

**EXHIBIT A**  
**LEGAL DESCRIPTION**  
**PERMANENT DRAINAGE EASEMENT**

BEING a tract of land in the William A. Trimble Survey, Abstract No. 1520 in the City of North Richland Hills, Tarrant County, Texas, being a part of Lot 30, Block 3 as described in Special Gift Warranty Deed to James Edward Brown, II, as recorded in County Clerk's Document No. D211294110 in the Official Public Records of Tarrant County, Texas (O.P.R.D.C.T.), being a part of Lot 30, Block 3 of Meadow Lakes, an addition to the City of North Richland Hills, Tarrant County, Texas, as recorded in Volume 388-123 Page 27 of the Plat Records Tarrant County P.R.T.C.T., and being more particularly described as follows:

**COMMENCING** at a found Y-cut for the northwest corner of Lot 30 and the northeast corner of Lot 31, Block 3 of said Meadow Lakes and being on the right of way of Pebble Court cul-de-sac, said point also being on a curve to the left, having a radius of 50.00 feet whose chord bears North 53 degrees 00 minutes 36 seconds East, a distance of 7.52 feet;

THENCE Northeasterly, along said cul-de-sac right of way, the northwest line of said Lot 30 and said circular curve to the left, through a central angle of 08 degrees 37 minutes 37 seconds, an arc length of 7.53 feet for **POINT OF BEGINNING**, said point being on the east line of a 15-foot Drainage and Utility easement dedicated by said Volume 388-172, Page 27, P.R.T.C.T., said point also being the point of curvature of a circular curve to the left, having a radius of 50.00 feet whose chord bears North 42 degrees 51 minutes 55 seconds East, a distance of 10.16 feet;

THENCE Northeasterly, continuing along said cul-de-sac right of way, said northwest line of Lot 30 and said circular curve to the left, through a central angle of 11 degrees 39 minutes 43 seconds, an arc length of 10.18 feet to a point for corner;

THENCE South 27 degrees 48 minutes 35 seconds East, departing said right of way and said northwest line of Lot 30, over and across said Lot 30, a distance of 116.17 feet to a point for corner being on said east line of the 15 foot Drainage and Utility easement;

THENCE North 32 degrees 40 minutes 03 seconds West, along the said east line of the 15-foot Drainage and Utility Easement, a distance of 113.21 feet to the **POINT OF BEGINNING AND CONTAINING** 555 square feet or 0.0127acres of land, more or less.

A plat accompanies this legal description.

