

EXHIBIT "A"
LEGAL DESCRIPTION
PERMANENT RIGHT-OF-WAY

BEING 0.202 acre of land located in Lot 1, Block A, SUNBELT ADDITION, Grand Prairie, Tarrant County, Texas, according to the plat recorded in Instrument No. D210017057, of the Official Public Records of Tarrant County, Texas. Said 0.202 acre of land being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron rod marked "Brittain & Crawford" set, in the Southwest boundary line of aforesaid Lot 1, Block A, SUNBELT ADDITION and the Northwestern right-of-way line of Ragland Road, being located S 64° 17' 51" E 109.71 feet, from a 5/8" iron rod found, at the Northerly corner clip of the intersection of the West right-of-way line of State Highway No. 360 and the Northerly right-of-way line of Ragland Road, said POINT OF BEGINNING also lying in the new Northwest right-of-way line of Ragland Road;

THENCE N 59° 42' 34" E 729.56 feet, along the new Northwest right-of-way line of Ragland Road, to a ½" iron rod marked "Brittain & Crawford" set, in the Northeast boundary line of aforesaid Lot 1, Block A, SUNBELT ADDITION;

THENCE S 34° 36' 45" E 15.04 feet, along the Northeast boundary line of said Lot 1, Block A, SUNBELT ADDITION, to a point at the East corner of said Lot 1, Block A, lying in the existing Northwest right-of-way line of Ragland Road;

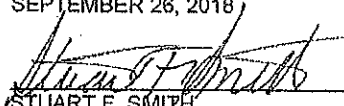
THENCE S 59° 42' 34" W 540.59 feet, along the existing Northwest right-of-way line of Ragland Road, to a point at the East corner of a tract of land conveyed for right-of-way to the State of Texas, by the deed recorded in Instrument No. D217235416, of the Official Public Records of Tarrant County, Texas;

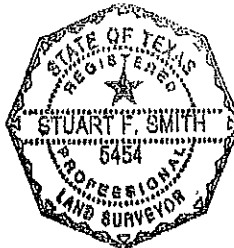
THENCE N 31° 49' 30" W 9.17 feet, along the Northeast line of said State of Texas Tract, to a point;

THENCE S 60° 56' 52" W 188.72 feet, along the Northwest boundary line of said State of Texas Tract, to a point lying in the Southwest boundary line of aforesaid Lot 1, Block A;

THENCE N 64° 17' 48" W 2.12 feet, along the Southwest boundary line of said Lot 1, Block A, to the POINT OF BEGINNING containing 0.202 acre (8,820 square feet) of land.

SURVEYED ON THE GROUND
SEPTEMBER 26, 2018


STUART F. SMITH
REGISTERED PROFESSIONAL
LAND SURVEYOR
STATE OF TEXAS NO. 5454



BEARING BASE:
NAD 83: TX83-NCF

EXHIBIT "B"

WALTER FERRELL SURVEY
ABSTRACT No. 537

LOT 2, BLOCK A
SUNBELT ADDITION
INSTRUMENT# D210017057
O.P.R.T.C.T.

LOT 1, BLOCK A
SUNBELT ADDITION
INSTRUMENT# D210017057
O.P.R.T.C.T.

TOTAL E & P USC BARNETT, LLC
INSTRUMENT# D216265368
O.P.R.T.C.T.

PERMANENT RIGHT-OF-WAY
0.202 ACRE (8,820 SQ.FT.)

CONTROLLING MONUMENT:
5/8" IRON ROD FOUND
N: 6908240.015
E: 2407220.876

1/2" IRON ROD SET
MARKED
"BRITAIN & CRAWFORD"

N 64°17'48"W
2.12'

POINT OF
BEGINNING

S 64°17'51"E
109.71'

N 59°42'34"E 729.56'
S 59°42'34"W 540.59'

RAGLAND ROAD

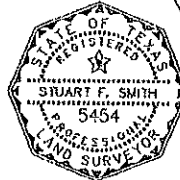
TA LAND FUND I, LP.
INSTRUMENT# D214238444
D.R.T.C.T.

LOT 1, BLOCK A
SUNBELT ADDITION
INSTRUMENT# D210017057
O.P.R.T.C.T.

TRACT No. 502
UNITED STATES OF AMERICA
VOLUME 6969, PAGE 453
D.R.T.C.T.

JAMES C. ARMSTRONG SURVEY
ABSTRACT No. 43

LAKEVIEW BOAT & RV STORAGE, LLC.
INSTRUMENT# D213420186
D.R.T.C.T.



SURVEYED ON THE GROUND
SEPTEMBER 26, 2018

STUART F. SMITH
REGISTERED PROFESSIONAL
LAND SURVEYOR
STATE OF TEXAS NO. 5454

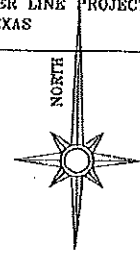
Course	Bearing	Distance
L1	N 31°49'30" W	9.17'
L2	S 60°56'52" W	188.72'

Grand Prairie
T E X A S

GRAND PRAIRIE 360 DAY MIAR 8" SANITARY SEWER LINE PROJECT
GRAND PRAIRIE, TARRANT COUNTY, TEXAS

BRITAIN & CRAWFORD
LAND SURVEYING &
TOPOGRAPHIC MAPPING
(017) 926-0211 - METRO (817) 420-5112
FAX No. (817) 926-9347
P.O. BOX 11374 • 3908 SOUTH FREEWAY
FORT WORTH, TEXAS 76110
EMAIL: edwin@britain-crawford.com

PERMANENT
RIGHT-OF-WAY
0.202 ACRE OF LAND
LOCATED IN
LOT 1, BLOCK A
SUNBELT ADDITION
GRAND PRAIRIE, TARRANT
COUNTY, TEXAS



SCALE 1"=150'

EXHIBIT "A"
LEGAL DESCRIPTION
PERMANENT SLOPE EASEMENT "A"

BEING a 20-foot-wide strip of land located in Lot 1, Block A, SUNBELT ADDITION, to the City of Grand Prairie, Tarrant County, Texas, according to the plat recorded in Instrument No. D210017057, of the Official Public Records of Tarrant County, Texas. Said 20-foot-wide strip of land being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron rod marked "Brittain & Crawford" set at the intersection of the proposed Northwest right-of-way line of Ragland Road and the East right-of-way line of State Highway No. 360;

THENCE N 64° 17' 51" W 24.13 feet, along the East right-of-way line of State Highway No. 360 and the West boundary line of said Lot 1, to a point;

THENCE N 59° 42' 34" E 378.51 feet, along a line 20.0 feet Northwest of and parallel to the proposed Northwest right-of-way line of aforesaid Ragland Road, to a point;

THENCE S 30° 17' 26" E 20.00 feet, to a point lying in the proposed Northwest right-of-way line of Ragland Road;

THENCE S 59° 42' 34" W 365.01 feet, along the proposed Northwest right-of-way line of Ragland Road, to the POINT OF BEGINNING containing 0.171 acre (7,436 square feet) of land.

LEGAL DESCRIPTION
PERMANENT SLOPE EASEMENT "B"

BEING a 20-foot-wide strip of land located in Lot 1, Block A, SUNBELT ADDITION, to the City of Grand Prairie, Tarrant County, Texas, according to the plat recorded in Instrument No. D210017057, of the Official Public Records of Tarrant County, Texas. Said 20-foot-wide strip of land being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron rod marked "Brittain & Crawford" set in the Northeast boundary line of said Lot 1 and the proposed Northwest right-of-way line of Ragland Road;

THENCE S 59° 42' 34" W 204.06 feet, along the Northwest right-of-way line of Ragland Road, to a point;

THENCE N 30° 17' 26" W 20.00 feet, to a point;

THENCE N 59° 42' 34" E 202.48 feet, along a line 20.0 feet Northwest of and parallel to the proposed Northwest right-of-way line of aforesaid Ragland Road, to a point lying in the Northeast boundary line of aforesaid Lot 1;

THENCE S 34° 48' 02" E 20.06 feet, along the Northeast boundary line of said Lot 1, to the POINT OF BEGINNING containing 0.093 acre (4,065 square feet) of land.

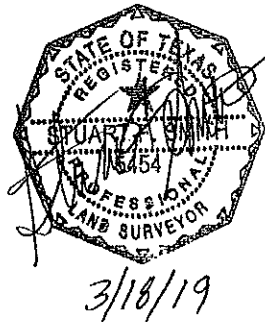


EXHIBIT "B"

BEARING BASE:
NAD 83: TX83-NCF

Course	Bearing	Distance
L1	S 30°17'26" E	20.00'
L2	N 30°17'26" W	20.00'

ROBERT J. ELRICH AND LOLA D. ELRICH,
as trustees for the Robert J. Elrich and
Lola D. Elrich Revocable Living Trust
CC# 0208425279
D.R.T.C.T.

WALTER FERRELL SURVEY
ABSTRACT No. 537

LOT 2, BLOCK A
SUNBELT ADDITION
INSTRUMENT# D210017057
O.P.R.T.C.T.

TOTAL E & P USC BARNETT, LLC.
INSTRUMENT# D21826568
O.P.R.T.C.T.

LOT 1, BLOCK A
SUNBELT ADDITION
INSTRUMENT# D210017057
O.P.R.T.C.T.

SLOPE EASEMENT "B"
0.093 ACRE,
4,065 SQUARE FEET

SLOPE EASEMENT "A"
0.171 ACRE,
7,436 SQUARE FEET

CONTROLLING MONUMENT:
5/8" IRON ROD FOUND
N: 6908240.013
E: 2407229.876

S 64°17'51"E
85.59'

N 64°17'51"W
24.13'

POINT OF BEGINNING

1/2" IRON ROD SET
MARKED
"BRITTAIN & CRAWFORD"

N 50°42'34"E 378.51'

S 50°42'34"W 385.01'

RAGLAND ROAD

TA SOUTHGATE LAND PARTNERS LP.
INSTRUMENT# D217104506
D.R.T.C.T.

N. DAY MIAR ROAD

S 34°48'02"E
20.00'

POINT OF BEGINNING

TRACT No. 502
UNITED STATES OF AMERICA
VOLUME 6969, PAGE 453
D.R.T.C.T.

JAMES C. ARMSTRONG SURVEY
ABSTRACT No. 43



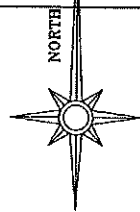
MARCH 18, 2019

Grand Prairie
TEXAS

GRAND PRAIRIE 360 DAY MIAR 8" SANITARY SEWER LINE PROJECT
GRAND PRAIRIE, TARRANT COUNTY, TEXAS

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EMAIL: admin@brittain-crawford.com

PERMANENT
SLOPE EASEMENT'S
TWO TRACT'S OF LAND
LOCATED IN
LOT 1, BLOCK A
SUNBELT ADDITION
GRAND PRAIRIE, TARRANT
COUNTY, TEXAS



SCALE 1"=150'