

EXHIBIT "A"

0.4068 Acre
Sanitary Sewer Easement
David Strickland Survey, Abstract No. 1376
Tarrant County, Texas

DESCRIPTION FOR A 0.4068 OF ONE ACRE
SANITARY SEWER EASEMENT

DESCRIPTION OF A 0.4068 OF ONE ACRE (17,718 SQUARE FOOT) EASEMENT CONSISTING OF TWO PARTS, OUT OF THE DAVID STRICKLAND SURVEY, ABSTRACT NO. 1376, TARRANT COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF LOT 1, BLOCK 1, SOUTHEASTERN FREIGHT LINES FORT WORTH ADDITION, A SUBDIVISION RECORDED IN DOCUMENT NO. D205143695, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, BEING THE REMAINDER OF THAT TRACT DESCRIBED AS 37.499 ACRES CONVEYED TO SOUTHEASTERN FREIGHT LINES, INC. BY GENERAL WARRANTY DEED DATED JANUARY 7, 2005, AS RECORDED IN DOCUMENT NO. D205009040, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS; SAID 0.4068 OF ONE ACRE (17,718 SQUARE FOOT) EASEMENT BEING MORE PARTICULARLY DESCRIBED IN TWO PARTS BY METES AND BOUNDS AS FOLLOWS:

PART 1 0.4045 Acre

BEGINNING at a calculated point at the south corner of this easement, being in east line of the remainder of said Lot 1 and said 37.499 acre Southeastern Freight Lines tract, and the west line that tract described as 1.702 acres conveyed to the State of Texas by Deed, as recorded in Document No. D222222709, Official Public Records, Tarrant County, Texas, also being in the existing west right-of-way line of I-820 (varying width), said POINT OF BEGINNING having Surface Coordinates of N=6,935,388.77, E=2,356,057.91, from which a 5/8-inch iron rod with Texas Department of Transportation (TxDOT) cap found at the southeast corner of the remainder of said Lot 1 and the remainder of said 37.499 acre Southeastern Freight Lines tract, being the northeast corner of the remainder of that tract described as 60.883 acres conveyed to Black Branch Terminals LLC by Special Warranty Deed, as recorded in Document D222055456, Official Public Records, Tarrant County, Texas, also being the southwest corner of said 1.702 acre State of Texas tract, and in the existing west right-of-way line of I-820, bears South 00°13'19" East 32.41 feet;

THENCE, along the west line of this easement, crossing the remainder of said Lot 1 and said 37.499 acre Southeastern Freight Lines tract, the following three (3) courses, numbered 1 through 3:

- 1) **North 45°10'47" West 127.10 feet** to a calculated point,
- 2) **North 00°10'47" West 407.43 feet** to a calculated point, and
- 3) **North 44°49'13" East 109.17 feet** to a calculated point at the north corner of this easement, being in the east line of the remainder of said Lot 1 and said 37.499 acre Southeastern Freight Lines tract, the west line of said 1.702 acre State of Texas tract, and the existing west right-of-way line of I-820, from which a 5/8-inch iron with TxDOT cap found in the east line of the remainder of said Lot 1 and said 37.499 acre Southeastern Freight Lines tract, the west line of said 1.702 acre State of Texas tract, and the existing west right-of-way line of I-820, bears, with a curve to the left, whose delta angle is 08°08'26", radius is 3,799.72 feet, an arc distance of 539.87 feet, and the chord of which bears North 08°53'46" West 539.41 feet;
- 4) THENCE, along the east line of the remainder of said Lot 1 and said 37.499 acre Southeastern Freight Lines tract, the west line of said 1.702 acre State of Texas tract, and the existing west right-of-way line of I-820, with a curve to the right, whose delta angle is **00°34'54"**, radius is **3,799.72 feet**, an arc distance of **38.57 feet**, and the chord of which bears **South 04°32'06" East 38.57 feet** to a calculated point, from which a 5/8-inch iron rod with TxDOT cap found in the east line of the remainder of said Lot 1 and said 37.499 acre Southeastern Freight Lines tract, the west line of said 1.702 acre State of Texas tract, and the existing west right-of-way line of I-820, bears, with a curve to the right, whose delta angle is 04°01'20", radius is 3,799.72 feet, an arc distance of 266.74 feet, and the chord of which bears South 02°13'59" East 266.68 feet;

THENCE, continuing along the east line of this easement, crossing the remainder of said Lot 1 and said 37.499 acre Southeastern Freight Lines tract, the following three (3) courses, numbered 5 through 7:

- 5) **South 44°49'13" West 70.88 feet** to a calculated point,
- 6) **South 00°10'47" East 384.65 feet** to a calculated point, and

0.4068 Acre Sanitary Sewer Easement

- 7) **South 45°10'47" East 84.63 feet** to a calculated point in the east line of the remainder of said Lot 1 and said 37.499 acre Southeastern Freight Lines tract, the west line of said 1.702 acre State of Texas tract, and the existing west right-of-way line of I-820;
- 8) THENCE, along the east line of the remainder of said Lot 1 and said 37.499 acre Southeastern Freight Lines tract, the west line of said 1.702 acre State of Texas tract, and the existing west right-of-way line of I-820, **South 00°13'19" East 41.42 feet** to the POINT OF BEGINNING and containing 0.4045 of one acre (17,618 square feet) of land within these metes and bounds.

PART 2 0.0023 Acre

BEGINNING at a calculated point at the northeast corner of this easement, being in east line of the remainder of said Lot 1 and said 37.499 acre Southeastern Freight Lines tract, and the west line of said 1.702 acre State of Texas tract, also being in the existing west right-of-way line of I-820 (varying width), said POINT OF BEGINNING having Surface Coordinates of N=6,935,986.76, E=2,356,041.36, from which a 5/8-inch iron rod with Texas Department of Transportation (TxDOT) cap found in the east line of the remainder of said Lot 1 and the remainder of said 37.499 acre Southeastern Freight Lines tract, and the existing west right-of-way line of I-820, bears with a curve to the left, whose delta angle is 07°47'04", radius is 3,799.72 feet, an arc distance of 516.25 feet, and the chord of which bears North 09°04'27" West 515.86 feet;

- 1) THENCE, along the east line of this easement, the remainder of said Lot 1 and said 37.499 acre Southeastern Freight Lines tract, and the existing west right-of-way line of I-820, with a curve to the right, whose delta angle is **00°09'03"**, radius is **3,799.72 feet**, an arc distance of **10.00 feet**, and the chord of which bears **South 05°06'23" East 10.00 feet** to a calculated point at the southeast corner of this easement;
- 2) THENCE, along the south line of this easement, crossing the remainder of said Lot 1 and said Southeastern Freight Lines tract, **South 84°53'37" West 9.99 feet** to a calculated point at the southwest corner of this easement;
- 3) THENCE, along the west line of this easement, crossing the remainder of said Lot 1 and said Southeastern Freight Lines tract, **North 05°06'23" West 10.00 feet** to a calculated point at the northwest corner of this easement;

0.4068 Acre Sanitary Sewer Easement

- 4) THENCE, along the north line of this easement, crossing the remainder of said Lot 1 and said Southeastern Freight Lines tract, **North 84°53'37" East 9.99 feet** to the POINT OF BEGINNING and containing 0.0023 of one acre (100 square feet) of land within these metes and bounds.

PART 1 0.4045 Ac. 17,618 Sq. Ft.
PART 2 0.0023 Ac. 100 Sq. Ft.
TOTAL 0.4068 Ac. 17,718 Sq. Ft.

Bearing Basis Note

The bearings described herein are based on the Texas Coordinate System, North Central Zone (4202), NAD83 (2011) EPOCH 2010.00. The coordinates shown are surface coordinates and can be converted to grid by dividing the surface adjustment factor of 1.00012.

SURVEYED BY:

McGRAY & McGRAY LAND SURVEYORS, INC.
3301 Hancock Dr., Ste. 6
Austin, TX 78731 (512) 451-8591
TBPELS Survey Firm# 10095500



A handwritten signature in blue ink, appearing to read "Chris Conrad".

03/20/2024

Chris Conrad, Reg. Professional Land Surveyor No. 5623

Date

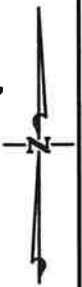
Note: There is a plat to accompany this description.

M:\Kiewit~22-130-I20\Description\0.4068 Ac Sanitary Sewer Esmt_R1
Issued 09/29/2023; Revised 03/20/2024

FORT WORTH GRID 93F
TAD# 41009320

**SKETCH TO ACCOMPANY DESCRIPTION
OF 0.4068 AC. OR 17,718 SQ. FT. OF LAND OUT OF
THE DAVID STRICKLAND SURVEY, ABSTRACT NO. 1376
FORT WORTH, TARRANT COUNTY, TEXAS**

SCALE 1" = 40'



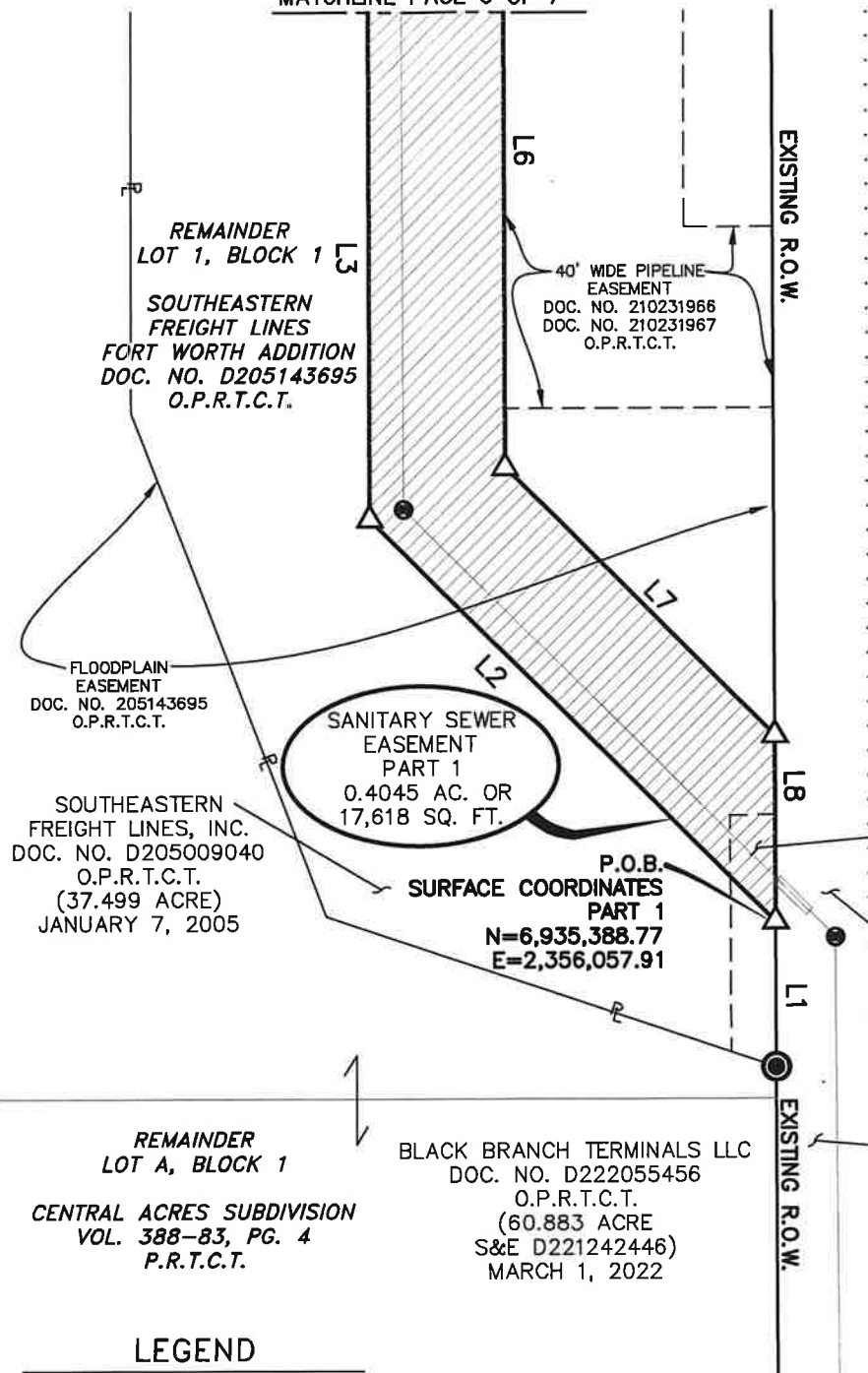
MATCHLINE PAGE 6 OF 7

LINE TABLE		
LINE#	BEARING	DISTANCE
L1	S00°13'19"E	32.41'
L2	N45°10'47"W	127.10'
L3	N00°10'47"W	407.43'
L6	S00°10'47"E	384.65'
L7	S45°10'47"E	84.63'
L8	S00°13'19"E	41.42'

(VARIABLE R.O.W. WIDTH)
1-820

(VARIABLE R.O.W. WIDTH)
1-820

DAVID STRICKLAND SURVEY
ABSTRACT NO. 1376



LEGEND

- | | | | |
|--------|--|--------------|---|
| ● | 5/8" IRON ROD FOUND (UNLESS NOTED) | R.O.W. | RIGHT OF WAY |
| ● | 5/8" IRON ROD FOUND MARKED "TXDOT SURVEY MARKER RIGHT OF WAY" (UNLESS NOTED) | (.....) | RECORD INFORMATION |
| △ | CALCULATED POINT | D.R.T.C.T. | DEED RECORDS TARRANT COUNTY, TEXAS |
| P.O.B. | POINT OF BEGINNING | O.P.R.T.C.T. | OFFICIAL PUBLIC RECORDS TARRANT COUNTY, TEXAS |
| ℙ | PROPERTY LINE | P.R.T.C.T. | PLAT RECORDS OF TARRANT COUNTY, TEXAS |
| | | — | DISTANCE NOT TO SCALE |

TAD# 41009320

SURVEYED BY:

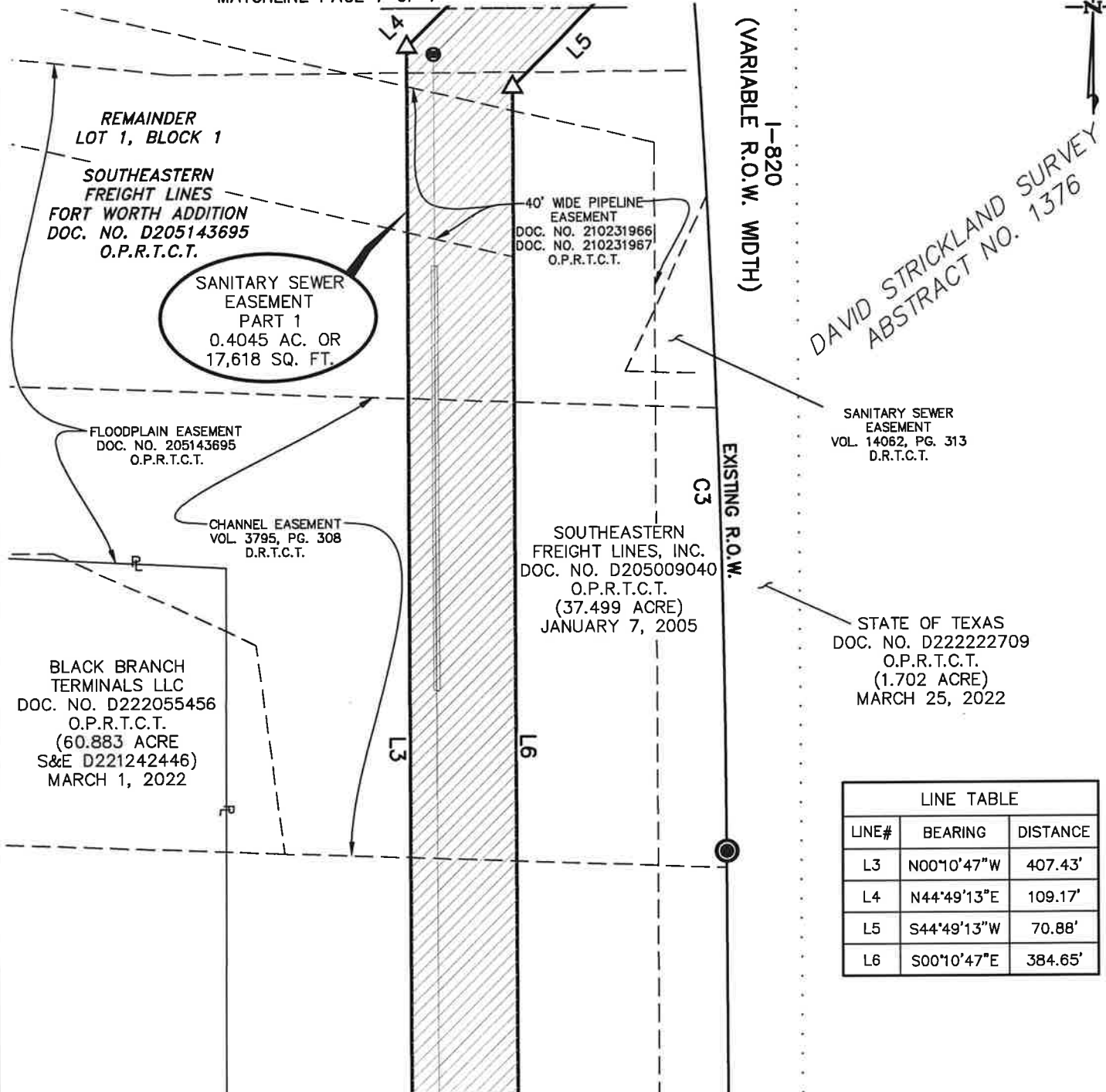
PAGE 5 OF 7

**McGRAY & McGRAY
LAND SURVEYORS, INC.**
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
MCGRAY.COM (512) 451-8591
TBPELS SURVEY FIRM #10095500

**SKETCH TO ACCOMPANY DESCRIPTION
OF 0.4068 AC. OR 17,718 SQ. FT. OF LAND OUT OF
THE DAVID STRICKLAND SURVEY, ABSTRACT NO. 1376
FORT WORTH, TARRANT COUNTY, TEXAS**

SCALE 1" = 40'

MATCHLINE PAGE 7 OF 7



LINE TABLE		
LINE#	BEARING	DISTANCE
L3	N00°10'47"W	407.43'
L4	N44°49'13"E	109.17'
L5	S44°49'13"W	70.88'
L6	S00°10'47"E	384.65'

LEGEND

- 5/8" IRON ROD FOUND (UNLESS NOTED)
- ⊙ 5/8" IRON ROD FOUND MARKED "TXDOT SURVEY MARKER RIGHT OF WAY" (UNLESS NOTED)
- △ CALCULATED POINT
- ⚡ DISTANCE NOT TO SCALE

MATCHLINE PAGE 5 OF 7

- P.O.B. POINT OF BEGINNING
- ℙ PROPERTY LINE
- R.O.W. RIGHT OF WAY
- (.....) RECORD INFORMATION
- D.R.T.C.T. DEED RECORDS TARRANT COUNTY, TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS TARRANT COUNTY, TEXAS
- P.R.T.C.T. PLAT RECORDS OF TARRANT COUNTY, TEXAS

TAD# 41009320

SURVEYED BY:

PAGE 6 OF 7

**McGRAY & McGRAY
LAND SURVEYORS, INC.**

3301 HANCOCK DRIVE #6
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MCGRAY.COM (512) 451-8591
TBPELS SURVEY FIRM #10095500

TARRANT GRID 93F

JOB NO.: 22-130

**SKETCH TO ACCOMPANY DESCRIPTION
OF 0.4068 AC. OR 17,718 SQ. FT. OF LAND OUT OF
THE DAVID STRICKLAND SURVEY, ABSTRACT NO. 1376
FORT WORTH, TARRANT COUNTY, TEXAS**

SCALE 1" = 40'



SOUTHEASTERN FREIGHT LINES, INC.
DOC. NO. D205009040
O.P.R.T.C.T.
(37.499 ACRE)
JANUARY 7, 2005

STATE OF TEXAS
DOC. NO. D222222709
O.P.R.T.C.T.
(1.702 ACRE)
MARCH 25, 2022

SANITARY SEWER EASEMENT
VOL 13752, PG. 564
D.R.T.C.T.

P.O.B.
SURFACE COORDINATES
PART 2
N=6,935,986.76
E=2,356,041.36

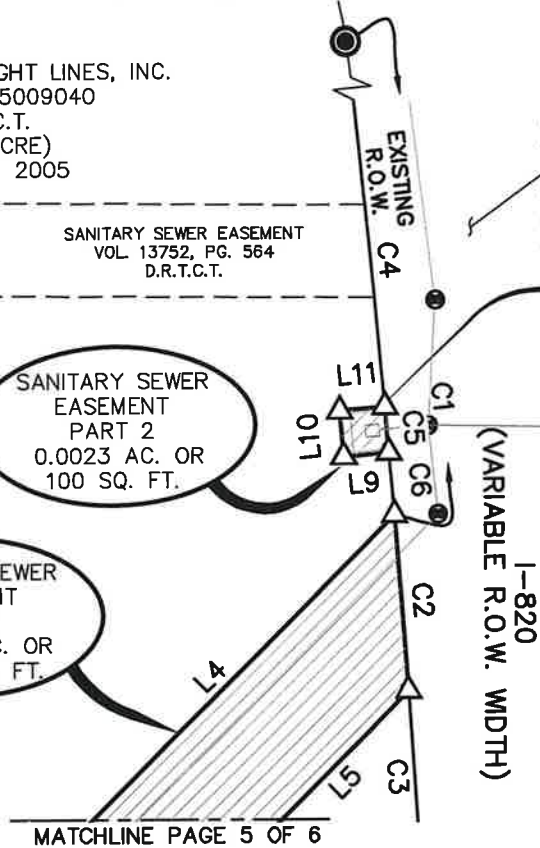
DAVID STRICKLAND SURVEY
ABSTRACT NO. 1376

REMAINDER
LOT 1, BLOCK 1

SOUTHEASTERN
FREIGHT LINES
FORT WORTH ADDITION
DOC. NO. D205143695
O.P.R.T.C.T.

SANITARY SEWER
EASEMENT
PART 2
0.0023 AC. OR
100 SQ. FT.

SANITARY SEWER
EASEMENT
PART 1
0.4045 AC. OR
17,618 SQ. FT.



LINE TABLE		
LINE#	BEARING	DISTANCE
L4	N44°49'13"E	109.17'
L5	S44°49'13"W	70.88'
L9	S84°53'37"W	9.99'
L10	N05°06'23"W	10.00'
L11	N84°53'37"E	9.99'

MATCHLINE PAGE 5 OF 6

CURVE TABLE					
CURVE#	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	539.87'	3,799.72'	08°08'26"	N08°53'46"W	539.41'
C2	38.57'	3,799.72'	00°34'54"	S04°32'06"E	38.57'
C3	266.74'	3,799.72'	04°01'20"	S02°13'59"E	266.68'
C4	516.25'	3,799.72'	07°47'04"	N09°04'27"W	515.86'
C5	10.00'	3,799.72'	00°09'03"	S05°06'23"E	10.00'
C6	13.62'	3,799.72'	00°12'19"	S04°55'42"E	13.62'

LEGEND

- 5/8" IRON ROD FOUND (UNLESS NOTED)
- ⊙ 5/8" IRON ROD FOUND MARKED "TXDOT SURVEY MARKER RIGHT OF WAY" (UNLESS NOTED)
- △ CALCULATED POINT
- P.O.B. POINT OF BEGINNING
- ℙ PROPERTY LINE
- R.O.W. RIGHT OF WAY
- (.....) RECORD INFORMATION
- D.R.T.C.T. DEED RECORDS TARRANT COUNTY, TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS TARRANT COUNTY, TEXAS
- P.R.T.C.T. PLAT RECORDS OF TARRANT COUNTY, TEXAS
- Distance NOT TO SCALE

NOTES:

1. THIS PROJECT IS REFERENCED, FOR ALL BEARING AND COORDINATE BASIS, TO THE TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 (2011) EPOCH 2010.00. COORDINATES SHOWN HEREON ARE SURFACE COORDINATES AND CAN BE CONVERTED TO GRID BY DIVIDING BY THE SURFACE ADJUSTMENT FACTOR OF 1.00012.
2. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY WITH GF NO. 110003472.

03/20/2024



CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623 DATE
Note: There is a description to accompany this plat.

TAD# 41009320
REVISED: 03-20-2024
ISSUED: 09-29-2023
SURVEYED BY: PAGE 7 OF 7

**McGRAY & McGRAY
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TBPELS SURVEY FIRM #10095500