

EXHIBIT A
30 FOOT PERMANENT EASEMENT

Being a tract of land in the John Burnett Survey, Abstract No. 178, in the City of Fort Worth, Tarrant County, Texas, being a part of that called 34.803 acre tract of land described as South Tract in Warranty Deed to Dallas-Fort Worth Regional Airport Board as recorded in Volume 6653, Page 856 in the Deed Records of Tarrant County, Texas, being a part of that called 29.709 acre tract of land described as Parcel to the South of Trinity Boulevard in Memorandum of Lease to American Airlines, Inc. as recorded in Document No. D216027076 in the Official Public Records of Tarrant County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2-inch found iron rod with cap stamped "BRITAIN & CRAWFORD" for the common northwest corner of said called 29.709 acre tract of land and the northeast corner of Lot 2, Block 1 of the plat of Lots 1 & 2, Block 1, Trinity/360 Addition, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Cabinet A, Slide 2590 (Document No.D195218199) in the Plat Records of Tarrant County, Texas, and being on the south right-of-way line of Trinity Boulevard (variable width right-of-way);

THENCE South 78 degrees 53 minutes 28 seconds East, along said south right-of-way line, a distance of 168.31 feet for the POINT OF BEGINNING;

THENCE South 78 degrees 53 minutes 28 seconds East, continuing along said south right-of-way line, a distance of 4.62 feet to a point for corner;

THENCE South 89 degrees 50 minutes 12 seconds East, continuing along said south right-of-way line, a distance of 30.86 feet for the point of curvature of a circular curve to the right, not being tangent to the preceding course, having a radius of 115.00 feet, whose chord bears South 18 degrees 26 minutes 32 seconds East, a distance of 28.07 feet;

THENCE Southeasterly, departing said south right-of-way line and along said circular curve to the right, through a central angle of 14 degrees 01 minute 08 seconds, an arc length of 28.14 feet to a point for corner;

THENCE South 11 degrees 25 minutes 58 seconds East a distance of 363.93 feet for the point of curvature of a circular curve to the right, having a radius of 515.00 feet, whose chord bears South 06 degrees 47 minutes 25 seconds East, a distance of 83.37 feet;

THENCE Southeasterly, along said circular curve to the right, through a central angle of 09 degrees 17 minutes 07 seconds, a distance of 83.46 feet to a point for corner;

THENCE South 02 degrees 08 minutes 51 seconds East, a distance of 144.77 feet for the point of curvature of a circular curve to the left, having a radius of 485.00 feet, whose chord bears South 06 degrees 39 minutes 23 seconds East, a distance of 76.25 feet;

THENCE Southeasterly, along said circular curve to the left, through a central angle of 09 degrees 01 minute 04 seconds, an arc length of 76.33 feet to a point for corner;

THENCE South 11 degrees 09 minutes 55 seconds East, a distance of 71.65 feet for the point of curvature of a circular curve to the left, having a radius of 45.00 feet, whose chord bears South 41 degrees 12 minutes 05 seconds East, a distance of 45.05 feet;

THENCE Southeasterly, said circular curve to the left, through a central angle of 60 degrees 04 minutes 22 seconds, an arc length of 47.18 feet to a point for corner;

THENCE South 71 degrees 14 minutes 16 seconds East, a distance of 142.38 feet to the point of curvature of a circular curve to the right, having a radius of 115.00 feet, whose chord bears South 52 degrees 16 minutes 02 seconds East, a distance of 74.77 feet;

THENCE Southeasterly, along said circular curve to the right, through a central angle of 37 degrees 56 minutes 28 seconds, an arc length of 76.15 feet to a point for corner;

THENCE South 33 degrees 17 minutes 48 seconds East, a distance of 51.42 feet for the point of curvature of a circular curve to the right, having a radius of 165.00 feet, whose chord bears South 22 degrees 29 minutes 13 seconds East, a distance of 61.89 feet;

THENCE Southeasterly, along said circular curve to the right, through a central angle of 21 degrees 37 minutes 10 seconds, an arc length of 62.26 feet to a point for corner;

THENCE South 11 degrees 40 minutes 38 seconds East, a distance of 55.34 feet for the point of curvature of a circular curve to the left, having a radius of 45.00 feet, whose chord bears South 41 degrees 18 minutes 20 seconds East, a distance of 44.49 feet;

THENCE Southeasterly, along said circular curve to the left, through a central angle of 59 degrees 15 minutes 25 seconds, an arc length of 46.54 feet to a point for corner;

THENCE South 70 degrees 56 minutes 02 seconds East, a distance of 14.77 feet for the point of curvature of a circular curve to the left, having a radius of 45.00 feet, whose chord bears North 89 degrees 16 minutes 19 seconds East, a distance of 30.48 feet;

THENCE Northeasterly, along said circular curve to the left, through a central angle of 39 degrees 35 minutes 18 seconds, an arc length of 31.09 feet to a point for corner;

THENCE North 69 degrees 28 minutes 40 seconds East, a distance of 30.70 feet for the point of curvature of a circular curve to the right, having a radius of 75.00 feet, whose chord bears North 84 degrees 46 minutes 20 seconds East, a distance of 39.57 feet;

THENCE Northeasterly, along said circular curve to the right, through a central angle of 30 degrees 35 minutes 21 seconds, an arc length of 40.04 feet to a point for corner;

THENCE South 79 degrees 55 minutes 59 seconds East, a distance of 38.03 feet for the point of curvature of a circular curve to the right, having a radius of 265.00 feet, whose chord bears South 79 degrees 06 minutes 24 seconds East, a distance of 7.64 feet;

THENCE Southeasterly, along said circular curve to the right, through a central angle of 01 degree 39 minutes 10 seconds, an arc length of 7.64 feet to a point on the west right-of-way line of State Highway 360 (variable width right-of-way), and being on a circular curve to the left, not being reverse to the preceding course, having a radius of 3,039.79 feet, whose chord bears South 28 degrees 28 minutes 34 seconds East, a distance of 41.26 feet;

THENCE Southeasterly, along said west right-of-way line and along said circular curve to the left, through a central angle of 00 degrees 46 minutes 39 seconds, an arc length of 41.26 feet to a 1/2-inch set iron rod with blue plastic cap for the point of curvature of a circular curve to the left, not being compound to the preceding course, having a radius of 235.00 feet, whose chord bears North 75 degrees 51 minutes 14 seconds West, a distance of 33.43 feet;

THENCE Northwesterly, departing said west right-of-way line and along said circular curve to the left, through a central angle of 08 degrees 09 minutes 31 seconds, an arc length of 33.46 feet to a point for corner;

THENCE North 79 degrees 55 minutes 59 seconds West, a distance of 38.03 feet to the point of curvature of a circular curve to the left, having a radius of 45.00 feet, whose chord bears South 84 degrees 46 minutes 20 seconds West, a distance of 23.74 feet;

THENCE Southwesterly, along said circular curve to the left, through a central angle of 30 degrees 35 minutes 21 seconds, an arc length of 24.02 feet to a point for corner;

THENCE South 69 degrees 28 minutes 40 seconds West, a distance of 30.70 feet to point for the point of curvature of a circular curve to the right, having a radius of 75.00 feet, whose chord bears South 89 degrees 16 minutes 19 seconds West, a distance of 50.80 feet;

THENCE Southwesterly, along said circular curve to the right, through a central angle of 39 degrees 35 minutes 18 seconds, an arc length of 51.82 feet to a point for corner;

THENCE North 70 degrees 56 minutes 02 seconds West, a distance of 14.77 feet for the point of curvature of a circular curve to the right, having a radius of 75.00 feet, whose chord bears North 41 degrees 18 minutes 20 seconds West, a distance of 74.16 feet;

THENCE Northwesterly, along said circular curve to the right, through a central angle of 59 degrees 15 minutes 24 seconds, an arc length of 77.57 feet to a point for corner;

THENCE North 11 degrees 40 minutes 38 seconds West, a distance of 55.34 feet for the point of curvature of a circular curve to the left, having a radius of 135.00 feet, whose chord bears North 22 degrees 29 minutes 13 seconds West, a distance of 50.64 feet;

THENCE Northwesterly, along said circular curve to the left, through a central angle of 21 degrees 37 minutes 10 seconds, an arc length of 50.94 feet to a point for corner;

THENCE North 33 degrees 17 minutes 48 seconds West, a distance of 51.42 feet for the point of curvature of a circular curve to the left, having a radius of 85.00 feet, whose chord bears North 52 degrees 16 minutes 02 seconds West, a distance of 55.26 feet;

THENCE Northwesterly, along said circular curve to the left, through a central angle of 37 degrees 56 minutes 28 seconds, an arc length of 56.29 feet to a point for corner;

THENCE North 71 degrees 14 minutes 16 seconds West, a distance of 142.38 feet for the point of curvature of a circular curve to the right, having a radius of 75.00 feet, whose chord bears North 41 degrees 12 minutes 05 seconds West, a distance of 75.08 feet;

THENCE Northwesterly, along said circular curve to the right, through a central angle of 60 degrees 04 minutes 22 seconds, an arc length of 78.63 feet to a point for corner;

THENCE North 11 degrees 09 minutes 55 seconds West, a distance of 71.65 feet for the point of curvature of a circular curve to the right, having a radius of 515.00 feet, whose chord bears North 06 degrees 39 minutes 23 seconds West, a distance of 80.97 feet;

THENCE Northwesterly, along said circular curve to the left, through a central angle of 09 degrees 01 minute 04 seconds, an arc length of 81.05 feet to a point for corner;

THENCE North 02 degrees 08 minutes 51 seconds West, a distance of 144.77 feet for the point of curvature of a circular curve to the left, having a radius of 485.00 feet, whose chord bears North 06 degrees 47 minutes 25 seconds West, a distance of 78.51 feet;

THENCE Northwesterly, along said circular curve to the left, through a central angle of 09 degrees 17 minutes 07 seconds, an arc length of 78.60 feet to a point for corner;

THENCE North 11 degrees 25 minutes 58 seconds West, a distance of 363.93 feet for the point of curvature of a circular curve to the left, having a radius of 85.00 feet, whose chord bears North 23 degrees 53 minutes 56 seconds West, a distance of 36.70 feet;

THENCE Northwesterly, along said circular curve to the left, through a central angle of 24 degrees 55 minutes 56 seconds, an arc length of 36.99 feet to the POINT OF BEGINNING AND CONTAINING 43,384 square feet or 0.9960 acres of land, more or less.

A plat accompanies this legal description.

Basis of Bearing is the Texas Coordinate System North Central Zone (4202), North American Datum of 1983 (NAD 83) 2011 adjustment, observed by RTK using the Leica SmartNet Network on 07/12/2019. Distances shown are US Survey feet displayed in surface values, scale factor is 1.00012.

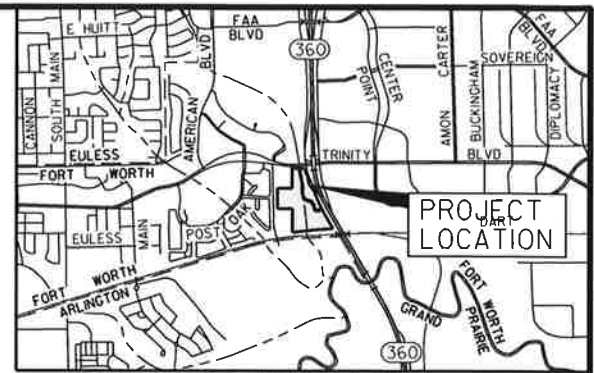
POINT OF COMMENCING

1/2" FIR W/
BRITTAIN &
CRAWFORD CAP

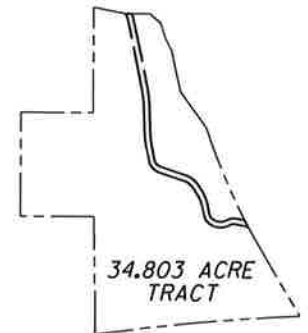
TRINITY BOULEVARD
(VARIABLE WIDTH RIGHT-OF-WAY)

POINT OF BEGINNING

S78° 53' 28"E
168.31'

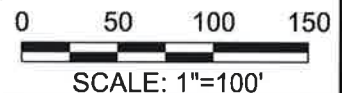


LOCATION MAP
N.T.S.



PARENT TRACT
N.T.S.

JOHN BURNETT SURVEY
ABSTRACT NO. 178



WARRANTY DEED WITH
VENDOR'S LIEU
PUENTE BROTHERS INVESTMENTS, LLC
CALLED 2.439 ACRES
VOL. 12180, PG. 1858
O.R.T.C.T.

LOT 2
BLOCK 1

LOTS 1 & 2, BLOCK 1
TRINITY/360 ADDITION
CAB. A, PG. 2590
IDOC. NO. D1952181991
P.R.T.C.T.

SERVICE ROAD TO GREATER
SOUTHWEST INTERNATIONAL
AIRPORT SEWAGE DISPOSAL PLANT SITE
EXHIBIT A, CALLED 4.03 ACRES
VOL. 5343, PG. 358
D.R.T.C.T.

SOUTHWESTERN BELL
TELEPHONE COMPANY EASEMENT
EXHIBIT M, CALLED 0.48 ACRES
VOL. 5343, PG. 358
D.R.T.C.T.

TEMPORARY
CONSTRUCTION
EASEMENT
BY SEPARATE
INSTRUMENT

LONE STAR GAS COMPANY AND
SOUTHWESTERN BELL TELEPHONE
COMPANY EASEMENT
EXHIBIT D, CALLED 0.67 ACRES
VOL. 5343, PG. 358
D.R.T.C.T.

EASEMENT
ENSERCH
CORPORATION
25' WIDE
VOL. 12606, PG. 722
O.R.T.C.T.

WARRANTY DEED.
DALLAS-FORT WORTH
REGIONAL AIRPORT BOARD
SOUTH TRACT,
CALLED 34.803 ACRES
WITH 5 ACRE SAVE AND
EXCEPT TRACT
VOL. 6653, PG. 856
D.R.T.C.T.

EASEMENT FOR
HIGHWAY PURPOSES
STATE OF TEXAS
PART 2, CALLED
0.076 ACRES
VOL. 5268, PG. 921
D.R.T.C.T.

EASEMENT FOR
HIGHWAY PURPOSES
STATE OF TEXAS
PART 4, CALLED
0.144 ACRES
VOL. 5268, PG. 921
D.R.T.C.T.

EASEMENT
CITY OF FORT WORTH
VOL. 5697, PG. 344
D.R.T.C.T.

EASEMENT FOR
HIGHWAY PURPOSES
STATE OF TEXAS
CALLED 1.984 ACRES
VOL. 5268, PG. 904
D.R.T.C.T.

STATE HIGHWAY 360
(VARIABLE
WIDTH RIGHT-OF-WAY)

SANITARY SEWER EASEMENT
EXHIBIT C, CALLED 0.40 ACRES
VOL. 5343, PG. 358
D.R.T.C.T.

30' PERMANENT
EASEMENT
43,384 SF
0.9960 ACRES

MATCH LINE (SEE SHEET 6 OF 7)

A LEGAL DESCRIPTION
ACCOMPANIES THIS EXHIBIT

EXHIBIT "A"

0.9960 ACRE
30 FOOT PERMANENT EASEMENT

SITUATED IN THE

JOHN BURNETT SURVEY
ABSTRACT NO. 178

IN THE

CITY OF FORT WORTH, TARRANT COUNTY TEXAS

Basis of Bearing is the Texas Coordinate System North Central Zone (4202), North American Datum of 1983 (NAD 83) 2011 adjustment, observed by RTK using the Leica SmartNet Network on 07/12/2019. Distances shown are US Survey feet displayed in surface values, scale factor is 1.00012.

LEGEND

- PERMANENT EASEMENT
- EXISTING PROPERTY LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- CONTROL MONUMENT
- FOUND IRON ROD (UNLESS NOTED OTHERWISE)
- POINT FOR A CORNER
- D.R.T.C.T.* DEED RECORDS OF TARRANT COUNTY TEXAS



4000 FOSSIL CREEK BLVD. FORT WORTH, TEXAS 76137 (817) 847-1422
TBPELS FIRM NO. 10029605

DGN: Exh-1-1_30-FT_PERM-ESMT-34838.dgn

AVO: 34838.001

DATE: NOVEMBER 10, 2020

PAGE NO.: 5 OF 7

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

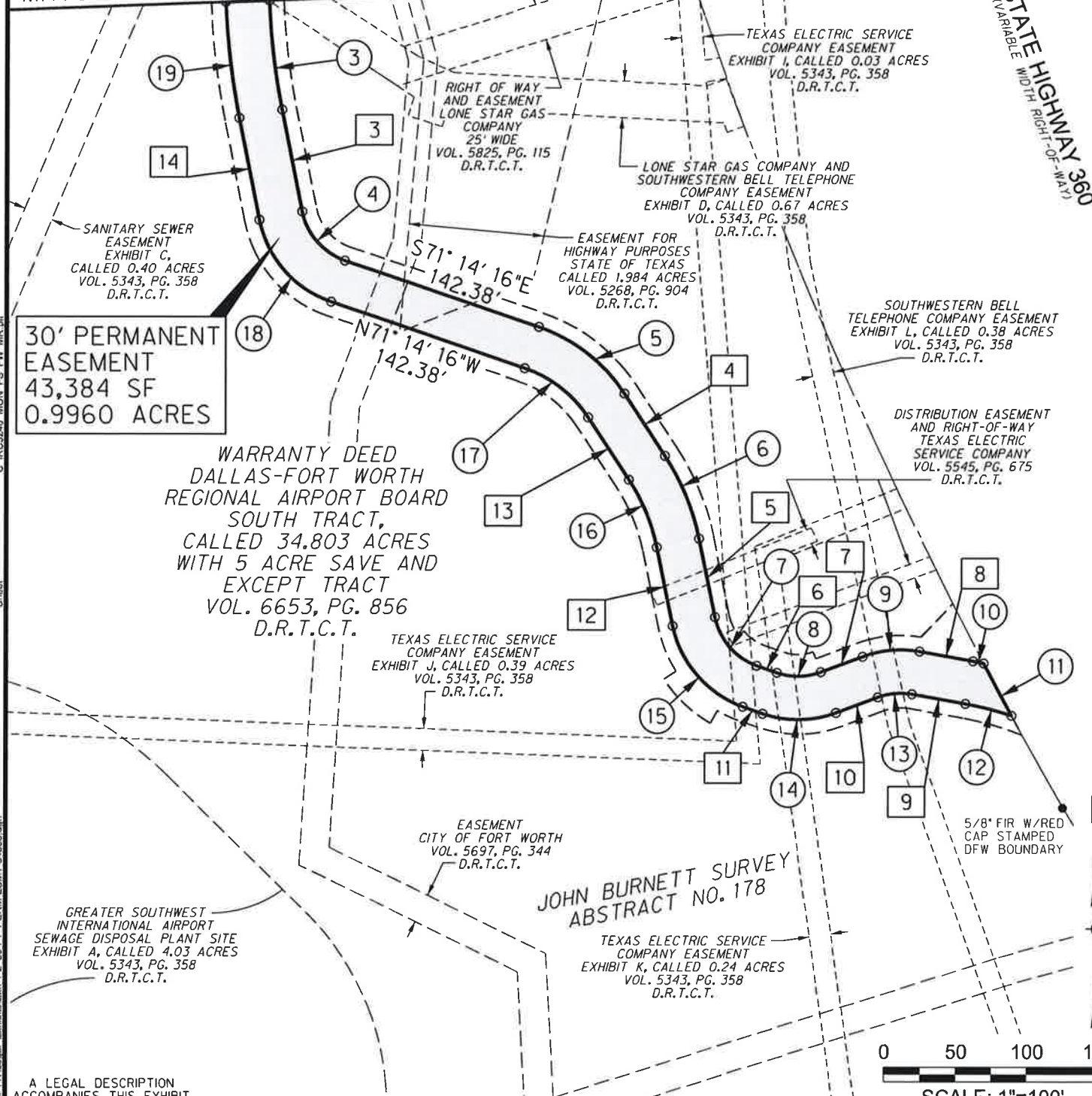
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MATCH LINE (SEE SHEET 5 OF 7)

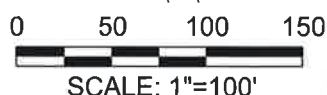
STATE HIGHWAY 360
(VARIABLE WIDTH RIGHT-OF-WAY)



30' PERMANENT EASEMENT
43,384 SF
0.9960 ACRES

WARRANTY DEED
DALLAS-FORT WORTH
REGIONAL AIRPORT BOARD
SOUTH TRACT,
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D.R.T.C.T. DEED RECORDS OF TARRANT COUNTY TEXAS	



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DGN: Exh-1-2_30_FT_PERM-ESMT-34838.dgn

AVO: 34838.001

DATE: NOVEMBER 10, 2020

PAGE NO.: 6 OF 7

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

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 Sheet
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 11/10/2020 8:40:52 AM

BEARING/DISTANCE TABLE

CURVE DATA TABLE

1	S78° 53' 28"E 4.62'	①	Δ=14° 01' 08" R=115.00' T=14.14' L=28.14' CB=S18° 26' 32"E CD=28.07'	8	Δ=39° 35' 18" R=45.00' T=16.20' L=31.09' CB=N89° 16' 19"E CD=30.48'	15	Δ=59° 15' 24" R=75.00' T=42.66' L=77.57' CB=N41° 18' 20"W CD=74.16'
2	S89° 50' 12"E 30.86'	②	Δ=09° 17' 07" R=515.00' T=41.82' L=83.46' CB=S06° 47' 25"E CD=83.37'	9	Δ=30° 35' 21" R=75.00' T=20.51' L=40.04' CB=N84° 46' 20"E CD=39.57'	16	Δ=21° 37' 10" R=135.00' T=25.78' L=50.94' CB=N22° 29' 13"W CD=50.64'
3	S11° 09' 55"E 71.65'	③	Δ=09° 01' 04" R=485.00' T=38.25' L=76.33' CB=S06° 39' 23"E CD=76.25'	10	Δ=01° 39' 10" R=265.00' T=3.82' L=7.64' CB=S79° 06' 24"E CD=7.64'	17	Δ=37° 56' 28" R=85.00' T=29.22' L=56.29' CB=N52° 16' 02"W CD=55.26'
4	S33° 17' 48"E 51.42'	④	Δ=60° 04' 22" R=45.00' T=26.02' L=47.18' CB=S41° 12' 05"E CD=45.05'	11	Δ=00° 46' 39" R=3039.79' T=20.63' L=41.26' CB=S28° 28' 34"E CD=41.26'	18	Δ=60° 04' 22" R=75.00' T=43.36' L=78.63' CB=N41° 12' 05"W CD=75.08'
5	S11° 40' 38"E 55.34'	⑤	Δ=37° 56' 28" R=115.00' T=39.53' L=76.15' CB=S52° 16' 02"E CD=74.77'	12	Δ=08° 09' 31" R=235.00' T=16.76' L=33.46' CB=N75° 51' 14"W CD=33.43'	19	Δ=09° 01' 04" R=515.00' T=40.61' L=81.05' CB=N06° 39' 23"W CD=80.97'
6	S70° 56' 02"E 14.77'	⑥	Δ=21° 37' 10" R=165.00' T=31.50' L=62.26' CB=S22° 29' 13"E CD=61.89'	13	Δ=30° 35' 21" R=45.00' T=12.31' L=24.02' CB=S84° 46' 20"W CD=23.74'	20	Δ=09° 17' 07" R=485.00' T=39.39' L=78.60' CB=N06° 47' 25"W CD=78.51'
7	N69° 28' 40"E 30.70'	⑦	Δ=59° 15' 25" R=45.00' T=25.59' L=46.54' CB=S41° 18' 20"E CD=44.49'	14	Δ=39° 35' 18" R=75.00' T=26.99' L=51.82' CB=S89° 16' 19"W CD=50.80'	21	Δ=24° 55' 56" R=85.00' T=18.79' L=36.99' CB=N23° 53' 56"W CD=36.70'
8	S79° 55' 59"E 38.03'						
9	N79° 55' 59"W 38.03'						
10	S69° 28' 40"W 30.70'						
11	N70° 56' 02"W 14.77'						
12	N11° 40' 38"W 55.34'						
13	N33° 17' 48"W 51.42'						
14	N11° 09' 55"W 71.65'						

A LEGAL DESCRIPTION ACCOMPANIES THIS EXHIBIT

EXHIBIT "A"

0.9960 ACRE
30 FOOT PERMANENT EASEMENT

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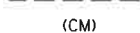
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ABSTRACT NO. 178

IN THE

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LEGEND

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	PROPOSED EASEMENT
	EXISTING EASEMENT
(CM)	CONTROL MONUMENT
FIR ●	FOUND IRON ROD (UNLESS NOTED OTHERWISE)
○	POINT FOR A CORNER
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I, Douglas A. Calhoun, Registered Professional Land Surveyor, do hereby certify that this parcel was prepared from a survey made on the ground under my supervision and direction.

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Sheet

11/10/2020 8:41:05 AM bh875 HALFF I:\34000\34838\001\Cadd\Sheets\FTW\Local Exhibit\Exh-1-3_30-FT_PERM-ESMT-34838.dgn