

EXHIBIT "A"
FORCE MAIN LICENSE AGREEMENT
METES & BOUNDS DESCRIPTION

BEING A 0.979 ACRE TRACT OF LAND LOCATED IN THE WALTER FERRELL SURVEY, ABSTRACT NO. 537, IN THE CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS, BEING A PORTION OF LOT 1R, CHRISTIAN ACRES II, AN ADDITION TO THE CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET A, SLIDE 10607, PLAT RECORDS, TARRANT COUNTY, TEXAS (PRCT), AND BEING A PORTION OF LOT 1, BLOCK A, SWBC TIMBERVIEW RANCH, AN ADDITION TO THE CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN COUNTY CLERK'S INSTRUMENT NO. D215036764, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS (OPRCT), SAID 0.979 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES & BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR THE NORTHERNMOST NORTHWEST CORNER OF LOT 3, BLOCK A, SUNBELT ADDITION, AN ADDITION TO THE CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN COUNTY CLERK'S INSTRUMENT NO. D210017057, OPRCT, SAME BEING THE WESTERNMOST SOUTHWEST OF SAID LOT 1R, CHRISTIAN ACRES II, AND BEING ON THE EAST RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 360, A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY, SAID BEGINNING POINT HAVING A NAD 83 - TEXAS COORDINATE SYSTEM POSITION (GRID) OF N:6909786.9 E:2407049.7 (SEE NOTE AT BOTTOM OF DESCRIPTION FOR REFERENCED NETWORK), ALSO BEING AT THE BEGINNING OF CURVE TO THE RIGHT HAVING A RADIUS OF 5489.58 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT, IN A NORTHERLY DIRECTION, THROUGH A CENTRAL ANGLE OF 14 DEGREES 32 MINUTES 52 SECONDS, AN ARC LENGTH OF 1393.85 FEET, AND HAVING A LONG CHORD WHICH BEARS NORTH 15 DEGREES 27 MINUTES 55 SECONDS EAST, A CHORD LENGTH OF 1390.11 FEET, TO A POINT FOR CORNER, FROM WHICH A 5/8 INCH CAPPED IRON ROD FOUND STAMPED "G & A CONSULTING" BEARS A CHORD BEARING AND DISTANCE OF NORTH 27 DEGREES 55 MINUTES 36 SECONDS EAST, 1006.96 FEET (RADIUS 5489.58'), SAID 5/8 INCH CAPPED IRON ROD FOUND STAMPED "G & A CONSULTING" HAVING A NAD 83 - TEXAS COORDINATE SYSTEM POSITION (GRID) OF N:6912016.1 E:2407891.9;

THENCE NORTH 59 DEGREES 38 MINUTES 32 SECONDS EAST, DEPARTING SAID EAST RIGHT-OF-WAY LINE, AND OVER AND ACROSS SAID LOT 1, BLOCK A, A DISTANCE OF 50.11 FEET, TO A POINT FOR CORNER;

THENCE SOUTH 30 DEGREES 21 MINUTES 28 SECONDS EAST, CONTINUING OVER AND ACROSS SAID LOT 1, BLOCK A, A DISTANCE OF 25.00 FEET, TO A POINT FOR CORNER, BEING ON THE NORTHWEST LINE OF SAID LOT 1R, CHRISTIAN ACRES II;

THENCE SOUTH 59 DEGREES 38 MINUTES 32 SECONDS WEST, ALONG SAID NORTHWEST LINE, A DISTANCE OF 33.44 FEET, TO A POINT FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 5459.58 FEET;

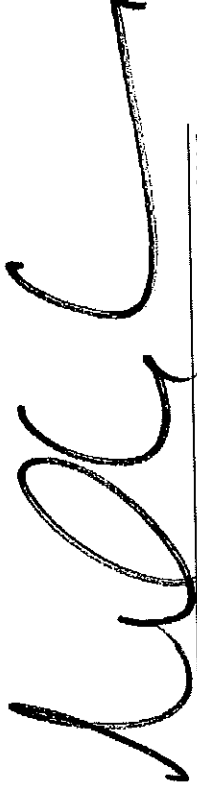
THENCE SOUTHERLY, ALONG SAID CURVE TO THE LEFT, AND ALONG A LINE 30.00 FEET FROM AND PARALLEL WITH THE EAST RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY NO. 360, THROUGH A CENTRAL ANGLE OF 13 DEGREES 56 MINUTES 39 SECONDS, AN ARC LENGTH OF 1328.71 FEET, AND HAVING A LONG CHORD WHICH BEARS SOUTH 15 DEGREES 44 MINUTES 58 SECONDS WEST, A CHORD LENGTH OF 1325.43 FEET, TO A POINT FOR CORNER;

THENCE SOUTH 34 DEGREES 50 MINUTES 29 SECONDS EAST, A DISTANCE OF 25.01 FEET, TO A POINT FOR CORNER, BEING ON A SOUTHEAST LINE OF SAID LOT 1R, CHRISTIAN ACRES II, AND BEING ON THE NORTHWEST LINE OF A CALLED 23.8 ACRE TRACT OF LAND AS DESCRIBED IN THE SPECIAL WARRANTY DEED TO ROBERT J. ELRICH AND LOLA D. ELRICH, AS TRUSTEES FOR THE ROBERT J. ELRICH AND LOLA D. ELRICH REVOCABLE LIVING TRUST, FILED FOR RECORD IN COUNTY CLERK'S INSTRUMENT NO. D208425279, OPRTCT, FROM WHICH A 5/8 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID CALLED 23.8 ACRE TRACT OF LAND BEARS NORTH 59 DEGREES 39 MINUTES 19 SECONDS EAST, A DISTANCE OF 710.47 FEET;

THENCE SOUTH 59 DEGREES 39 MINUTES 19 SECONDS WEST, ALONG SAID NORTHWEST LINE, A DISTANCE OF 17.22 FEET, TO A 5/8 INCH CAPPED IRON ROD FOUND STAMPED "BMT", FROM WHICH A 5/8 INCH CAPPED IRON FOUND STAMPED "KHA" BEARS SOUTH 34 DEGREES 56 MINUTES 40 SECONDS EAST, A DISTANCE OF 679.91 FEET;

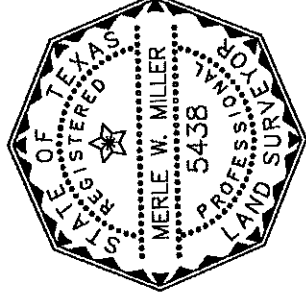
THENCE SOUTH 59 DEGREES 48 MINUTES 56 SECONDS WEST, ALONG THE NORTH LINE OF SAID LOT 3, SUNBELT ADDITION, A DISTANCE OF 43.22 FEET, TO THE **POINT OF BEGINNING**, AND CONTAINING 0.979 ACRES (42,640 SQUARE FEET) OF LAND, MORE OR LESS.

SEE ATTACHED EXHIBIT "B" DATED OCTOBER 23, 2015 (PAGE 3 OF 3)



MERLE W. MILLER
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5438
STATE OF TEXAS

DATE: 10-23-2015



**EXHIBIT D
FORCE MAIN LICENSE AGREEMENT**

FORCE MAIN LICENSE AGREEMENT
LOCATED IN THE WALTER FERRELL SURVEY ~ ABSTRACT NO. 537
IN THE CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS

LOT 1, BLOCK A
SWBC TIMBERVIEW RANCH

CC# D215036764
OPRTCT

5/8 INCH IRF STAMPED
"G & A CONSULTING" BEARS A
CHORD BEARING & DISTANCE OF
N 27°55'36" E ~ 1006.96'
RADIUS ~ 5489.58'
LENGTH ~ 1008.38'
DELTA ~ 10°31'29" ✓

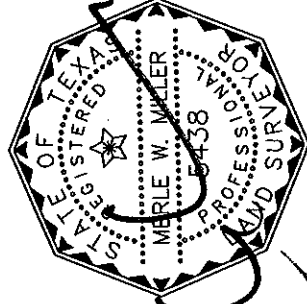
WALTER FERRELL 537
ABSTRACT NO.
SURVEY

NOTES

NOTES

1). BEARINGS SHOWN HEREON ARE IN REFERENCE TO THE NAD 83 - TEXAS COORDINATE SYSTEM - NORTH CENTRAL ZONE, 4202, BASED ON GPS OBSERVATIONS UTILIZING THE LEICA GPS REFERENCE NETWORK.

2) SEE IFCAL DESCRIPTION EXHIBIT "A", DATED 10-23-15.



LEGEND & ABBREVIATIONS

○ CAPED IRON ROD SET
STAMPED "MYCOSKIE MCINNIS"
(UNLESS NOTED OTHERWISE)

DRTCT
-PRTCT
OPRTCT

CALLLED 23.8 ACRES
ROBERT J. ELRICH AND
LOLA D. ELRICH, AS TRUSTEES
FOR THE ROBERT J. ELRICH AND
LOLA D. ELRICH REVOCABLE LIVING TRUST
CC# D208425279
OPRICT

CAVIED 238 ACRES

ROBERT J. ELRICH AND
CALLIE LORAIN
ELIAD ELRICH AS TRUSTEES

FOR THE ROBERT J. ELRICH AND
D. ELRICH REVOCABLE LIVING TRUST

CC# D208425279

OPRTCT

LOT 3, BLOCK A
SUNBELT ADDITION

D21001
OPRTCT

TXDOT
MON.
FND.

LINE	BEARING	DISTANCE
L1	N 59°38'32" E	50.11'
L2	S 30°21'28" E	25.00'
L3	S 59°38'32" W	33.44'
L4	S 34°50'29" E	25.01'
L5	S 59°39'19" W	17.22'
L6	S 59°48'56" W	43.22'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	5489.58'	1393.85'	1390.11'	N 15°27'55" E	14°32'52"
C2	5459.58'	1328.71'	1325.43'	S 15°44'58" W	13°56'39"
C3	5469.58'	592.26'	591.97'	S 05°01'24" W	6°12'15"

mycoskie+mcinnis+associates
civil engineering surveying landscape architecture planning

the registration number: f - 2759

boats registration/license number:	10088000
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200 est abrdm

oriented taxpayers 76010

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www.emtexas.com

DATE: 10-23-15 SCALE: 1" = 200' DRAWN BY: MM CHECKED BY: ESW JOB. NO.: 2748-00-01

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