

EXHIBIT A
Permanent Water Facility Easement
46,790 Square Feet or 1.074 Acres
MEP & PRR Co Survey,
Section 19, Abst. No. 1138
City of Fort Worth, Tarrant County, Texas

BEING a tract of land situated within the M.E.P. & P.R.R. Co Survey, Section 19, Abstract Number 1138, City of Fort Worth, Tarrant County, Texas, and being a portion of a tract of land as described by deed to Wesley A. Cleveland III as recorded in Document Number D216280650, Deed Records, Tarrant County, Texas (DRTCT), and being more particularly described by metes and bounds as follows: (Bearings referenced to North American Datum of 1983(2011) epoch 2010.00 - Texas Coordinate System of 1983, North Central Zone using the AllTerra RTKNet Cooperative Network. Distances shown are U.S. Survey feet in surface values)

BEGINNING at a found 5/8-inch iron rod having a Texas State Plane (NAD83), Texas North Central Zone (4202) Grid coordinate of Northing: 7,027,444.69, Easting: 2,297,644.52 for the northeast corner of the said Cleveland tract, same being the northwest corner of a tract of land as described by deed to JAK & Associates, Inc. as recorded in Document Number D222002581, DRTCT, and being in the south line of a tract of land as described as Tract Three to Barbara Shelton, Trustee of the Tom Shelston Marital Trust, E.I.N. 755-6570617 as recorded in Document Numbers D201240323, D202038279, D202038271, and D202038273, DRTCT;

THENCE South 00°27'12" East, with the common line between the said Cleveland tract and the said JAK & Associates tract, a distance of 833.45 feet to a point from which a found 5/8-inch capped iron rod marked "BROOKES BAKER SURVEYORS" for the southwest corner of the said JAK & Associates tract, same being the northwest corner of a tract of land as described by deed to C.L. Industries South Central, Inc. bears South 00°27'12" East, a distance of 99.54 feet;

THENCE departing the said common line and over and across the said Cleveland tract the following courses and distances:

South 44°32'38" West, a distance of 12.64 feet to a point;

South 00°27'22" East, a distance of 671.29 feet to a point;

South 44°30'39" West, a distance of 47.05 feet to a point;

South 00°29'21" East, a distance of 37.47 feet to a point;

South 45°29'21" East, a distance of 46.97 feet to a point;

South 00°27'20" East, a distance of 222.69 feet to a point in the apparent north right-of-way line of Peden Road (no dedication found);

THENCE South 89°31'33" West, with the said apparent north right-of-way line, a distance of 25.00 feet to a point having a Texas State Plane (NAD83), Texas North Central Zone (4202) Grid coordinate of Northing: 7,025,604.47, Easting: 2,297,625.19;

THENCE departing the said apparent north right-of-way line and over and across the said Cleveland tract the following courses and distances:

North 00°27'22" West, a distance of 212.33 feet to a point;

North 45°29'21" West, a distance of 47.06 feet to a point;

North 00°25'18" West, a distance of 58.11 feet to a point;

North 44°30'39" East, a distance of 47.06 feet to a point;

North 00°27'22" West, a distance of 671.30 feet to a point;

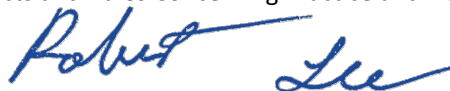
North 44°32'38" East, a distance of 12.64 feet to a point;

North 00°27'12" West, a distance of 823.02 feet to a point in the common line between the said Cleveland tract and the aforementioned Shelton tract;

THENCE North 89°22'06" East, with the said common line, a distance of 25.00 feet to the **POINT OF BEGINNING** and containing 46,790 square feet or 1.074 acres of land more or less.

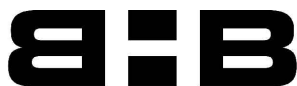
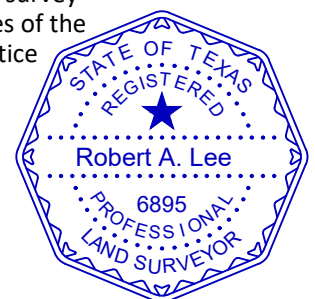
SURVEYOR'S CERTIFICATION

I, Robert A. Lee, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby declare that this survey is true and correct and was prepared from an actual survey made under my supervision on the ground. Further, this survey conforms to the general rules of procedures and practices of the most current Texas Engineering and Land Surveying Practice Acts and Rules Concerning Practice and Licensure.



Robert A. Lee
State of Texas Registered Professional Land Surveyor
RPLS No. 6895

Date: March 28, 2025



BAIRD, HAMPTON & BROWN

engineering and surveying

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