

EXHIBIT "A"

"RIGHT-OF-WAY"

EXHIBIT 'A'

PARCEL 2

Being 1,228 square feet of land situated in the C.M. Adams Survey, Abstract No. 38, City of Grand Prairie, Tarrant County, Texas, and being a portion of a remainder tract of land described in deed to Daniel Gonzales et ux Sue Chen Gonzales, according to the deed filed in Instrument #D213113098, Deed Records of Tarrant County, Texas (D.R.T.C.T.); and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod with cap stamped "KSC 4019", found in the west line of said Gonzales tract at the southeast corner of Lot 25X, Block A, Lakeview West Addition, Section 2, Phase 1, an addition to the City of Grand Prairie, Tarrant County, Texas, as filed in Instrument #D215010690, Plat Records of Tarrant County, Texas (P.R.T.C.T.), from which a 5/8 inch iron rod with cap stamped "KSC 4019", found at the northwest corner of said Gonzales tract, also being the most southerly northeast corner of said Lot 25X and also being in the south line of Lot 4 of said Block A, bears N 00°27'46" W, a distance of 274.97 feet;

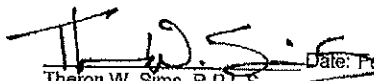
THENCE S 89°59'39" E, over and across said Gonzales tract, a distance of 192.45 feet to a 5/8 inch iron rod with cap stamped "TNP", set;

THENCE N 44°52'08" E, continuing over and across said Gonzales tract, a distance of 49.04 feet to a 5/8 inch iron rod with cap stamped "TNP", set in the east line of said Gonzales tract, also being in the west Right-of-Way (R-O-W) line of Waterpoint Street (50' in width), from which a 1/2 inch iron rod with illegible yellow cap, found at the northeast corner of said Gonzales tract, also being the southeast corner of Lot 1 of said Block A, bears N 00°10'54" W, a distance of 240.15 feet;

THENCE S 00°10'54" E, along the east line of said Gonzales tract and along the west R-O-W line of said Waterpoint Street, a distance of 37.67 feet to a 5/8 inch iron rod with cap stamped "TNP", set in the north line of a 50' wide Road Easement, as filed in Volume 3, Page 479, Commissioners Court Records, Tarrant County, Texas, from which a 5/8 inch iron rod found with cap stamped "KSC 4019", bears N 05°22'41" E, a distance of 2.93 feet and from which a P.K. nail in asphalt found in the approximate centerline of said E. Seeton Road at the southeast corner of said Gonzales tract, bears S 00°10'54" E, a distance of 27.08 feet;

THENCE N 89°54'56" W, over and across said Gonzales tract, along the north line of said 50' Road Easement for E. Seeton Road, a distance of 227.14 feet to a 5/8 inch iron rod with cap plot stamped "TNP", set in the west line of said Gonzales tract, from which a P.K. nail in asphalt found in the approximate centerline of said E. Seeton Road at the southwest corner of said Gonzales tract, bears S 00°27'46" E, a distance of 27.32 feet;

THENCE N 00°27'46" W, along the west line of said Gonzales tract, a distance of 2.60 feet to the **POINT OF BEGINNING** and containing 1,228 square feet or 0.028 of an acre of land.


Theron W. Sims, R.P.L.S.
Texas Registration No. 6887
Date: February 2, 2017



1. 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 1.0001153077 was used to scale grid coordinates and distances to surface.

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

11 (OUTSIDE) COUNCIL BOB KATYCE\ BOB KATYCE\ and\ and\ R-N-W & Fem't Fyhibile\ Parent ? - 1.228 SE. R-0-W.dwg

EXHIBIT "A"
"RIGHT-OF-WAY"

EXHIBIT 'A'

PARCEL 12

Being 819 square feet of land situated in the C.M. Adams Survey, Abstract No. 38 and the J.A. Curry Survey, Abstract No. 338, City of Grand Prairie, Tarrant County, Texas, and being a portion of a tract of land described in deed as Tract 1, to Josue O. Perez et ux Mariana Macias, as filed in Instrument #D216072566, Deed Records of Tarrant County, Texas (D.R.T.C.T.); and being more particularly described by metes and bounds as follows:


BEGINNING at a bent 1/2 inch iron rod found at the southeast corner of said Macias Tract 1, also being the northeast corner of a tract of land described in deed to Cuauhtemoc J. Castillo, as filed in Volume 14580, Page 155, D.R.T.C.T., and also being in the west line of E. Seeton Road, from which a bent 5/8 inch iron rod found at the southeast corner of said Castillo tract, also being the northeast corner of a 60' wide Right-of-Way (R-O-W) for Spring Creek Circle, as filed in Volume 5981, Page 839, D.R.T.C.T., and in the west line of said E. Seeton Road, bears S 00°30'37" E, a distance of 150.48 feet;

THENCE S 89°47'38" W, along the south line of said Macias Tract 1, and along the north line of said Castillo, a distance of 5.51 feet to a 5/8 inch iron rod set with cap stamped "TNP", from which a bent 5/8 inch iron rod found at the southwest corner of a tract of land described in deed as Tract 2, to Josue O. Perez et ux Mariana Macias, as filed in Instrument #D216072566, D.R.T.C.T., bears S 89°47'38" W, a distance of 208.08 feet;

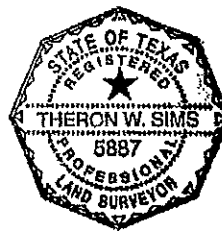
THENCE N 00°34'46" W, over and across said Macias Tract 1, a distance of 150.00 feet a 5/8 inch iron rod with cap stamped "TNP", set in the north line of said Macias Tract 1, also being in the south R-O-W line of said Spring Creek Circle;

THENCE N 89°47'37" E, along the north line of said Macias Tract 1, and along the south R-O-W of said Spring Creek Circle, a distance of 5.41 feet to the northeast corner of said Macias Tract 1, also being in the west line of said E. Seeton Road and the southeast corner of R-O-W for said Spring Creek Circle;

THENCE S 00°36'59" E, along the east line of said Macias Tract 1, and along the west line of said E. Seeton Road, a distance of 150.00 feet to the **POINT OF BEGINNING** and containing 819 square feet or 0.019 of an acre of land.


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

Date: February 2, 2017



1. 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 1.0001153077 was used to scale grid coordinates and distances to surface.

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

EXHIBIT 'A'

LEGEND

R-O-W
ACQUISITION

LOT 1, BLK. A
54 SPRING CREEK CIRCLE
VOL. 388-210, PG. 77
P.R.T.C.T.

NOTES:

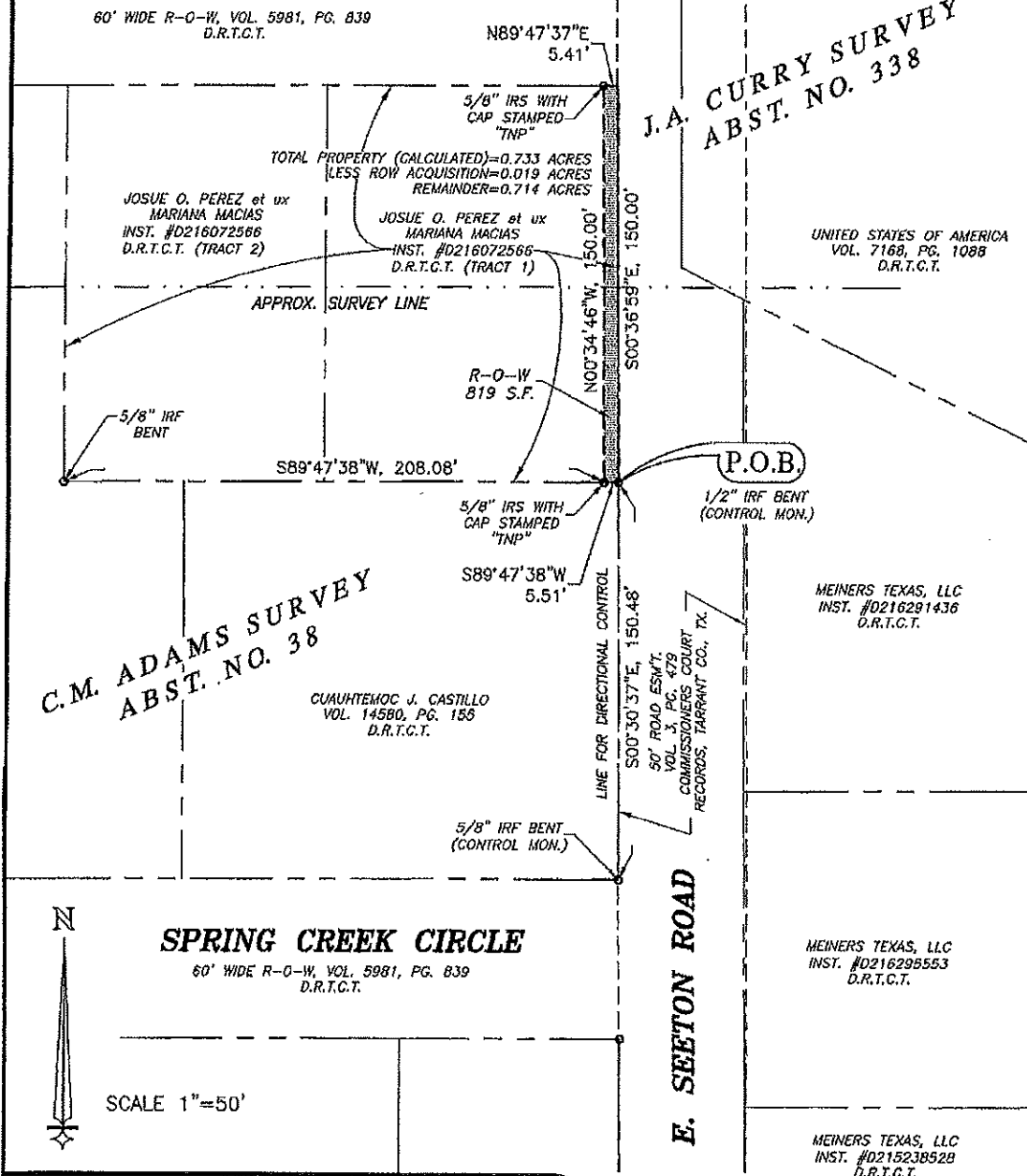
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2) Additional easements may exist and not shown.

3) Integral parts of this survey:
a. Legal Description
b. Sketch

SPRING CREEK CIRCLE

60' WIDE R-O-W, VOL. 5981, PG. 839
D.R.T.C.T.



SPRING CREEK CIRCLE

60' WIDE R-O-W, VOL. 5981, PG. 839
D.R.T.C.T.

SCALE 1"=50'

Theron W. Sims
THERON W. SIMS, R.P.L.S.
TEXAS REGISTRATION NO. 5887

February 2, 2017

Date:



PARCEL 12

RIGHT-OF-WAY

Situated in the C.M. Adams Survey, Abstract No. 38, J.A. Curry Survey, Abstract No. 338, City of Grand Prairie, Tarrant County, Texas.



teague nall & perkins

5237 N. Riverside Drive, Suite 100
Fort Worth, Texas 76137

817.336.5773 ph 817.332.7756 fx

www.tnpsc.com / TBPLS Registration No. 100116-00

JOB No. GPR 15058

SHEET 2 OF 2

EXHIBIT "A"

EXHIBIT 'A'

"RIGHT-OF-WAY"

PARCEL 14

Being 588 square feet of land situated in the J.A. Curry Survey, Abstract No. 338, City of Grand Prairie, Tarrant County, Texas, and being a portion of a tract of land described in deed to Aziz K. Budri et ux Mahnaz Z. Budri, as filed in Volume 11710, Page 1138, Deed Records of Tarrant County, Texas (D.R.T.C.T.); and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found in the south line of said Budri tract and being the northwest corner of Lot 1, Block A, 54 Spring Creek Circle, an addition to the City of Grand Prairie, Tarrant County, Texas, as filed in Volume 388-210, Page 77, Plat Records of Tarrant County, Texas (P.R.T.C.T.), also being the northeast corner of a tract of land described in deed to Charles E. Pace et ux Delima F. Pace, according to the deed filed in Instrument #D203409069, D.R.T.C.T., from which a 1/2 inch iron rod found at the southwest corner of said Lot 1, also being the southeast corner of said Pace tract, and being in the north line of a 60' wide Right-of-Way (R-O-W) for Spring Creek Circle, as filed in Volume 5981, Page 839, D.R.T.C.T., bears S 00°16'44" E, a distance of 174.44 feet;

THENCE along the south line of said Budri tract and along the north line of said Lot 1, the following courses and distances;

S 86°21'16" E, a distance of 68.85 feet;

S 74°33'19" E, a distance of 99.90 feet;

S 48°29'34" E, passing the northeast corner of said Lot 1, and continuing in all, a distance of 113.50 feet to a 5/8 inch iron rod with cap stamped "TNP", set at the **POINT OF BEGINNING** of the hereinafter described tract of land;

THENCE over and across said Budri tract, the following courses and distances;

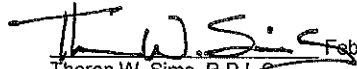
N 00°34'46" W, a distance of 11.40 feet to a 5/8 inch iron rod with cap stamped "TNP", set at the beginning of a tangent curve to the right whose radius is 2030.00 feet and whose long chord bears N 01°28'37" E, a distance of 145.68 feet;

Along said curve in a northeasterly direction through a central angle of 04°06'45", an arc length of 145.71 feet to a 5/8 inch iron rod with cap stamped "TNP", set in the east line of said Budri tract, also being in the west line of E. Seeton Road, from which a 5/8 inch iron rod found at the northeast corner of said Budri tract, bears N 00°36'59" W, a distance of 353.59 feet, from which a 1/2 inch iron rod with illegible cap found at the southeast corner of Lot 19, Block C, Mira Lagos No. G-2, an addition to the City of Grand Prairie, Tarrant County, Texas, as filed in Instrument #D212289733, P.R.T.C.T., bears S 86°39'45" W, a distance of 5.02 feet;

THENCE S 00°36'59" E, along the east line of said Budri tract and along the west line of said E. Seeton Road, a distance of 161.80 feet to the southeast corner of said Budri tract;

EXHIBIT 'A'

THENCE N 48°29'34" W, along the south line of said Budri tract, a distance of 7.18 feet to the **POINT OF BEGINNING** and containing 588 square feet or 0.013 of an acre of land.


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

February 14, 2017



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

LEGEND

R-O-W ACQUISITION

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 1.0001153077 was used to scale grid coordinates and distances to surface.
- Additional easements may exist and not shown.
- Integral parts of this survey:
 - Legal Description
 - Sketch

J.A. CURRY SURVEY
ABST. NO. 338

SCALE 1"=50'

N

LOT 20, BLK. C
MIRA LAGOS NO. G-2
C.C.#D212289733
P.R.T.C.T.

LOT 19, BLK. C
MIRA LAGOS NO. G-2
C.C.#D212289733
P.R.T.C.T.

S86°39'45"W
5.02'

1/2" IRF WITH ILLEGIBLE CAP
5/8" IRF

E. SEETON ROAD

AZIZ K. BUDRI et ux MAHNAZ Z. BUDRI
VOL. 11710, PG. 1138
D.R.T.C.T.

TOTAL PROPERTY (PER DEED)=13.400 ACRES
LESS ROW ACQUISITION=0.013 ACRES
REMAINDER=13.387 ACRES

5/8" IRS WITH CAP STAMPED "TNP"

Δ=4'06'45"
R=2030.00'
L=145.71'
CB=N01°28'37"E
CL=145.68'

1/2" IRF (CONTROL MON.)
68.85'
S86°21'16"E

P.O.C.

S74°33'19"E, 99.90'

S48°29'34"E, 113.50'

R-O-W 588 S.F.

S00°36'59"E, 161.80'

APPROX. CENTERLINE RD.

UNITED STATES OF AMERICA
VOL. 7168, PG. 1088
D.R.T.C.T.

5/8" IRS WITH CAP STAMPED "TNP"

CHARLES E. PACE et ux DELIMA F. PACE
INST. #D203409069
D.R.T.C.T.

S00°16'44"E, 174.44'
LINE FOR DIRECTIONAL CONTROL

1/2" IRF (CONTROL MON.)

LOT 1, BLK. A
54 SPRING CREEK CIRCLE
VOL. 388-210, PG. 77
P.R.T.C.T.

N00°34'46"W
11.40'

P.O.B.

5/8" IRS WITH CAP STAMPED "TNP"

N48°29'34"W
7.18'

50' ROAD ESM'T.
VOL. 3, PG. 479
COMMISSIONERS COURT RECORDS, TARRANT CO., TX.

SPRING CREEK CIRCLE

60' WIDE R-O-W
VOL. 5981, PG. 839, D.R.T.C.T.

MIRA LAGOS NO. H ADDITION
C.C.#D214248757
P.R.T.C.T.

NOTES:

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- 3) Integral parts of this survey:
 - a. Legal Description
 - b. Sketch

J.A. CURRY SURVEY
ABST. NO. 338

SCALE 1"=50'

TOTAL PROPERTY (PER DEED)=13.400 ACRES
LESS ROW ACQUISITION=0.013 ACRES
REMAINDER=13.387 ACRES

DRI et ux MAHNAZ Z. BUDRI
L. 11710, PG. 1138
D.R.T.C.T.

5/8" IRS WITH CAP
STAMPED "TNP"

$$\begin{aligned}\Delta &= 4^{\circ}06'45'' \\ R &= 2030.00' \\ L &= 145.71' \\ CB &= N01^{\circ}28'37''E \\ CL &= 145.68'\end{aligned}$$

R-O-W
588 S.F.

UNITED STATES OF AMERICA
VOL. 7168, PG. 1088
D.R.T.C.T.

- 5/8" IRS WITH
CAP STAMPED
"TNP"

LOT 1, BLK. A
54 SPRING CREEK CIRCLE
VOL. 388-210, PG. 77
P.R.T.C.T.

N00°34'46"W
11.40'

5/8" IRS WITH CAP
STAMPED "TNP"

N48°29'34"W
7.18'

50' ROAD ESM'T.
VOL. 3, PG. 479
COMMISSIONERS COURT
RECORDS TARRANT CO. TX

SPRING CREEK CIRCLE

60' WIDE R-O-W
VOL. 5981, PG. 839, D.R.T.C.T.

THERON W. SIMS, R.P.L.S.
 TEXAS REGISTRATION NO. 5887

February 14, 2017

Date:



PARCEL 14

RIGHT-OF-WAY

Situated in the J.A. Curry Survey, Abstract No. 338,
City of Grand Prairie, Tarrant County, Texas.



teague nall & perkins

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www.tnpsc.com / TBPLS Registration No. 100116-00

SHEET 3 OF 3

JOB No. GPR 15058

L:\PROJECTS\GPR15058\cad\survey\R-O-W & Esm't Exhibits\Parcel 14 - 588 SF, R-O-W.dwg

EXHIBIT 'A'

EXHIBIT "A"

"DRAINAGE EASEMENT"

PARCEL 14-DE

Being 3,047 square feet of land situated in the J.A. Curry Survey, Abstract No. 338, City of Grand Prairie, Tarrant County, Texas, and being a portion of a tract of land described in deed to Aziz K. Budri et ux Mahnaz Z. Budri, as filed in Volume 11710, Page 1138, Deed Records of Tarrant County, Texas (D.R.T.C.T.); and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found in the south line of said Budri tract and being the northwest corner of Lot 1, Block A, 54 Spring Creek Circle, an addition to the City of Grand Prairie, Tarrant County, Texas, as filed in Volume 388-210, Page 77, Plat Records of Tarrant County, Texas (P.R.T.C.T.), also being the northeast corner of a tract of land described in deed to Charles E. Pace et ux Delma F. Pace, according to the deed filed in Instrument #D203409069, D.R.T.C.T., from which a 1/2 inch iron rod found at the southwest corner of said Lot 1, also being the southeast corner of said Pace tract, and being in the north line of a 60' wide Right-of-Way (R-O-W) for Spring Creek Circle, as filed in Volume 5981, Page 839, D.R.T.C.T., bears S 00°16'44" E, a distance of 174.44 feet;

THENCE along the south line of said Budri tract and along the north line of said Lot 1, the following courses and distances;

S 86°21'16" E, a distance of 68.85 feet;

S 74°33'19" E, a distance of 99.08 feet to a 5/8 inch iron rod with cap stamped "TNP Inc Esmt" set at the **POINT OF BEGINNING** of the hereinafter described tract of land;

THENCE over and across said Budri tract, the following courses and distances;

N 24°49'07" E, a distance of 17.02 feet to a set 5/8 inch iron rod with cap stamped "TNP Inc Esmt";

S 65°10'53" E, a distance of 86.54 feet to a 5/8 inch iron rod with cap stamped "TNP Inc Esmt" set in the west line of a proposed tract of land for additional Right-of-Way (R-O-W) for E. Seeton Road, said point being at the beginning of a non-tangent curve to the left whose radius is 2030.00 feet and whose long chord bears S 00°01'46" W, a distance of 43.15 feet;

THENCE over and across said Budri tract, along the west line of said tract for additional R-O-W for E. Seeton Road, the following courses and distances;

Southwesterly, along said curve, through a central angle of 01°13'05", an arc length of 43.16 feet to a 5/8 inch iron rod with cap stamped "TNP" set;

S 00°34'46" E, a distance of 11.40 feet to a 5/8 inch iron rod with cap stamped "TNP", set on the south line of said Budri tract, on the existing R-O-W for E. Seeton Road;

THENCE along the south line of said Budri tract the following courses and distances:

EXHIBIT 'A'

N 48°29'34" W, a distance of 113.50 feet to a set 5/8 inch iron rod with cap stamped "TNP Inc Esmt";

N 74°33'19" W, a distance of 0.82 feet to the **POINT OF BEGINNING** and containing 3,047 square feet or 0.070 of an acre of land.


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

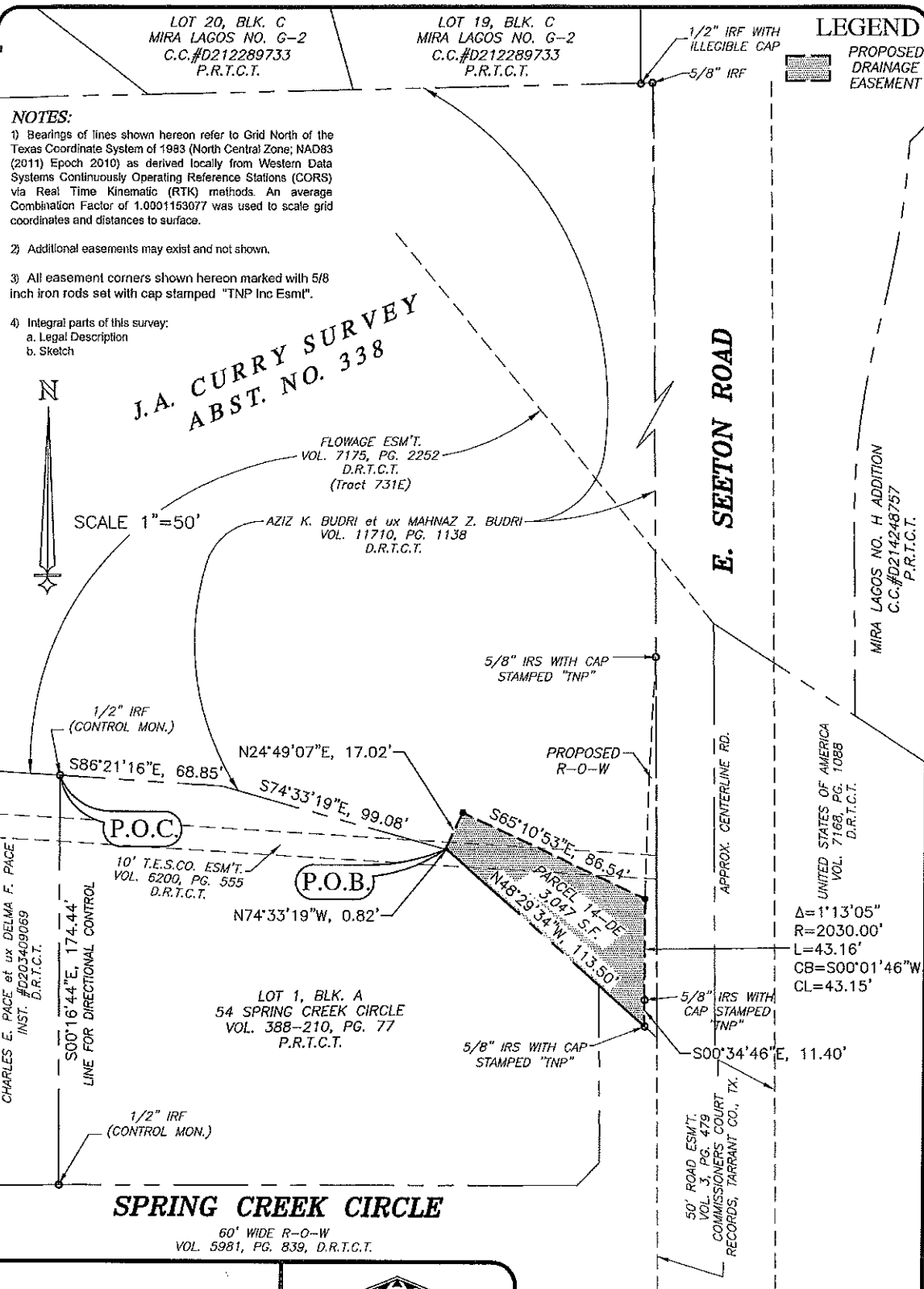
Date: February 14, 2017



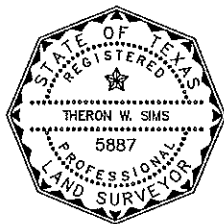
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2. Integral parts of this survey:
- Legal Description
 - Sketch

EXHIBIT 'A'



Theron W. Sims
THERON W. SIMS, R.P.L.S.
TEXAS REGISTRATION NO. 5887
February 14, 2017
Date:



PARCEL 14-DE
DRAINAGE EASEMENT
Situating in the J.A. Curry Survey, Abstract No. 338,
City of Grand Prairie, Tarrant County, Texas.



tnp

teague nall & perkins

5237 N. Riverside Drive, Suite 100

Fort Worth, Texas 76137

817.336.5773 ph 817.332.7756 fx

www.inpinc.com / TBPLS Registration No. 100116-00

JOB No. GPR 15058

SHEET 3 OF 3

L:\PROJECTS\GPR15058\cad\survey\R-O-W & Esmt Exhibits\Parcel 14-DE - 3,047 SF, DE.dwg

EXHIBIT "A"

"TEMPORARY CONSTRUCTION EASEMENT"

PARCEL 14-TCE

Being 8,164 square feet of land situated in the J.A. Curry Survey, Abstract No. 338, City of Grand Prairie, Tarrant County, Texas, and being a portion of a tract of land described in deed to Aziz K. Budri et ux Mahnaz Z. Budri, as filed in Volume 11710, Page 1138, Deed Records of Tarrant County, Texas (D.R.T.C.T.); and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found in the south line of said Budri tract and being the northwest corner of Lot 1, Block A, 54 Spring Creek Circle, an addition to the City of Grand Prairie, Tarrant County, Texas, as filed in Volume 388-210, Page 77, Plat Records of Tarrant County, Texas (P.R.T.C.T.), also being the northeast corner of a tract of land described in deed to Charles E. Pace et ux Delma F. Pace, according to the deed filed in Instrument #D203409069, D.R.T.C.T., from which a 1/2 inch iron rod found at the southwest corner of said Lot 1, also being the southeast corner of said Pace tract, and being in the north line of a 60' wide Right-of-Way (R-O-W) for Spring Creek Circle, as filed in Volume 5981, Page 839, D.R.T.C.T., bears S 00°16'44" E, a distance of 174.44 feet;

THENCE along the south line of said Budri tract and along the north line of said Lot 1, the following courses and distances;

S 86°21'16" E, a distance of 68.85 feet;

S 74°33'19" E, a distance of 81.85 feet to the **POINT OF BEGINNING** of the hereinafter described tract of land;

THENCE over and across said Budri tract, the following courses and distances;

N 24°49'07" E, a distance of 99.57 feet;

N 89°23'06" E, a distance of 64.09 feet to the east line of said Budri tract, also being the west line of a 50' wide Road Easement for E. Seeton Road, as filed in Volume 3, Page 479, Commissioners Court Records, Tarrant County, Texas, from which a 5/8 inch iron rod found at the northeast corner of said Budri tract bears N 00°36'59" W, a distance of 339.53 feet;

THENCE S 00°36'59" E, along the east line of said Budri tract and the west line of said Road Easement, a distance of 14.06 feet to a 5/8 inch iron rod with cap stamped "TNP" set at the north corner of a proposed tract of land for additional R-O-W for E. Seeton Road, at the beginning of a non-tangent curve to the left whose radius is 2030.00 feet and whose long chord bears S 02°05'09" W, a distance of 102.54 feet;

THENCE southwesterly, along said proposed tract for additional R-O-W and said curve, through a central angle of 02°53'40", an arc length of 102.56 feet to a 5/8 inch iron rod with cap stamped "TNP Inc Esmt" set at the northeast corner of a proposed drainage easement;

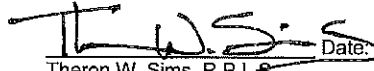
THENCE over and across said Budri tract, along the north and west lines of said proposed drainage easement, the following courses and distances;

N 65°10'53" W, a distance of 86.54 feet to a 5/8 inch iron rod with cap stamped "TNP Inc Esmt" set;

S 24°49'07" W, a distance of 17.02 feet to a 5/8 inch iron rod with cap stamped "TNP Inc Esmt" set in the south line of said Budri tract and the north line of said Lot 1;

EXHIBIT 'A'

THENCE N 74°33'19" W, along said line, a distance of 17.23 feet to the **POINT OF BEGINNING** and containing 8,164 square feet or 0.187 of an acre of land.


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

Date: February 14, 2017



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 - a. Legal Description
 - b. Sketch

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