

**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 0.0127 acres of land, more or less.

A plat accompanies this legal description.

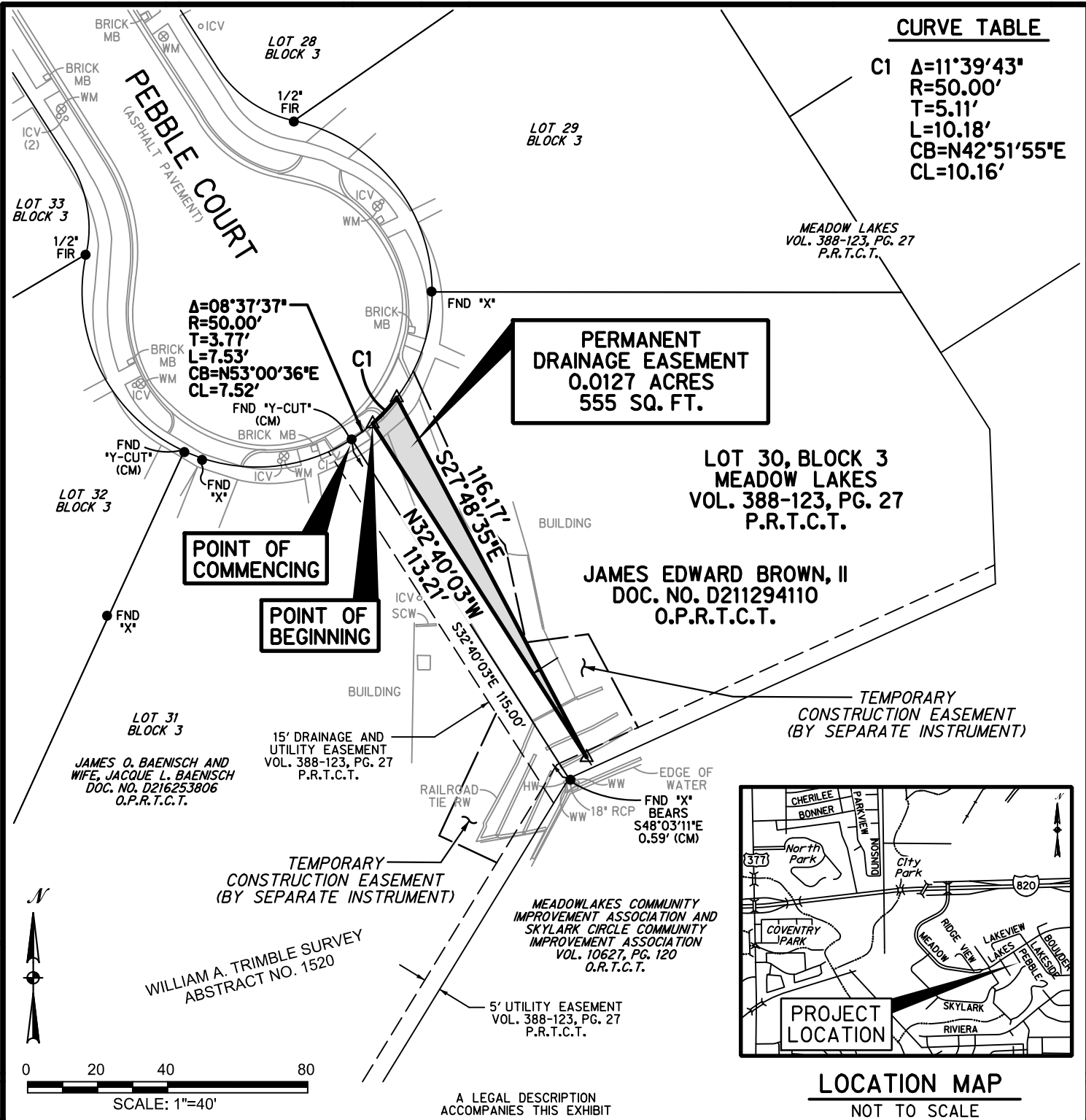


EXHIBIT "A"
 0.0127 ACRES
 PERMANENT
 DRAINAGE EASEMENT

LOCATED IN

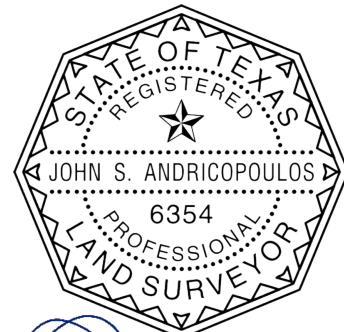
**LOT 30, BLOCK 3
 MEADOW LAKES**

CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY TEXAS

Basis of Bearing is the Texas Coordinate System, North Central Zone (4202), NAD 83 Datum as measured using the Leica Smartnet VRS system on 06/01/2020 with ties to the City of North Richland Hills Monuments 33, 35, 36 and 38 and city benchmarks 402, 404 and 429. Unit of measurement is U.S. Survey Feet.

LEGEND

FIR ●	FOUND IRON ROD
△ (CM)	POINT FOR CORNER CONTROL MONUMENT
---	PROPOSED EASEMENT LINE
---	EXISTING EASEMENT LINE
---	EXISTING LOT LINE
P.R.T.C.T.	PLAT RECORDS TARRANT COUNTY TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS TARRANT COUNTY TEXAS
O.R.T.C.T.	OFFICIAL RECORDS TARRANT COUNTY TEXAS



I, John S. Andricopoulos, Registered Professional Land Surveyor, do hereby certify that this parcel was prepared from a survey made on the ground under my supervision and direction.

John S. Andricopoulos
 Registered Professional Land Surveyor
 State of Texas No. 6354



2601 MEACHAM BLVD. SUITE 600 FORT WORTH, TEXAS 76137 (817) 847-1422
 TBPELS FIRM NO. 10029605

DGN: EXH-DE 0.0127 AC-53193.dgn

AVO: 53193

DATE: JANUARY 16, 2024

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