

**EXHIBIT A
LEGAL DESCRIPTION
35' SANITARY SEWER EASEMENT
0.321 ACRES**

BEING A 0.321 ACRE TRACT OF LAND SITUATED IN THE G.W. GROUCH SURVEY, ABSTRACT NO. 278, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AND BEING PART OF A TWO TRACTS OF LAND CONVEYED TO THE CITY OF EULESS, AS RECORDED IN VOLUME 11966, PAGE 1137 AND VOLUME 12123, PAGE 1182, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS. SAID 0.321 ACRE TRACT, WITH REFERENCE BEARING BEING THE WEST LINE OF A TRACT OF LAND CONVEYED TO TEXAS STAR COVE, L.P., AS RECORDED IN COUNTY CLERK'S FILE NO. D211156921, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR THE NORTHWEST CORNER OF SAID TEXAS STAR COVE, L.P., SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY LINE OF TRINITY BOULEVARD (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE, SOUTH 40 DEGREES 41 MINUTES 46 SECONDS EAST, ALONG THE WEST LINE OF SAID TEXAS STAR COVE, L.P. TRACT, A DISTANCE OF 451.29 FEET TO THE **POINT OF BEGINNING**;

THENCE, SOUTH 40 DEGREES 41 MINUTES 46 SECONDS EAST, CONTINUING ALONG THE WEST LINE OF SAID TEXAS STAR COVE, L.P. TRACT, A DISTANCE OF 35.73 FEET TO A POINT FOR CORNER, FROM WHICH A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR THE SOUTHWEST CORNER OF SAID TEXAS STAR COVE, L.P., BEARS SOUTH 40 DEGREES 41 MINUTES 46 SECONDS EAST, A DISTANCE OF 97.74 FEET;

THENCE, OVER AND ACROSS SAID CITY OF EULESS TRACTS, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 60 DEGREES 54 MINUTES 51 SECONDS WEST, A DISTANCE OF 403.60 FEET TO A POINT FOR CORNER;

NORTH 29 DEGREES 05 MINUTES 09 SECONDS WEST, A DISTANCE OF 35.00 FEET TO A POINT FOR CORNER;

NORTH 60 DEGREES 54 MINUTES 51 SECONDS EAST, A DISTANCE OF 396.41 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 0.321 ACRES OF LAND, MORE OR LESS.

A PARCEL PLAT OF EQUAL DATE HERewith ACCOMPANIES THIS PROPERTY DESCRIPTION

Michael J. Baitup

11/17/11

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TRINITY BOULEVARD
(VARIABLE WIDTH RIGHT-OF-WAY)

CIRS
POINT OF COMMENCING

LINE	BEARING	DISTANCE
L1	S 40°41'46" E	35.73'
L2	N 29°05'09" W	35.00'
L3	S 40°41'46" E	97.74'



SCALE IN FEET
1" = 100'

G.W. GROUCH SURVEY,
ABSTRACT No. 278

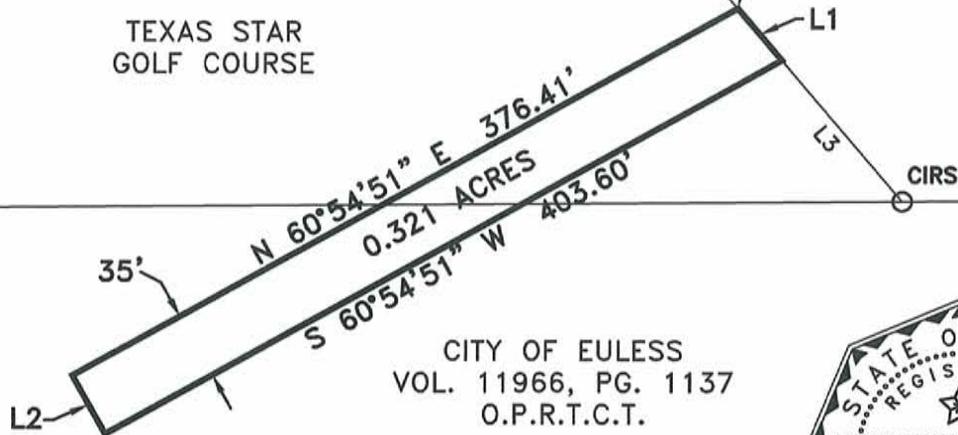
TRACT A4
5.025 ACRES
CITY OF EULESS
VOL. 12123, PG. 1182
O.P.R.T.C.T.

TEXAS STAR COVE, L.P.
C.C.# D211156921
O.P.R.T.C.T.

(DIRECTIONAL CONTROL LINE)
(REFERENCE BEARING)
S 40°41'46" E 451.29'

TEXAS STAR
GOLF COURSE

POINT OF BEGINNING



CITY OF EULESS
VOL. 11966, PG. 1137
O.P.R.T.C.T.



Michael J Baitup

LEGEND

CIRS 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET
O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS

REFERENCE BEARING IS THE WEST LINE OF THE TRACT OF LAND CONVEYED TO TEXAS STAR COVE, L.P., AS RECORDED IN COUNTY CLERK'S FILE NO. D211156921, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, PLAT RECORDS, TARRANT COUNTY, TEXAS.

SHEET 2 OF 2	DATE: 11/17/11	EXHIBIT A 35' SANITARY SEWER EASEMENT OUT OF THE G.W. GROUCH SURVEY, ABSTRACT NO. 278 IN THE CITY OF FT. WORTH, TARRANT COUNTY, TEXAS	JACOBS™ 7950 ELMBROOK DRIVE DALLAS, TX 75247-4961 PHONE 214-638-0145 FAX 214-638-0447
	SCALE: 1" = 100'		
	DRAWN BY: S.C.O.		
	CHECKED BY: M.J.B.		