

EXHIBIT "A"
TEMPORARY CONSTRUCTION EASEMENT
PARCEL 60

BEING a 0.8118 acre tract of land located in the Abner Lee Survey, Abstract No. 931, City of Fort Worth, Tarrant County, Texas, said 0.8118 acre tract of land being a portion of a called 172.73 acre tract of land conveyed to **BRUNO CZAJKOWSKI** and **JANE CZAJKOWSKI**, by deed as recorded in Volume 6891, Page 2270, Official Public Records, Tarrant County, Texas, (O.P.R.T.C.T.), said 0.8118 acre tract of land being a Temporary Construction Easement and being more particularly described by metes and bounds as follows:

BEGINNING at the north property line of the said Czajkowski tract, same being the south right-of-way line of County Road 1064 (Burleson Retta Road), being a variable width public right-of-way, said beginning point being North 88°55'57" West, 80.85 feet from the northeast property corner of the said Czajkowski tract, said beginning point also having a NAD 83 grid coordinate of N: 6,889,028.87 and E: 2,343,482.75;

THENCE departing the said property line and the said right-of-way line, over and across the said Czajkowski tract the following courses and distances:

South 44°16'29" West, 1,204.57 feet;

South 45°44'15" East, 5.00 feet;

South 44°16'29" West, 255.19 feet to a point on a south property line of the said Czajkowski tract, same being a north property line of a called 99.769 acre tract of land identified as "Tract 1" and being conveyed to Marline Eighteen, LLC, by deed as recorded in Instrument Number D213260103, O.P.R.T.C.T., a 1/2 inch iron rod found at the southwest property corner of a called 38.58 acre tract of land being conveyed to Mark A. Stucks and Nelda K. Stucks, by deed as recorded in Volume 16401, Page 172, O.P.R.T.C.T. bears South 78°44'35" East, 1,127.05 feet from said point;

THENCE South 84°31'52" West, along the said property lines, 30.84 feet;

THENCE departing the said property lines, over and across said Czajkowski tract the following courses and distances:

North 44°05'38" East, 22.19 feet;

North 44°16'29" East, 1,201.09 feet to the said north property line of the Czajkowski tract, same being the said south right-of-way line of County Road 1064;

THENCE South 88°55'57" East, along the said property line and along the said right-of-way line, 34.30 feet to the **POINT OF BEGINNING**.

The hereinabove described tract of land contains a computed area of **0.8118 acres (35,360 square feet)** of land more or less.

The basis of bearings for this survey is NAD83 Texas North Central Zone (4202). All distance shown are surface.

SURVEYORS CERTIFICATE

I do hereby certify that the above legal description was prepared from public records and from an actual and accurate survey upon the ground and that same is true and correct.



9-12-17

Surveyors Name: Eric S. Spooner
Registered Professional Land Surveyor, Texas No. 5922
Spooner and Associates, Inc.
Texas Board of Professional Land Surveying No. 10054900
Surveyed on the ground 04-2017



