

EXHIBIT 'A'

EXHIBIT "A"

"TEMPORARY CONSTRUCTION EASEMENT"

PARCEL 16-TCE

Being 12,098 square feet of land situated in the S.C. Neill Survey, Abstract No. 1159, City of Grand Prairie, Tarrant County, Texas, and being a portion of Lot 1, Block 1, Gateway Church Addition, an addition to the City of Grand Prairie, Tarrant County, Texas, as filed in Instrument #D212210003, Plat Records of Tarrant County, Texas (P.R.T.C.T.), owned by Gateway Church, a Southern Baptist Congregation of Mansfield, Texas; and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with cap stamped "JBI" found at the northeast corner of said Lot 1, also being the northwest corner of Lot 51, Block A, Lakeview West, an addition to the City of Grand Prairie, Tarrant County, Texas, as filed in Instrument #D213235131, P.R.T.C.T., in the south Right-of-Way (R-O-W) line for E. Seeton Road;

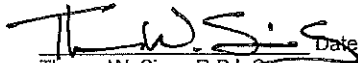
THENCE S 00°44'42" E, along the east line of said Lot 1, a distance of 19.92 feet to a 1/2 inch iron rod with cap stamped "JBI" found at the southwest corner of said Lot 51 and the northwest corner of Lot 55 of said Block A, Lakeview West;

THENCE N 89°58'15" W, over and across said Lot 1, a distance of 617.34 feet to the west line of said Lot 1 and the east line of the section of E. Seeton Road running north bound, on a R-O-W corner clip;

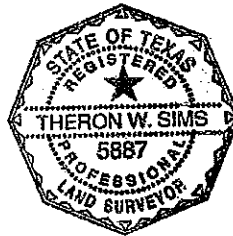
THENCE along the common line of said Lot 1 and the R-O-W of E. Seeton Road, the following courses and distances;

N 44°28'16" E, a distance of 27.90 feet to the north end of said corner clip;

S 89°58'15" E, a distance of 597.53 feet to the **POINT OF BEGINNING** and containing 12,098 square feet or 0.278 of an acre of land.


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

Date: February 14, 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

LOT 1, BLK. 1
MISD HIGH SCHOOL NO. 5 ADDITION
INST. #D210202308, P.R.T.C.T.

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

KENNY KIMBROUGH
VOL. 10543, PG. 2121
D.R.T.C.T.

C.M. ADAMS SURV.
NO. 38

KENNY KIMBROUGH
VOL. 10407, PG. 628
D.R.T.C.T.

E. SEETON ROAD (VARIABLE WIDTH)

LOT 25X, BLK. A
LAKEVIEW WEST
ADD'N,
SECTION 2, PH. 1
INST. #D215010690
DANIEL GONZALES
INST. #D213113098

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

E. SEETON RD.
APPROX. SURVEY LINE

15' U.E. (PER PLAT)

N44°28'18"E, 27.90'

S89°58'15"E, 597.53'
12,098 S.F.
PARCEL 16-TOE

N89°58'15"W, 617.34'

1/2" GIRF "JBI"
(CONTROL MON.)

P.O.B.

LOT 51, BLK. A

LOT 50, BLK. A

LAKEVIEW WEST
INST. #D213235131
P.R.T.C.T.

LOT 55, BLK. A

LOT 49, BLK. A

LOT 1, BLK. 1
GATEWAY CHURCH ADDITION
INST. #D212210003
P.R.T.C.T.

S.C. NEILL SURVEY
NO. 1159

RUSH CREEK BAPTIST CHURCH
INST. #D208405181
P.R.T.C.T.

PARCEL 16-TOE
TEMPORARY
CONSTRUCTION EASEMENT

Situated in the S.C. Neill Survey, Abstract No.
1159, City of Grand Prairie, Tarrant County, Texas.

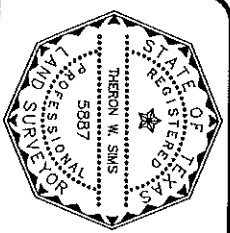
JOB No. GPR 15058

SHEET 2 OF 2



teague noll & perkins

5237 N. Riverside Drive, Suite 100
Fort Worth, Texas 76137
817.336.5773 ph 817.332.7756 fx
www.tnpinc.com / TBPIS Registration No. 100116-00



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

LEGEND

PROPOSED
TEMP. CONST.
EASEMENT

- NOTES:
- 1) Bearings of lines shown herein 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 1.000153077 was used to scale grid coordinates and distances to surface.
 - 2) Additional easements may exist and not shown.
 - 3) Integral parts of this survey:
a. Legal Description
b. Sketch

100' T.P. & L. ESM'T.
VOL. 2625, PG. 150
VOL. 2816, PG. 146 VOL.
8011, PG. 2181
D.R.T.C.T.
S00°44'42"E, 631.00'
LINE FOR DIRECTIONAL CONTROL

1/2" IRF
(CONTROL MON.)

15, LIBIHX3

L:\PROJECTS\GPR15058 (cad survey)\8-0-W & Esm't Exhibits\Parcel 16 TOE - 12,098 SF TOE.dwg

EXHIBIT "A"

EXHIBIT 'A'

"RIGHT-OF-WAY"

PARCEL 3

Being 55,503 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 tract of land described in deed as Tracts I & II to Rafah Real Estate, LLC Series H, according to the deed filed in Instrument #D215289691, 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 PK nail found in asphalt in the approximate centerline of E. Seeton Road, at the southwest corner of a tract of land conveyed to Clearview Estates Lot Venture, LTD., according to the deed filed in Instrument #D217072808, D.R.T.C.T., said point also being the original southwest corner of said Tract I (Rafah Real Estate tract);

THENCE N 89°59'52" E, along the south line of said Clearview Estates, a distance of 237.64 feet to a PK nail found in asphalt in the approximate centerline of E. Seeton Road, at the original southwest corner of said Tract II (Rafah Real Estate tract);

THENCE N 89°55'42" E, along the south line of said Clearview Estates tract, a distance of 62.36 feet to a point at the most southerly southeast corner of said Clearview Estates tract and the southwest corner of the remainder of said Tract I (Rafah Real Estate tract);

THENCE along the common line of said Tract I and said Clearview Estates tract the following courses and distances:

N 00°14'24" W, a distance of 26.16 feet to a 5/8 inch iron rod with cap stamped "TNP", set on the north line of a 50' wide Road Easement for E. Seeton Road, as filed in Volume 3, Page 479, Commissioners Court Records, Tarrant County, Texas, at the **POINT OF BEGINNING** of the hereinafter described tract of land;

N 00°14'24" W, a distance of 3.69 feet to a found 5/8 inch iron rod with cap stamped "STANTEC";

THENCE over and across said Tracts I and II the following courses and distances:

S 89°54'26" E, a distance of 85.78 feet to a 5/8 inch iron rod with cap stamped "TNP", set at the beginning of a non-tangent curve to the left whose radius is 520.00 feet and whose long chord bears N 52°20'03" E, a distance of 635.31 feet;

Northeasterly, at an arc length of 72.33 feet passing the east line of said Tract I, also being a west line of said Tract II, from which a 1/2 inch iron rod with cap stamped "CBG Surveying", found in said line, bears N 48°18'00" E, a distance of 27.80 feet; and continuing along said curve, in a northeasterly direction, through a central angle of 75°18'21", a total arc length of 683.45 feet to a 5/8 inch iron rod, found at the end of said curve, on a common line of said Tract II and said Clearview Estates tract;

N 48°06'19" E, along said common line, a distance of 31.92 feet to a 5/8 inch iron rod with cap stamped "TNP", set in the west line of said 50' wide Road Easement for E. Seeton Road, from which a P.K. nail found in the approximate centerline of said E. Seeton Road, at the northeast corner of said Tract II, also being the most easterly southeast corner of said Clearview Estates tract bears N 48°06'19" E, a distance of 30.59 feet;

THENCE over and across said Tracts I and II, along said 50' wide Road Easement, the following courses and distances;

EXHIBIT 'A'

S 00°33'02" E, a distance of 221.88 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 190.00 feet and whose long chord bears S 44°46'01" W, a distance of 270.19 feet;

Southwesterly, along said curve, through a central angle of 90°38'06", an arc length of 300.56 feet to a 5/8 inch iron rod with cap stamped "TNP", set at the end of said curve;

N 89°54'56" W, at a distance of 276.31 feet passing the west line of said Tract II, also being the east line of said Tract I, from which a P.K. nail in asphalt found in the approximate centerline of said E. Seeton Road at the southwest corner of said Tract II, also being the southeast corner of said Tract I, bears S 48°18'00" W, a distance of 38.78 feet; continuing in all a distance of 424.27 feet to the **POINT OF BEGINNING** and containing 55,503 square feet or 1.274 acres of land.



February 14, 2017
Theron W. Sims, R.P.L.S. Revised March 26, 2018
Texas Registration No. 5887



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

BLK. B, LAKEVIEW WEST ADD'N., SECTION 2, PH. 1, INST. #D215010690, P.R.T.C.T.

LOT 12 LOT 13 LOT 14 LOT 15 LOT 16 LOT 17 LOT 18 LOT 19 LOT 20 LOT 21 LOT 22

LOT 23 LOT 24 LOT 25

LOT 26

LOT 27

LOT 28

LOT 29

LOT 30

LOT 31

LOT 32

LOT 33

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LOT 76

LOT 77

LOT 78

LOT 79

LOT 80

Curve #	Length	Radius	Delta	Chord Bearing	Chord
C1	72.43'	520.00'	07°58'52"	N85°59'56"E	72.38'
C2	612.00'	520.00'	67°26'00"	N48°18'30"E	577.29'
C3	300.56'	190.00'	90°38'06"	S44°46'01"W	270.19'

C.M. ADAMS SURV.
38
ADAMS NO.
ABST.

TOTAL PROPERTY (CALCULATED)=5.583 ACRES
LESS ROW ACQUISITION=1.274 ACRES
REMAINDER=4.309 ACRES

Line #	Direction	Length
L1	N00°14'24"W	3.69'
L2	S89°54'26"E	85.76'
L3	N48°06'19"E	31.92'
L4	S00°33'02"E	221.88'
L5	N89°54'56"W	276.31'
L6	N00°14'24"W	26.16'
L7	S48°18'00"W	38.78'
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CLEARVIEW ESTATES LOT VENTURE, LTD.
INST. #D217072808
D.R.T.C.T.

RAFAH REAL ESTATE, LLC
SERIES H
INST. #D215289691
D.R.T.C.T.
(REMAINDER TR I)

RAFAH REAL ESTATE, LLC
SERIES H
INST. #D215289691
D.R.T.C.T.
(REMAINDER TR II)

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L5	N89°54'56"W	276.31'
L6	N00°14'24"W	26.16'
L7	S48°18'00"W	38.78'
L8	N48°18'00"E	27.66'
L9	S48°18'46"W	66.70'
L10	N48°06'19"E	30.59'
L11	N89°55'42"E	62.36'

Line #	Direction	Length
L1	N00°14'24"W	3.69'
L2	S89°54'26"E	85.76'
L3	N48°06'19"E	31.92'
L4	S00°33'02"E	221.88'
L5	N89°54'56"W	276.31'
L6	N00°14'24"W	26.16'
L7	S48°18'00"W	38.78'
L8	N48°18'00"E	27.66'
L9	S48°18'46"W	66.70'
L10	N48°06'19"E	30.59'
L11	N89°55'42"E	62.36'

EXHIBIT 'A'

EXHIBIT "A"

"DRAINAGE EASEMENT"

PARCEL 3-DE

Being 4,477 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 tract of land described in deed as Tracts I & II to Rafah Real Estate, LLC Series H, according to the deed filed in Instrument #D215289691, 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 P.K. nail found in the approximate centerline of said E. Seeton Road, at the northeast corner of the remainder of said Tract II (Rafah Real Estate tract), also being the most easterly southeast corner of a tract of land conveyed to Clearview Estates Lot Venture, LTD., according to the deed filed in Instrument #D217072808, D.R.T.C.T.;

THENCE S 48°06'19" W, along the common line of said Tract II and said Clearview Estates tract, at 30.59 feet passing a 5/8 inch iron rod with cap stamped "TNP", set in 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, also being the northeast corner a tract of land for proposed additional Right-of-Way (R-O-W) for E. Seeton Road, in all a distance of 62.51 feet to a 5/8 inch iron rod found at the northwest corner of said tract for additional R-O-W, at the beginning of a non-tangent curve to the right whose radius is 520.00 feet and whose long chord bears S 30°16'27" W, a distance of 279.55 feet;

THENCE over and across said Rafah Real Estate tract (Tract II), along the westerly line of said additional R-O-W, the following courses and distances:

Southwesterly along said curve, through a central angle of 31°11'08", an arc length of 283.03 feet to a 5/8 inch iron rod with cap stamped "TNP Inc Esmt" (hereinafter all 5/8 inch iron rods set will be marked the same), set at the **POINT OF BEGINNING** of the hereinafter described tract of land, at the beginning of a curve to the right whose radius is 520.00 feet and whose long chord bears S 49°58'46" W, a distance of 74.59e feet;

Southwesterly along said curve, through a central angle of 08°13'31", an arc length of 74.65 feet to a 5/8 inch iron rod set at the end of said curve;

THENCE leaving the westerly line of said additional R-O-W tract, over and across said Rafah Real Estate tract (Tract II), the following courses and distances;

N 57°59'10" W, a distance of 113.80 feet to a set 5/8 inch iron rod;

N 23°57'54" E, a distance of 9.90 feet to a set 5/8 inch iron rod;

S 74°02'33" E, a distance of 33.73 feet to a set 5/8 inch iron rod;

S 84°05'04" E, a distance of 117.79 feet to the **POINT OF BEGINNING** and containing 4,477 square feet or 0.103 of an acre of land.


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

Date: February 14, 2017
Revised March 26, 2018

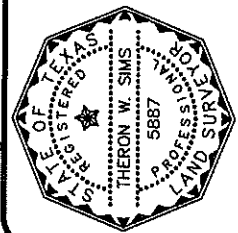
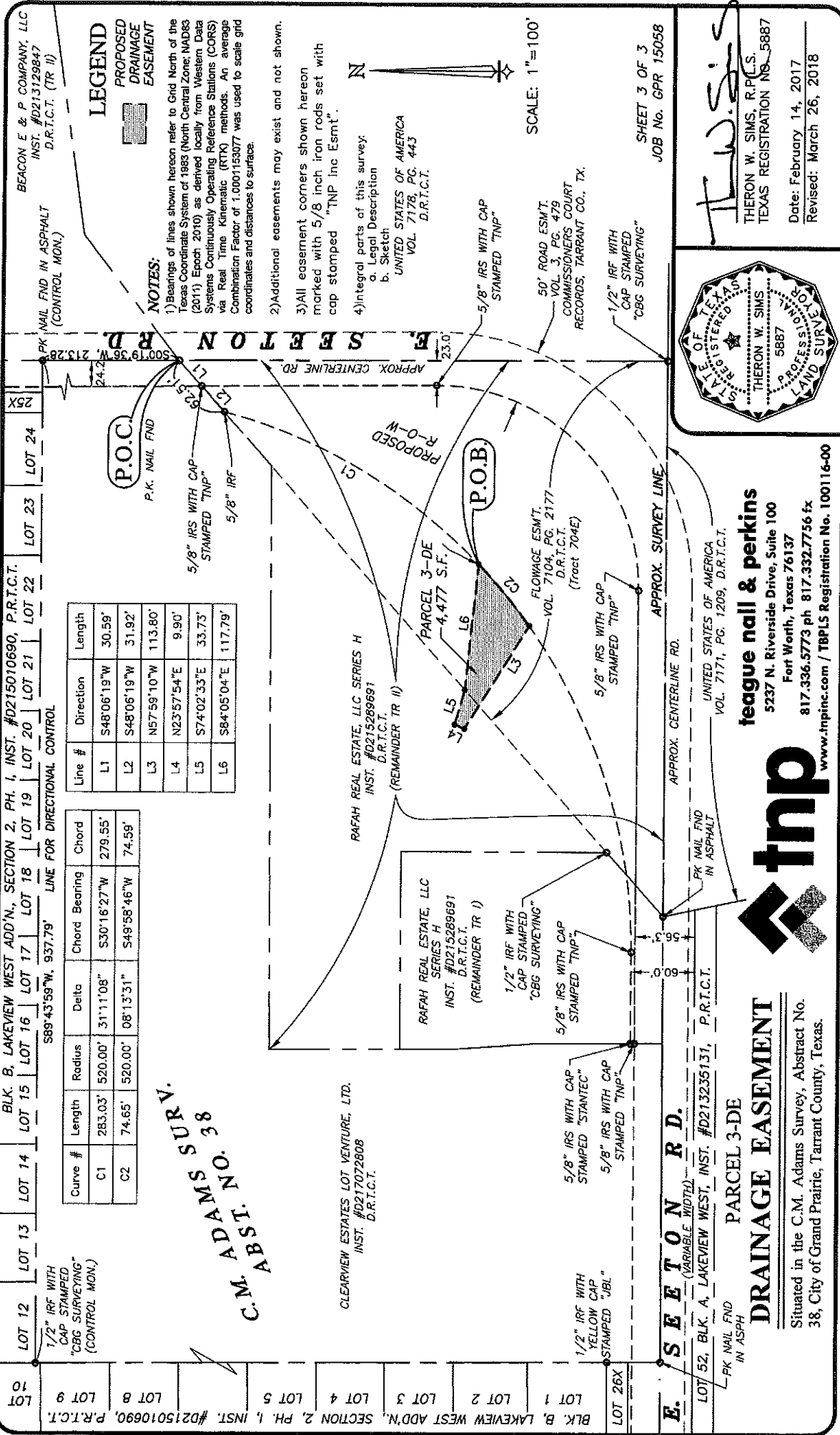


EXHIBIT 'A'

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



teague nail & perkins
5237 N. Riverside Drive, Suite 100
Fort Worth, Texas 76137
817.336.5773 ph 817.332.7756 fx
www.tnpinc.com / TBLPS Registration No. 100116-00



DRAINAGE EASEMENT
Situating in the C.M. Adams Survey, Abstract No. 38, City of Grand Prairie, Tarrant County, Texas.

EXHIBIT 'A'

EXHIBIT 'A'

EXHIBIT "A"

"TEMPORARY CONSTRUCTION EASEMENT"

PARCEL 3-TCE

Being 34,132 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 tract of land described in deed as Tracts I & II to Rafah Real Estate, LLC Series H, according to the deed filed in Instrument #D215289691, Deed Records of Tarrant County, Texas (D.R.T.C.T.); and being more particularly described by metes and bounds as follows:

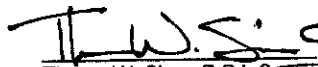
COMMENCING at a P.K. nail found in the approximate centerline of said E. Seeton Road, at the northeast corner of the remainder of said Tract II (Rafah Real Estate tract), also being the most easterly southeast corner of a tract of land conveyed to Clearview Estates Lot Venture, LTD., according to the deed filed in Instrument #D217072808, D.R.T.C.T.;

THENCE S 48°06'19" W, along the common line of said Tract II and said Clearview Estates tract, at 30.59 feet passing a 5/8 inch iron rod with cap stamped "TNP", set in 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, also being the northeast corner a tract of land for proposed additional Right-of-Way (R-O-W) for E. Seeton Road, in all a distance of 62.51 feet to a 5/8 inch iron found at the northwest corner of said tract for additional R-O-W, at the **POINT OF BEGINNING** of the hereinafter described tract of land, at the beginning of a non-tangent curve to the right whose radius is 520.00 feet and whose long chord bears S 48°20'58" W, a distance of 576.56 feet;

THENCE over and across said Rafah Real Estate tract (Tract II), along the westerly line of said additional R-O-W, the following courses and distances;

Southwesterly along said curve, through a central angle of 67°20'10", an arc length of 611.12 feet to the southeast line of said Rafah Real Estate tract (Tract I), from which a PK nail found in asphalt at the most southerly southeast corner of said Tract I bears S 48°18'00" W, a distance of 52.01 feet;

N 48°20'58" E, leaving the westerly line of said additional R-O-W tract, at 27.80 feet passing a 1/2 inch iron rod with cap stamped "CBG Surveying" found at the most easterly southeast corner of said Tract I, in all a distance of 576.56 feet to the **POINT OF BEGINNING** and containing 34,132 square feet or 0.784 of an acre of land.


Theron W. Sims, R.P.L.S.
Texas Registration No. 5887
Date: February 14, 2017
Revised: March 26, 2018



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

