



SCALE  
1" = 400'

0 400 800 Feet

## EXHIBIT 'A'

SHARON WETHERBY AND PATRICIA LYNN JEWELL  
CAUSE NO. P93-15043  
PROBATE RECORDS JOHNSON COUNTY TEXAS  
DESCRIBED IN VOLUME 392, PAGE 118  
DRJCT

SHANE MILLHOUSER  
VOLUME 1797, PAGE 85  
OPRJCT

19.955 ACRES  
869,222 SQUARE FEET

TARRANT REGIONAL  
WATER DISTRICT  
WATER PIPELINE  
EASEMENT AND  
RIGHT-OF-WAY  
VOLUME 2017, PAGE 4205  
DRECT

N0°14'28"E  
29.02'

N42°32'03"E  
459.80'

484.24'  
S32°31'55"W

S33°54'25"W  
1108.25'

N0°13'08"W  
58.13'

S88°10'25"W  
284.90'

POB  
POC

PRAIRIE RIDGE  
NORTH, L.P.  
INSTRUMENT NO. 1900288  
DRECT

I. GARDNER SURVEY  
ABSTRACT NO. 303

LINE TABLE		
NO.	BEARING	LENGTH
L1	N70°31'53"E	134.99'
L2	S89°52'36"E	182.09'
L3	N69°56'36"E	246.00'
L4	S06°44'04"E	11.98'
L5	S01°11'53"W	161.33'
L6	N69°34'21"E	338.72'

JOHNSON COUNTY LINE  
ELLIS COUNTY LINE  
PROPOSED ROW  
PROPOSED ROW

### NOTES:

1. OPRJCT = Official Public Records, Johnson County, Texas
2. DRJCT = Deed Records, Johnson County, Texas
3. DRECT = Deed Records, Ellis County, Texas
4. POC = Point of Commencing / POB = Point of Beginning

A metes and bounds description of even  
date accompanies this exhibit.

**YAZEL PEEBLES &  
ASSOCIATES LLC**

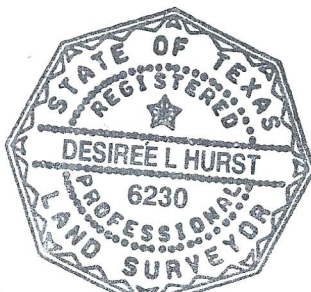
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TBPELS 10194022

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FEBRUARY 26, 2025

## LAND SWAP

### 19.955 ACRE TRACT

BEING PART OF A TRACT OF LAND TO PRAIRIE  
RIDGE NORTH LP  
SITUATED IN THE W. GARDNER SURVEY,  
ABSTRACT NO. 303  
JOHNSON COUNTY, TEXAS

This document was prepared under 22 TAC §663.21, does  
not reflect the results of an on the ground survey, and is not  
to be used to convey or establish interests in real property  
except those rights and interests implied or established by  
the creation or reconfiguration of the boundary of the political  
subdivision for which it was prepared.

## EXHIBIT 'A'

### METES AND BOUNDS DESCRIPTION

BEING a 19.955 acre tract of land situated in the W. Gardner Survey, Abstract Number 303, Johnson County, Texas, and being a portion of tract of land described in Special Warranty Deed to Prairie Ridge North LP recorded in Instrument Number 1900288, Deed Records, Ellis County, Texas (DIRECT), said 19.955 acre tract being more particularly described as follows:

COMMENCING at an inner ell corner on the North line of said Prairie Ridge North Tract;

THENCE with the North line of said Prairie Ridge North Tract; the following ten (10) courses and distances:

1. North 00° 13' 19" West for a distance of 58.13 feet to the POINT OF BEGINNING of the herein described tract;
2. North 00° 13' 19" West for a distance of 895.30 feet to a point;
3. North 00° 14' 28" East for a distance of 29.02 feet to a point at the most Northerly Northwest corner of said Prairie Ridge North Tract;
4. North 42° 32' 03" East for a distance of 459.80 feet to a point;
5. North 70° 31' 53" East for a distance of 134.99 feet to a point;
6. South 89° 52' 36" East for a distance of 182.09 feet to a point;
7. North 69° 56' 36" East for a distance of 246.00 feet to a point;
8. South 06° 44' 04" East for a distance of 11.98 feet to a point;
9. South 01° 11' 53" West for a distance of 161.33 feet to a point;
10. North 69° 34' 21" East for a distance of 338.72 feet to a point;
- 11.

THENCE South 32° 31' 55" West for a distance of 484.24 feet to a point;

THENCE South 33° 54' 25" West for a distance of 1108.25 feet to a point;

THENCE South 88° 10' 25" West a distance of 284.90 feet to the POINT OF BEGINNING and containing 19.955 acres of land, more or less.

An exhibit of even date accompanies this  
metes and bounds description.

### YAZEL PEEBLES & ASSOCIATES LLC

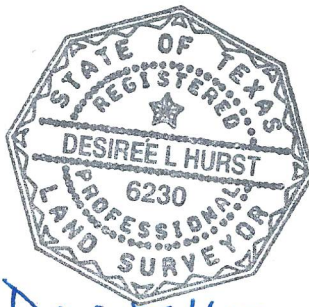
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2021-140-000

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