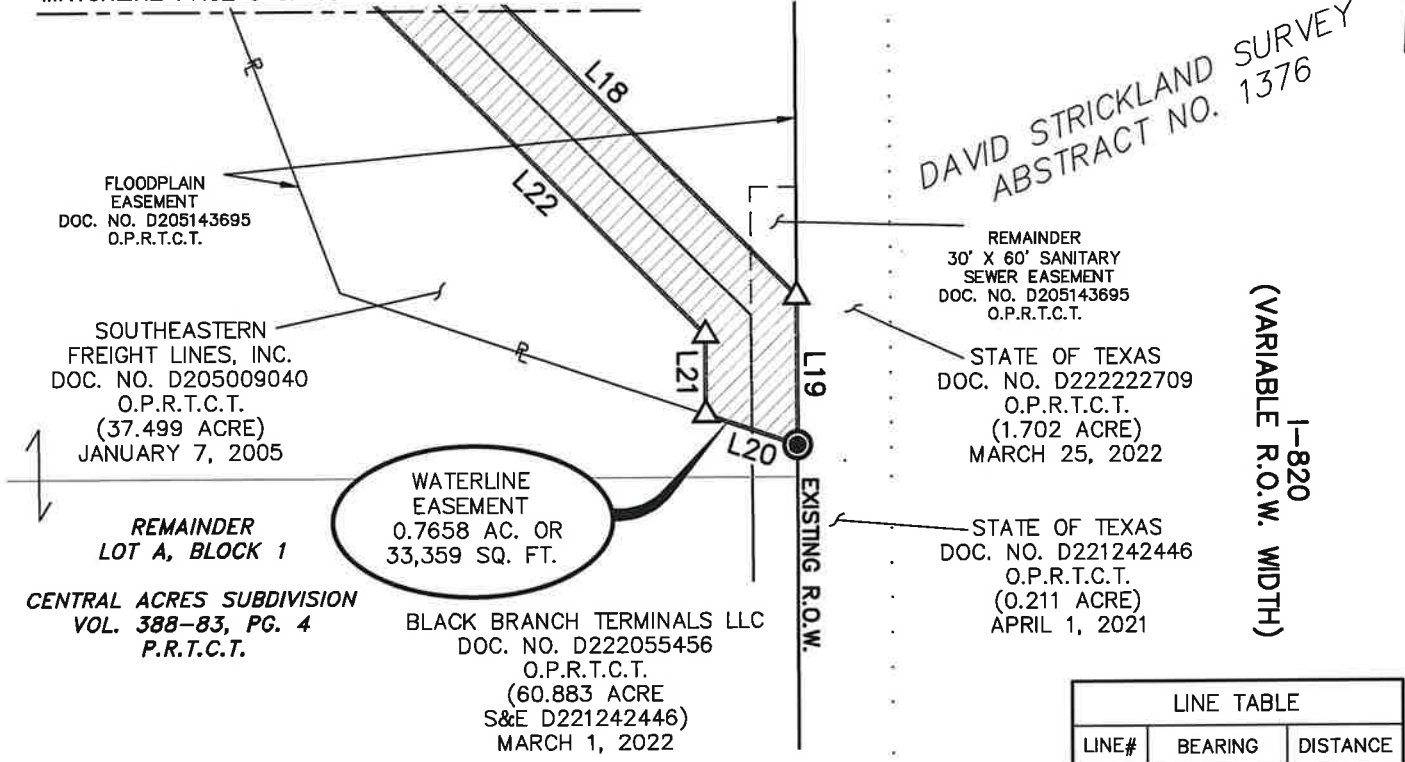
JOB NO.: 22-130

**SKETCH TO ACCOMPANY DESCRIPTION  
OF 0.7658 AC. OR 33,359 SQ. FT. OF LAND OUT OF  
THE DAVID STRICKLAND SURVEY, ABSTRACT NO. 1376  
FORT WORTH, TARRANT COUNTY, TEXAS**

**SCALE 1" = 40'**

MATCHLINE PAGE 9 OF 10

DAVID STRICKLAND SURVEY  
ABSTRACT NO. 1376



FLOODPLAIN EASEMENT  
DOC. NO. D205143695  
O.P.R.T.C.T.

SOUTHEASTERN FREIGHT LINES, INC.  
DOC. NO. D205009040  
O.P.R.T.C.T.  
(37.499 ACRE)  
JANUARY 7, 2005

REMAINDER  
LOT A, BLOCK 1

CENTRAL ACRES SUBDIVISION  
VOL. 388-83, PG. 4  
P.R.T.C.T.

WATERLINE EASEMENT  
0.7658 AC. OR  
33,359 SQ. FT.

BLACK BRANCH TERMINALS LLC  
DOC. NO. D222055456  
O.P.R.T.C.T.  
(60.883 ACRE  
S&E D221242446)  
MARCH 1, 2022

REMAINDER  
30' X 60' SANITARY  
SEWER EASEMENT  
DOC. NO. D205143695  
O.P.R.T.C.T.

STATE OF TEXAS  
DOC. NO. D222222709  
O.P.R.T.C.T.  
(1.702 ACRE)  
MARCH 25, 2022

STATE OF TEXAS  
DOC. NO. D221242446  
O.P.R.T.C.T.  
(0.211 ACRE)  
APRIL 1, 2021

(VARIABLE R.O.W. WIDTH)  
1-820

**LEGEND**

- 5/8" IRON ROD FOUND (UNLESS NOTED)
- ⊙ 5/8" IRON ROD FOUND MARKED "TXDOT SURVEY MARKER RIGHT OF WAY" (UNLESS NOTED)
- △ CALCULATED POINT
- P.O.B. POINT OF BEGINNING
- ℓ PROPERTY LINE
- R.O.W. RIGHT OF WAY
- (.....) RECORD INFORMATION
- D.R.T.C.T. DEED RECORDS TARRANT COUNTY, TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS TARRANT COUNTY, TEXAS
- P.R.T.C.T. PLAT RECORDS OF TARRANT COUNTY, TEXAS
- DISTANCE NOT TO SCALE

LINE TABLE		
LINE#	BEARING	DISTANCE
L18	S45°10'47"E	127.10'
L19	S00°13'19"E	32.41'
L20	N71°27'01"W	21.12'
L21	N00°13'19"W	17.34'
L22	N45°10'47"W	127.12'

NOTES:  
1. THIS PROJECT IS REFERENCED, FOR ALL BEARING AND COORDINATE BASIS, TO THE TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 (2011) EPOCH 2010.00. COORDINATES SHOWN HEREON ARE SURFACE COORDINATES AND CAN BE CONVERTED TO GRID BY DIVIDING BY THE SURFACE ADJUSTMENT FACTOR OF 1.00012.  
2. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY WITH GF NO. 110003472.

REVISED: 03-20-2024  
REVISED: 12-15-2023  
ISSUED: 09-29-2023  
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TAD# 41009320  
SURVEYED BY:

**McGRAY & McGRAY  
LAND SURVEYORS, INC.**  
3301 HANCOCK DRIVE #6  
AUSTIN, TEXAS 78731  
MCGRAY.COM (512) 451-8591  
TBPELS SURVEY FIRM #10095500



*Chris Conrad*

03/20/2024

CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623 DATE  
Note: There is a description to accompany this plat.