

EXHIBIT A

LEGAL DESCRIPTION

BEING A 3.010 ACRE TRACT OF LAND SITUATED IN THE JOSEPH KIRBY SURVEY, ABSTRACT NO. 907, IN THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AND BEING PART OF THAT TRACT OF LAND DESCRIBED AS FIRST PARCEL IN WARRANTY DEED TO LO-BAL CORPORATION AS RECORDED IN VOLUME 5285, PAGE 974 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS AND BEING PART OF THAT TRACT OF LAND DESCRIBED IN CORRECTION SPECIAL WARRANTY DEED TO PWB INTEREST, LTD. AS RECORDED IN VOLUME 17190, PAGE 313 OF THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS; AND BEING PART OF THAT TRACT OF LAND DESCRIBED AS EXHIBIT A, IN CORRECTION SPECIAL WARRANTY DEED TO MARINE LANDINGS, LLC AS RECORDED IN INSTRUMENT NO. D223098604 OF THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS; AND BEING PART OF THAT TRACT OF LAND DESCRIBED AS EXHIBIT A, IN SPECIAL WARRANTY DEED TO CH REALTY X-CE I FORT WORTH MC820 LOGISTICS LP AS RECORDED IN INSTRUMENT NO. D225057675 OF THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS; AND BEING PART OF THAT TRACT OF LAND DESCRIBED AS RETAINED REAL PROPERTY PAD "G" IN SPECIAL WARRANTY DEED, TO MARINE CREEK JOINT VENTURE AS RECORDED IN INSTRUMENT NO. D218284427 OF OF THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS; BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 1/2-INCH IRON ROD FOUND FOR CORNER IN THE NORTH LINE OF SAID FIRST PARCEL; SAID POINT BEING THE WEST CORNER OF THAT TRACT OF LAND DESCRIBED AS TRACT 6 IN SPECIAL WARRANTY DEED TO CH REALTY X-CE I FORT WORTH MC820 LOGISTICS LP AS RECORDED IN INSTRUMENT NO. D225057675 OF THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS; SAID POINT BEING THE INTERSECTION OF THE CENTER OF ANGLE AVENUE, 60-FOOT WIDE PUBLIC ROAD, RECORDED IN VOLUME 7, PAGE 472 OF THE COUNTY COMMISSIONERS COURT RECORDS OF TARRANT COUNTY, TEXAS WITH THE SOUTHEAST RIGHT-OF-WAY LINE OF INTERSTATE LOOP 820 (VARIABLE WIDTH RIGHT-OF-WAY);

THENCE N 68° 51' 34" E, 37.58 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT;
THENCE 28.08 FEET, WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 5682.31 FEET, A DELTA OF 0° 16' 59", AND WHOSE LONG CHORD BEARS N 70° 03' 18" E, 28.08 FEET;

THENCE S 21° 00' 08" E, 51.57 FEET IN THE NORTHEAST LINE OF ANGLE AVENUE;

THENCE S 51° 37' 56" E, 252.21 FEET;

THENCE S 65° 36' 24" E, 500.79 FEET;

THENCE S 65° 36' 24" E, 423.31 FEET;

THENCE S 55° 35' 27" E, 897.02 FEET;

THENCE S 34° 27' 36" W, 30.00 FEET TO A 5/8-INCH IRON ROD WITH ILLEGIBLE CAP FOUND FOR CORNER IN THE SOUTH LINE OF SAID TRACT 6 AND THE NORTH LINE OF SAID FIRST PARCEL;

THENCE S 55° 35' 27" E, 36.37 FEET;

THENCE S 34° 23' 11" W, 30.00 FEET IN THE SOUTH LINE OF SAID ANGLE AVENUE;

THENCE N 55° 35' 29" W, 36.40 FEET;

THENCE N 55° 35' 27" W, 891.73 FEET;

THENCE N 65° 36' 24" W, 926.19 FEET;

THENCE N 51° 37' 56" W, 355.44 FEET;

THENCE N 68° 52' 58" E, 34.82 FEET TO THE POINT OF BEGINNING AND CONTAINING 131,103 SQUARE FEET OR 3.010 ACRES OF LAND, MORE OR LESS.



505 Pecan Street, Suite 201, Fort Worth, TX 76102 ph:817.865.1580 manhard.com
Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers
Construction Managers | Environmental Scientists | Landscape Architects | Planners
Texas Board of Professional Engineers & Land Surveyors Reg. No. F-10194754 (Surv), F-22053 (Eng)

RIGHT-OF-WAY EASEMENT VACATION

J. BOWMAN SURVEY, ABSTRACT NO. 80
AND J. KIRBY SURVEY, ABSTRACT NO. 907

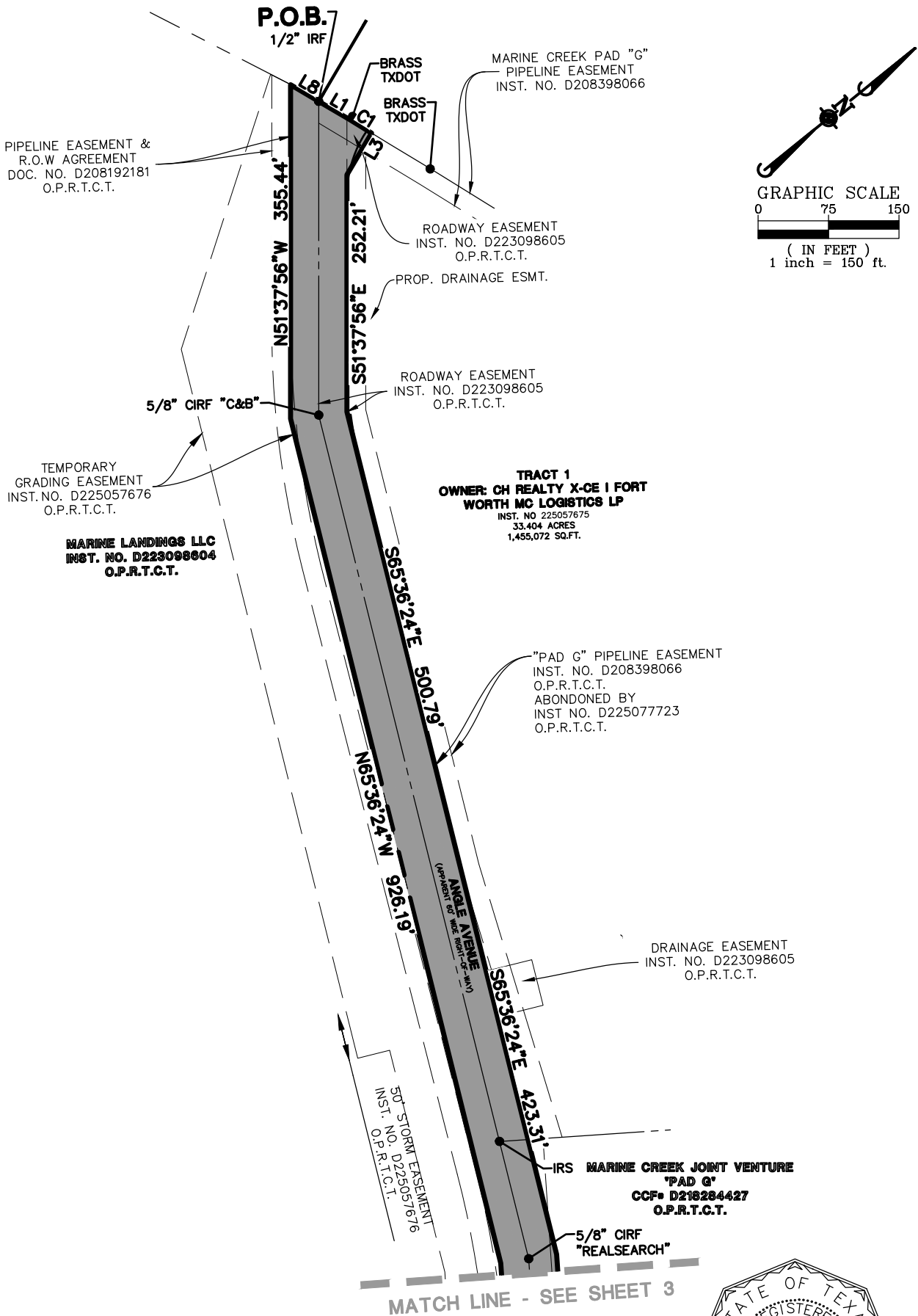
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

PROJ. MGR.: JLD
DRAWN BY: CFC
DATE: 09/09/25
SCALE: 1" = 150'

SHEET

1 OF 3
616.225001

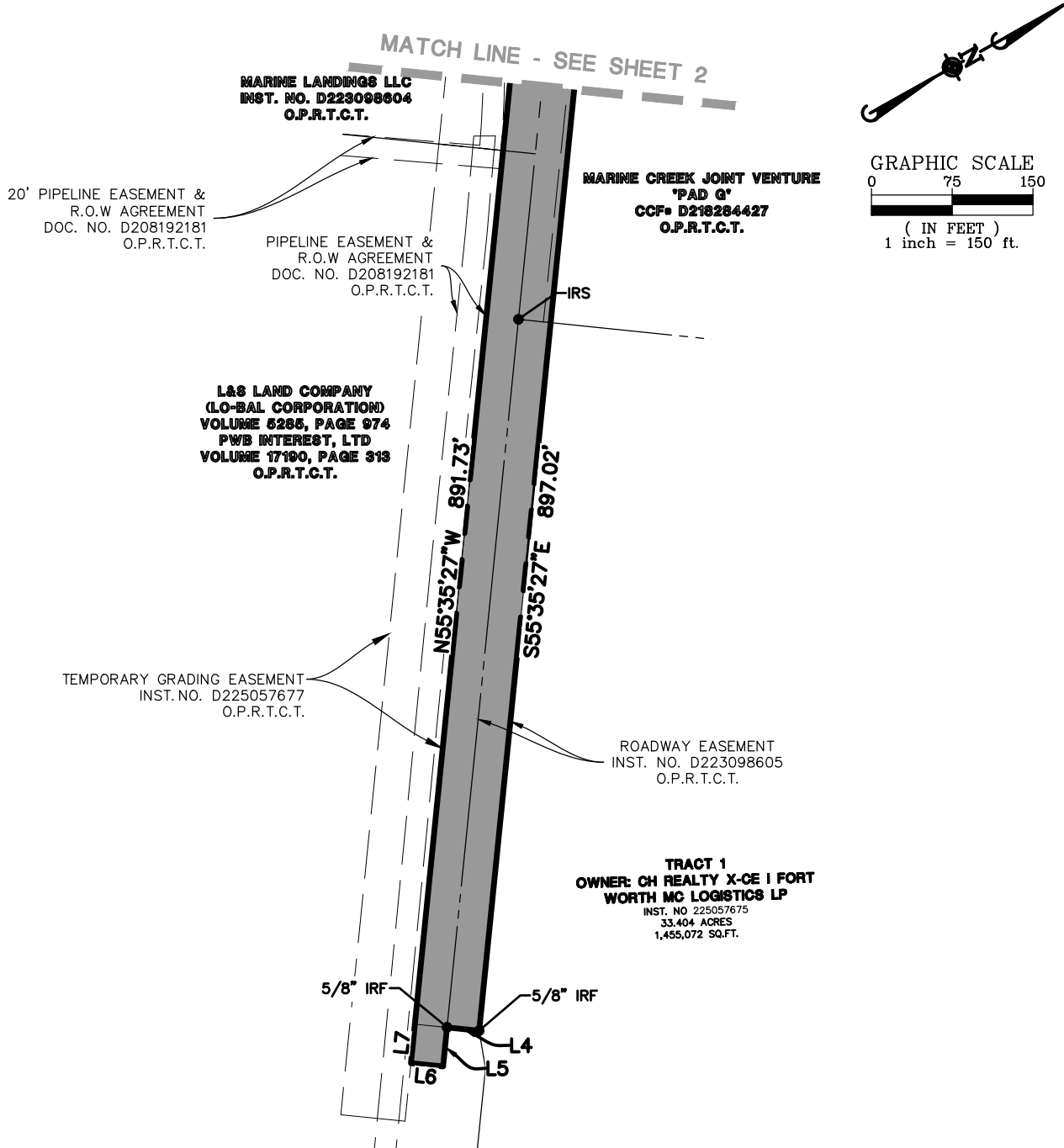
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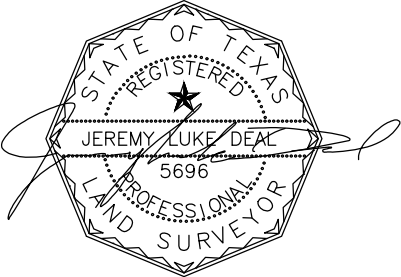
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LINE TABLE		
LINE	BEARING	LENGTH
L1	N68°51'34"E	37.58'
L3	S21°00'08"E	51.57'
L4	S34°27'36"W	30.00'
L5	S55°35'27"E	36.37'
L6	S34°23'11"W	30.00'
L7	N55°35'29"W	36.40'
L8	N68°52'58"E	34.82'

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	5682.31'	0°16'59"	28.08'	N70°03'18"E	28.08'



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