

EXHIBIT A
LEGAL DESCRIPTION
WATER FACILITY EASEMENT

Being part of the Benjamin Thomas Survey, Abstract No. 1497, situated in the City of Fort Worth, Tarrant County, Texas and being a portion of a called 5.986 acre tract of land conveyed to E-STEEL STEEL II LLC, as described in Instrument Number D209280915 Official Public Records of Tarrant County Texas (O.P.R.T.C.T.), hereinafter referred to as E-Steel Tract 2, and being more particularly described as follows:

COMMENCING at a capped iron rod with red cap stamped "KHA" found for the southeast corner of a tract conveyed to JLM OF TAMPA INC by Instrument Number D220323937 (O.P.R.T.C.T.), hereinafter referred to as JLM Tract 1 and for the northeast corner of E-Steel Tract 2, said point also being in the west right of way line of U.S. Highway No. 287 (Business) also from which a capped iron rod with red cap stamped "KHA" found for the northwest corner of a 5.0 acre tract conveyed to ASPS HOLDINGS LLC by Instrument Number D211080927 (O.P.R.T.C.T.) bears S 89°26'20" W, a distance of 1355.39 feet, said iron rod with red cap stamped "KHA" also being the southwest corner of E-Steel Tract 1 and being in the east line of a tract of conveyed to LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD by Instrument Number D220319529 (O.P.R.T.C.T.);

THENCE S 89°26'20" W, along the south line of JLM Tract 1 and the north line of E-Steel Tract 2, a distance of 582.86 feet to the POINT OF BEGINNING;

THENCE S 00°34'00" E, departing the south line of JLM Tract 1 and the north line of E-Steel Tract 2 and the west line of E-Steel Tract 2, a distance of 378.60 feet to a point in the north line of a called 6.466 acre tract of land conveyed to E-STEEL II LLC, as described in Instrument Number D209280915, hereinafter referred to as E-Steel Tract 1;

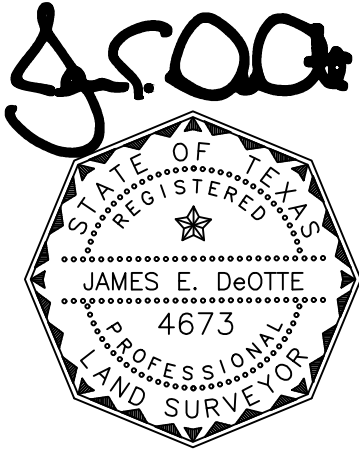
THENCE S 87°52'45" W, along the south line of E-Steel Tract 2 and the north line of E-Steel Tract 1, a distance of 25.01 feet to a 1/2" iron rod found for the southwest corner of E-Steel Tract 2 and the northwest corner of E-Steel Tract 2 and in the east line of a tract conveyed to JLM OF TAMPA INC by Instrument Number D196090409 (O.P.R.T.C.T.), hereinafter referred to as JLM Tract 2;

THENCE N 00°34'00" W, along the common line of E-Steel Tract 1 and JLM Tract 2, a distance of 379.28 feet to a 1/2" iron rod with plastic cap stamped " BRITATIN AND CRAWFORD" in the south line of JLM Tract 1 and the northwest corner of E-Steel Tract 2 and a northeast corner of JLM Tract 2;

THENCE N 89°26'20" E, along the south line of JLM Tract 1 and the north line of E-Steel Tract 2, a distance of 25.00 feet to the POINT OF BEGINNING and containing 9,474 square feet or 0.217 acres more or less.

NOTES:

- 1) All bearings and coordinates are in US survey feet surface using a scale factor of 1.0001526298 and referenced to the Texas Coordinate System, Nad-83, The North Central Zone 4202.
- 2) Exhibit B of same date accompanies this legal description.



James E. DeOtte
Registered Professional Land Surveyor
No. 4673

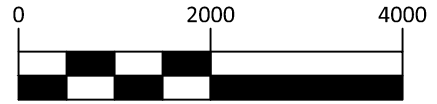
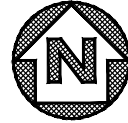
James DeOtte Engineering, Inc.
TBPLS Firm No. 10101400
2201 Dottie Lynn Parkway, Suite 119
Fort Worth, Texas 76120
(817) 446 – 6877

LEGEND:

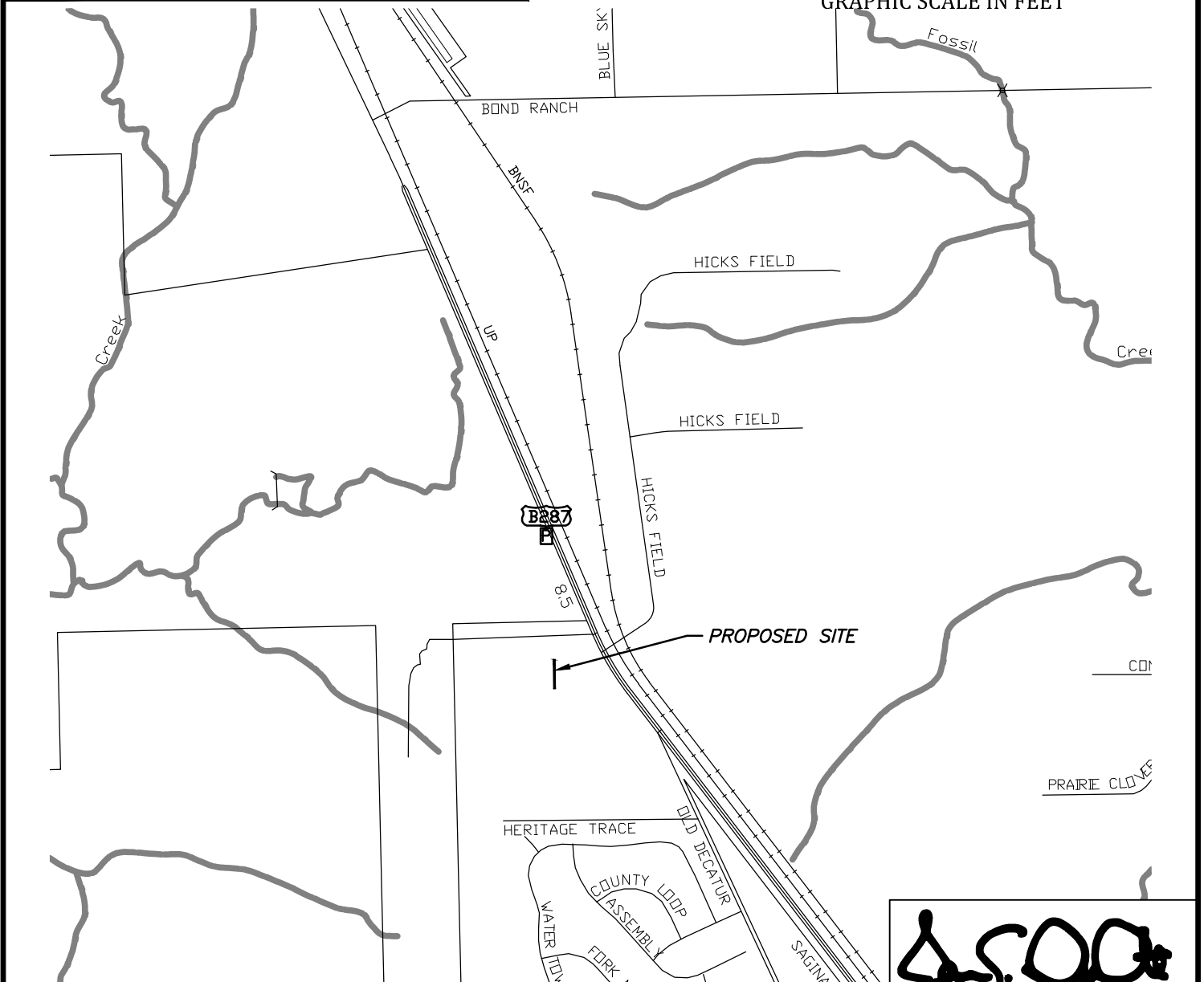
- PROPERTY BOUNDARY —————
- EX. EASEMENT - - - - -
- PROP. EASEMENT ▬▬▬▬▬▬▬▬▬▬
- IRON ROD FOUND IRF
- 5/8" IRON ROD SET WITH PLASTIC CAP STAMPED "DEOTTE RPLS 4673" CIRS
- OFFICIAL PUBLIC RECORDS O.P.R.T.C.T.
- TARRANT COUNTY TEXAS

EXHIBIT B

PAGE 3 OF 6



GRAPHIC SCALE IN FEET



City of Fort Worth

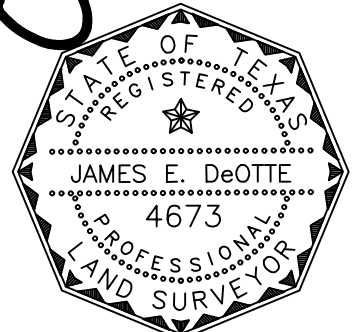
200 TEXAS STREET
FORT WORTH, TX. 76102

EXHIBIT A SHOWING A
PARCEL OF PROPERTY
SITUATED IN THE
BENJAMIN THOMAS SURVEY
TARRANT COUNTY, TEXAS

AS RECORDED IN
D209280915

OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY TEXAS

J.E. DeOtte



Date: 5/27/2022

PROJECT: NORTHSIDE IV WATERLINE	CITY PROJECT No. 102687
PROPOSED WATER FACILITY EASEMENT	PARCEL NO. 05 PWFE
LAND ACQUISITION AREA: 9,474 SQ FT OR 0.217 AC	
JDEI JOB No. 202100700	DRAWN BY: CBC
	PAGE 3 OF 6

LEGEND:






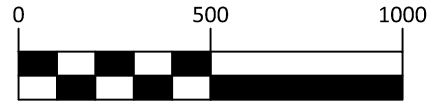
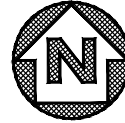
PROPERTY BOUNDARY	
EX. EASEMENT	
PROP. EASEMENT	
IRON ROD FOUND	
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OFFICIAL PUBLIC RECORDS	O.P.R.T.C.T.
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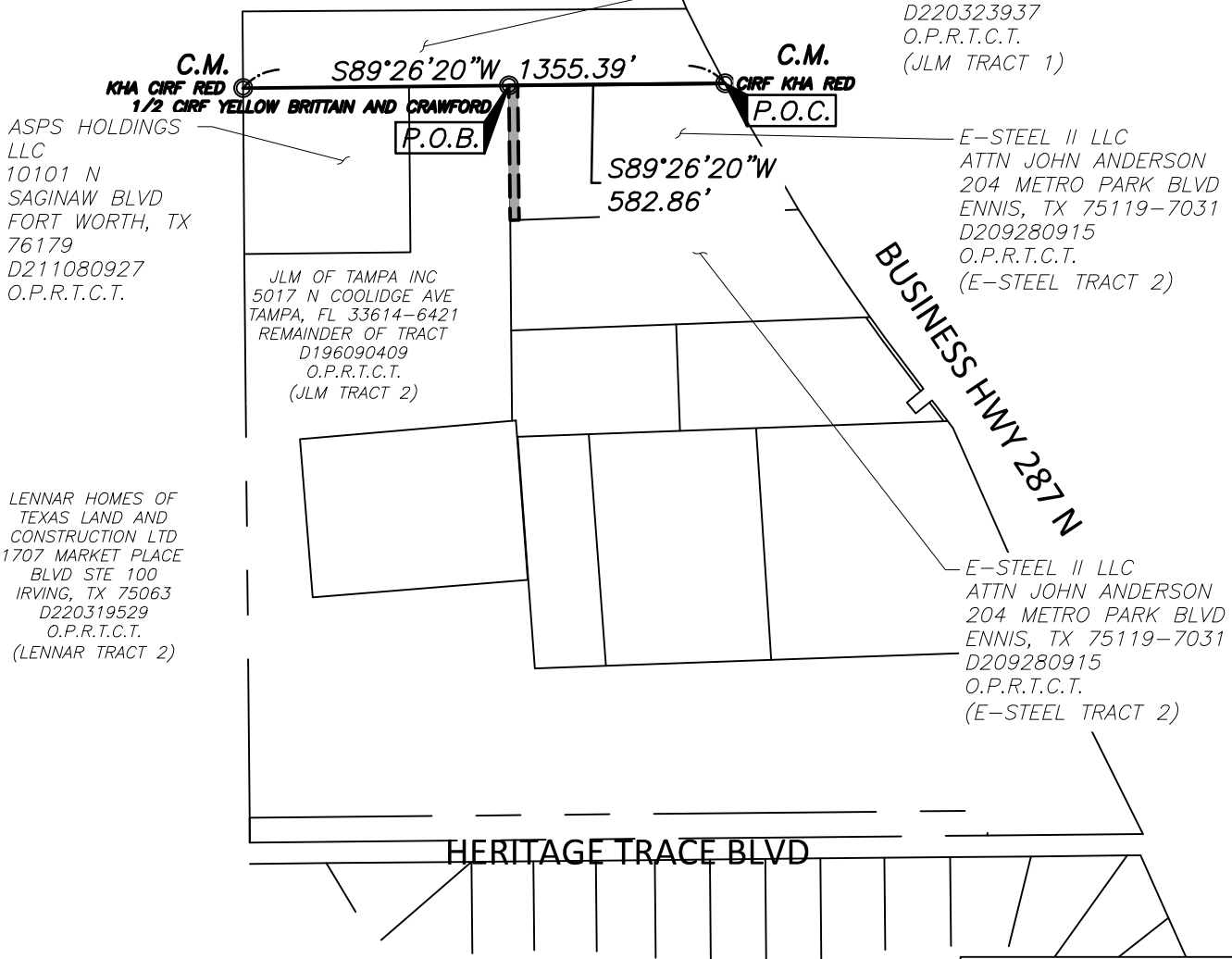
EXHIBIT B

PAGE 4 OF 6



GRAPHIC SCALE IN FEET

JLM OF TAMPA INC
5017 N COOLIDGE AVE
TAMPA, FL 33614-6421
D220323937
O.P.R.T.C.T.
(JLM TRACT 1)



ASPS HOLDINGS LLC
10101 N SAGINAW BLVD
FORT WORTH, TX 76179
D211080927
O.P.R.T.C.T.

JLM OF TAMPA INC
5017 N COOLIDGE AVE
TAMPA, FL 33614-6421
REMAINDER OF TRACT
D196090409
O.P.R.T.C.T.
(JLM TRACT 2)

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD
1707 MARKET PLACE BLVD STE 100
IRVING, TX 75063
D220319529
O.P.R.T.C.T.
(LENNAR TRACT 2)

E-STEEL II LLC
ATTN JOHN ANDERSON
204 METRO PARK BLVD
ENNIS, TX 75119-7031
D209280915
O.P.R.T.C.T.
(E-STEEL TRACT 2)

E-STEEL II LLC
ATTN JOHN ANDERSON
204 METRO PARK BLVD
ENNIS, TX 75119-7031
D209280915
O.P.R.T.C.T.
(E-STEEL TRACT 2)

HERITAGE TRACE BLVD

BUSINESS HWY 287 N



City of Fort Worth

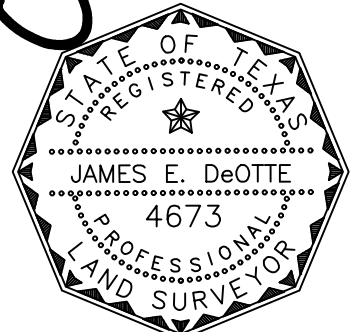
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FORT WORTH, TX. 76102

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JDEI JOB No. 202100700	DRAWN BY: CBC
	PAGE 4 OF 6

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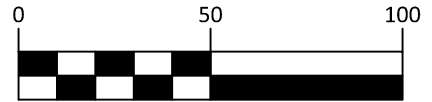
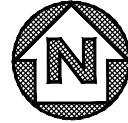
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OFFICIAL PUBLIC RECORDS TARRANT COUNTY TEXAS	O.P.R.T.C.T.

EXHIBIT B

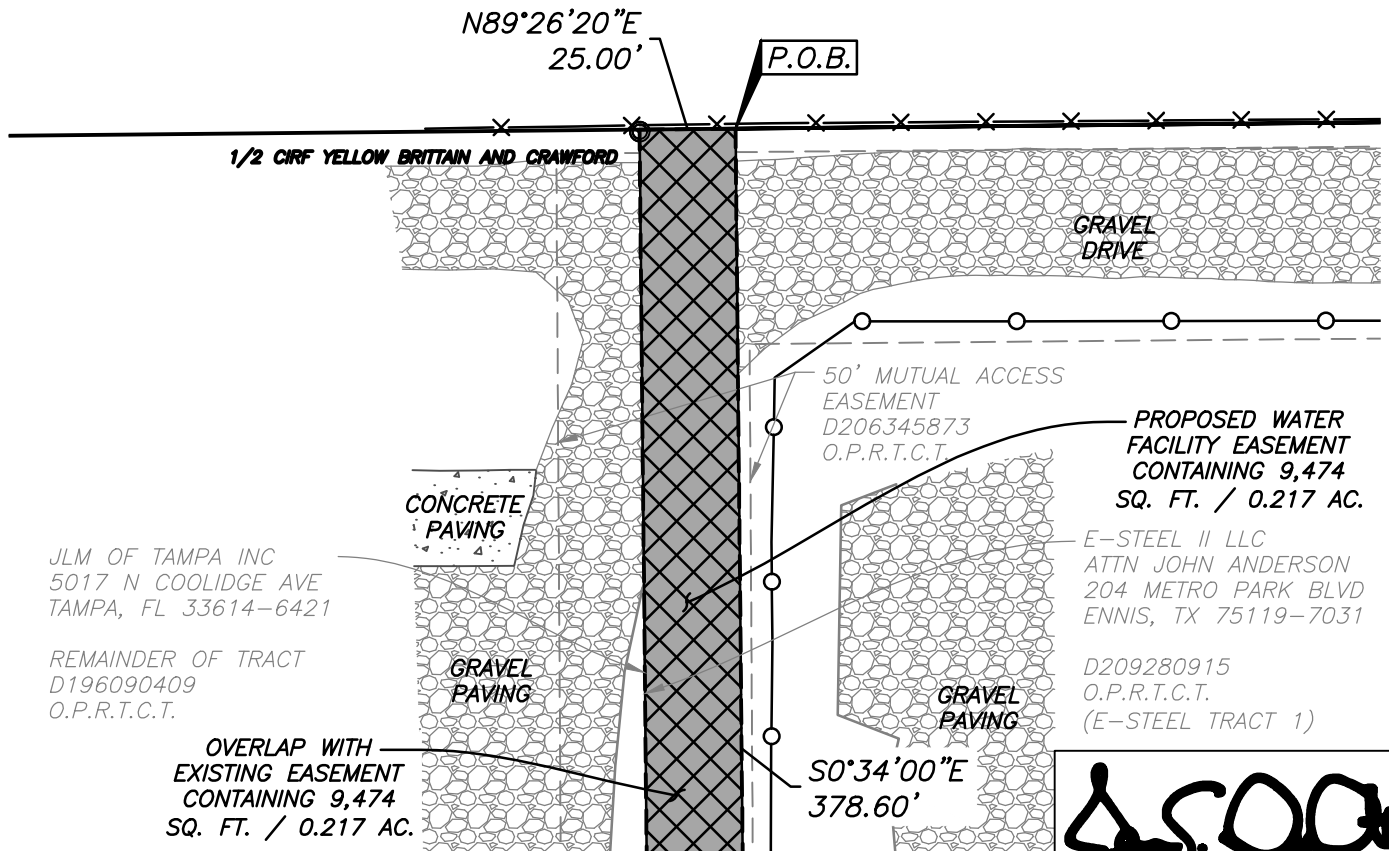
PAGE 5 OF 6



GRAPHIC SCALE IN FEET

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5017 N COOLIDGE AVE
TAMPA, FL 33614-6421

D220323937
O.P.R.T.C.T.
(JLM TRACT 1)



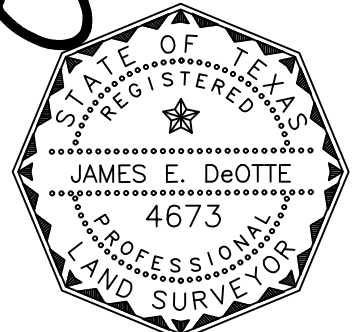
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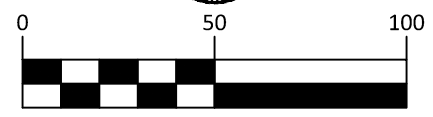
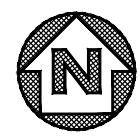
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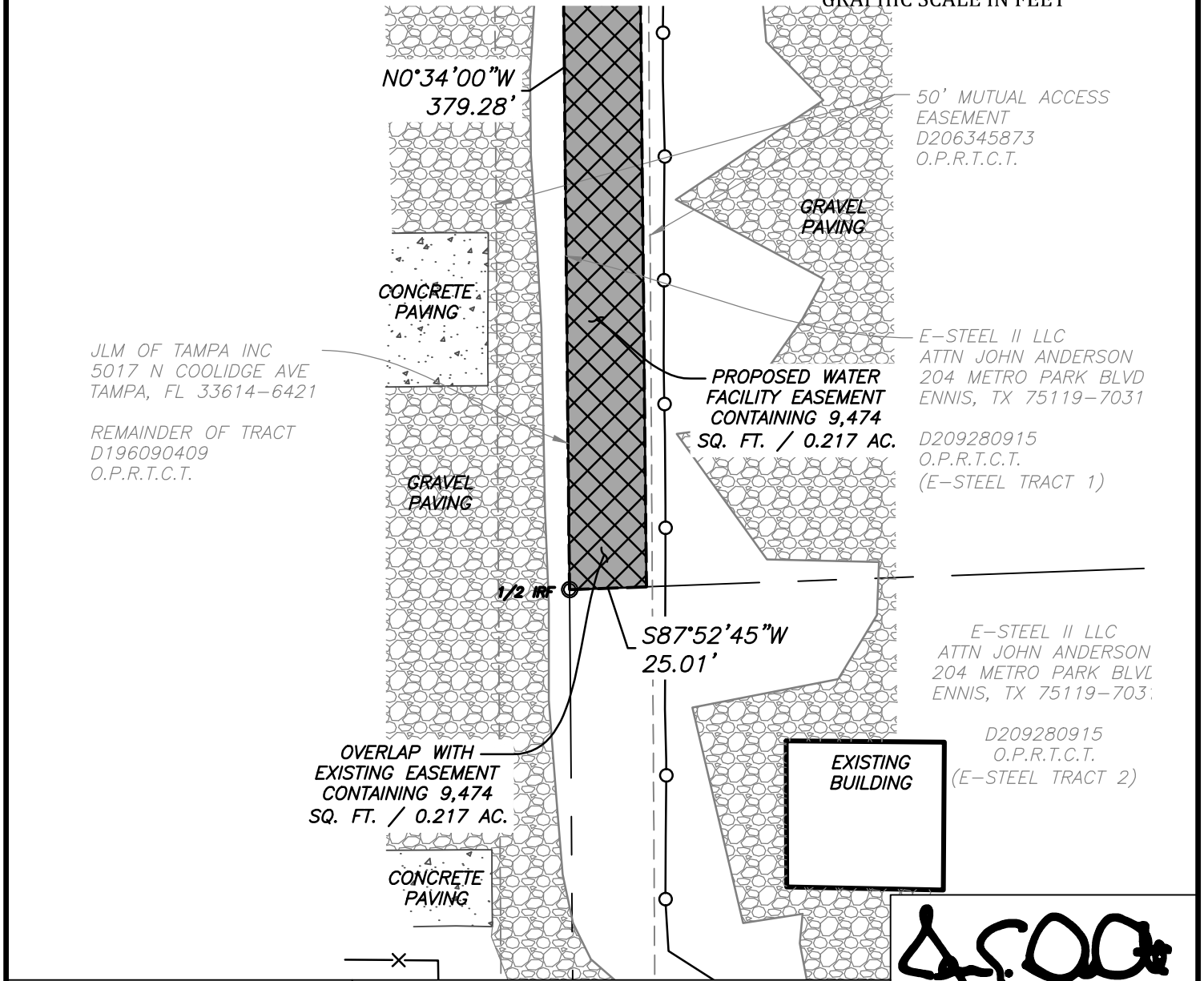
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5017 N COOLIDGE AVE
TAMPA, FL 33614-6421

REMAINDER OF TRACT
D196090409
O.P.R.T.C.T.

50' MUTUAL ACCESS
EASEMENT
D206345873
O.P.R.T.C.T.

E-STEEL II LLC
ATTN JOHN ANDERSON
204 METRO PARK BLVD
ENNIS, TX 75119-7031

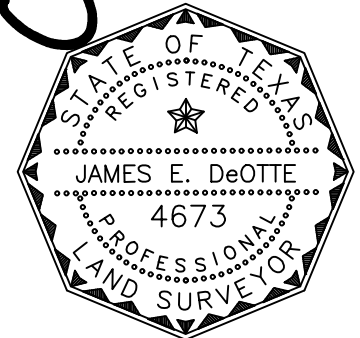
D209280915
O.P.R.T.C.T.
(E-STEEL TRACT 1)

E-STEEL II LLC
ATTN JOHN ANDERSON
204 METRO PARK BLVD
ENNIS, TX 75119-7031

D209280915
O.P.R.T.C.T.
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