

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 tract conveyed to JLM OF TAMPA INC by Instrument Number D220323937 Official Public Records of Tarrant County Texas (O.P.R.T.C.T.), hereinafter referred to as JLM Tract 1 and being more particularly described as follows:

COMMENCING at a capped iron rod with red cap stamped "KHA" found for the southeast corner of JLM Tract 1 and for the northeast corner a called 5.986 acre tract of land conveyed to E-STEEL STEEL II LLC, as described in Instrument Number D209280915 (O.P.R.T.C.T.), hereinafter referred to as 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 northeast corner of said JLM Tract 1 and a southeast corner of a tract of conveyed to LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD by Instrument Number D220319529 (O.P.R.T.C.T.) and being in the west right of way line of U.S. Highway No. 287 (Business) bears N 27°14'34" W, a distance of 235.45 feet;

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 34.05 feet to a 5/8" iron rod set with plastic cap stamped "DEOTTE RPLS 4673" in the west line of a 30' Water Line Easement, with no Instrument Number found for the POINT OF BEGINNING;

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 573.83 feet to a 1/2" iron rod with yellow plastic cap stamped "BRITAIN AND CRAWFORD" in the south line of JLM Tract 1 and the northwest corner of E-Steel Tract 2 and a northeast corner 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, departing the south line of JLM Tract 1 and the north line of E-Steel Tract 2, a distance of 25.00 feet to a 5/8" iron rod set with plastic cap stamped "DEOTTE RPLS 4673";

THENCE N 89°26'20" E, a distance of 500.64 feet to a 5/8" iron rod set with plastic cap stamped "DEOTTE RPLS 4673";

THENCE N 19°56'20" E, a distance of 38.20 feet to a 5/8" iron rod set with plastic cap stamped "DEOTTE RPLS 4673" on a non-tangent curve to the right with a radius of 3,887.09 feet, whose chord bears N 26°27'40" W, a distance of 134.76 feet;

THENCE, along said curve to the right through a central angle of 01°59'11" a distance of 134.77 feet to a 5/8" iron rod set with plastic cap stamped "DEOTTE RPLS 4673";

THENCE N 69°17'32" W, a distance of 9.91 feet to a 5/8" iron rod set with plastic cap stamped "DEOTTE RPLS 4673";

THENCE S 89°39'53" W, a distance of 162.39 feet to a 5/8" iron rod set with plastic cap stamped "DEOTTE RPLS 4673";

THENCE N 00°20'07" W, a distance of 25.00 feet to a 5/8" iron rod set with plastic cap stamped "DEOTTE RPLS 4673" in the north line of JLM Tract 1 and in the south line of said Lennar Homes of Texas Land and Development LTD tract;

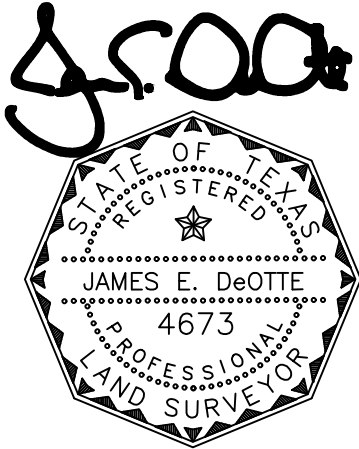
THENCE N 89°39'53" E, along the common line of a JLM Tract 1 and the Lennar Homes of Texas Land and Development LTD tract, a distance of 167.03 feet to a 5/8" iron rod set with plastic cap stamped "DEOTTE RPLS 4673";

THENCE S 69°17'32" E, departing the common line of a JLM Tract 1 and the Lennar Homes of Texas Land and Development LTD tract, a distance of 24.62 feet to a 5/8" iron rod set with plastic cap stamped "DEOTTE RPLS 4673" in the west line of the aforementioned 30' Water Line Easement said point also being in a non-tangent curve to the left, with a radius of 3,862.09 feet, whose chord bears S 26°59'22" E, a distance of 225.18 feet;

THENCE, along said curve to the right through a central angle of 03°20'28" a distance of 225.21 feet to the POINT OF BEGINNING and containing 23,945 square feet or 0.550 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.



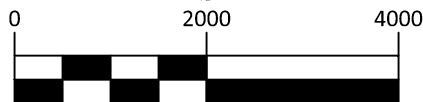
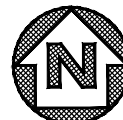
James E. DeOtte
Registered Professional Land Surveyor
No. 4673

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

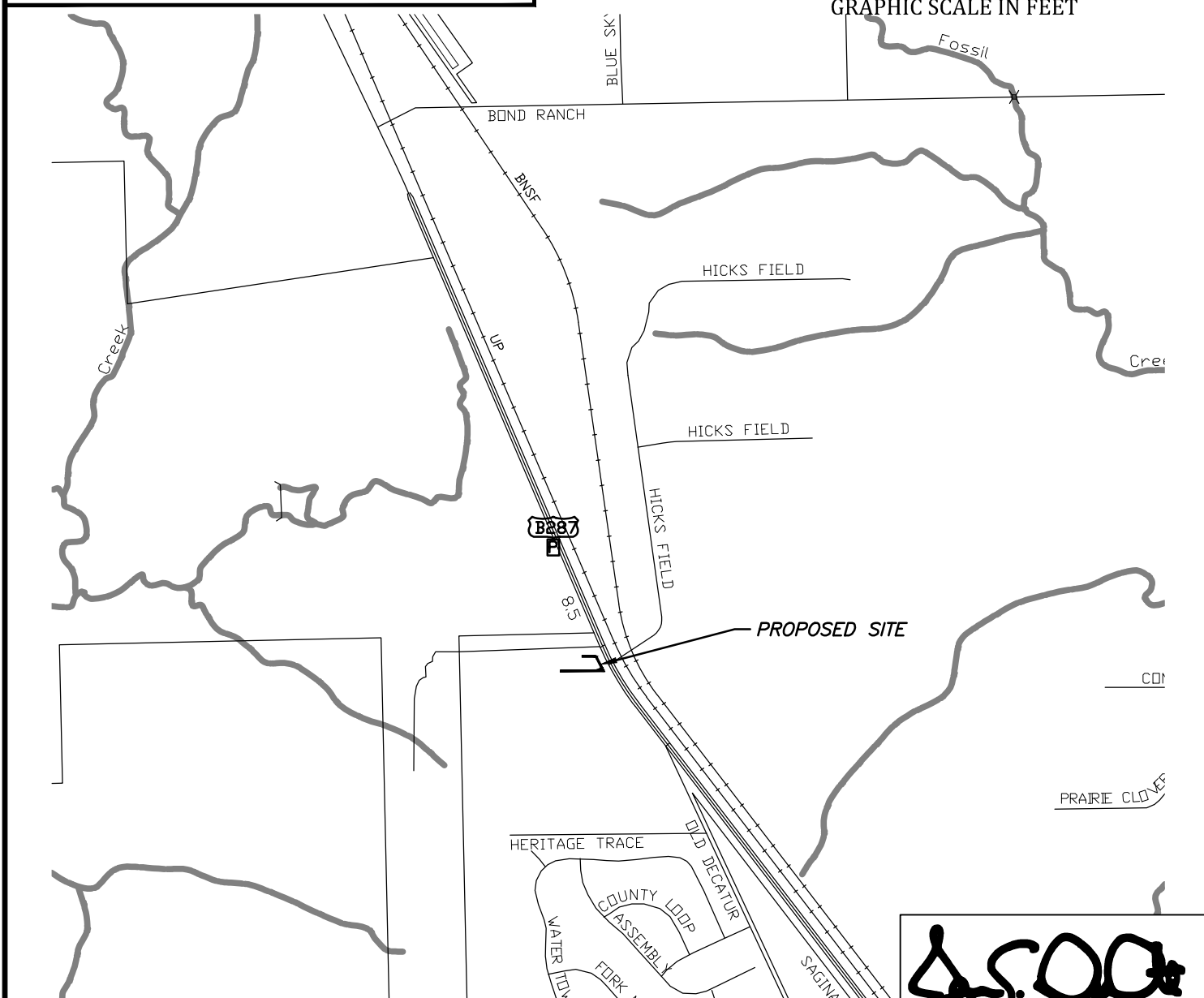
LEGEND:

- 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
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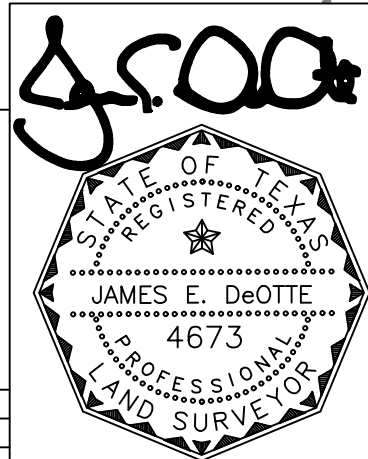
GRAPHIC SCALE IN FEET



FORT WORTH

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
D220323937
OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY TEXAS



Date: 5/27/2022

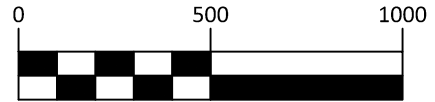
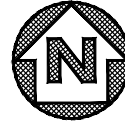
PROJECT: NORTHSIDE IV WATERLINE	CITY PROJECT No. 102687
PROPOSED WATER FACILITY EASEMENT	PARCEL NO. 06 PWFE
LAND ACQUISITION AREA: 23,945 SQ FT OR 0.550 AC	
JDEI JOB No. 202100700	DRAWN BY: CBC
	PAGE 4 OF 7

LEGEND:

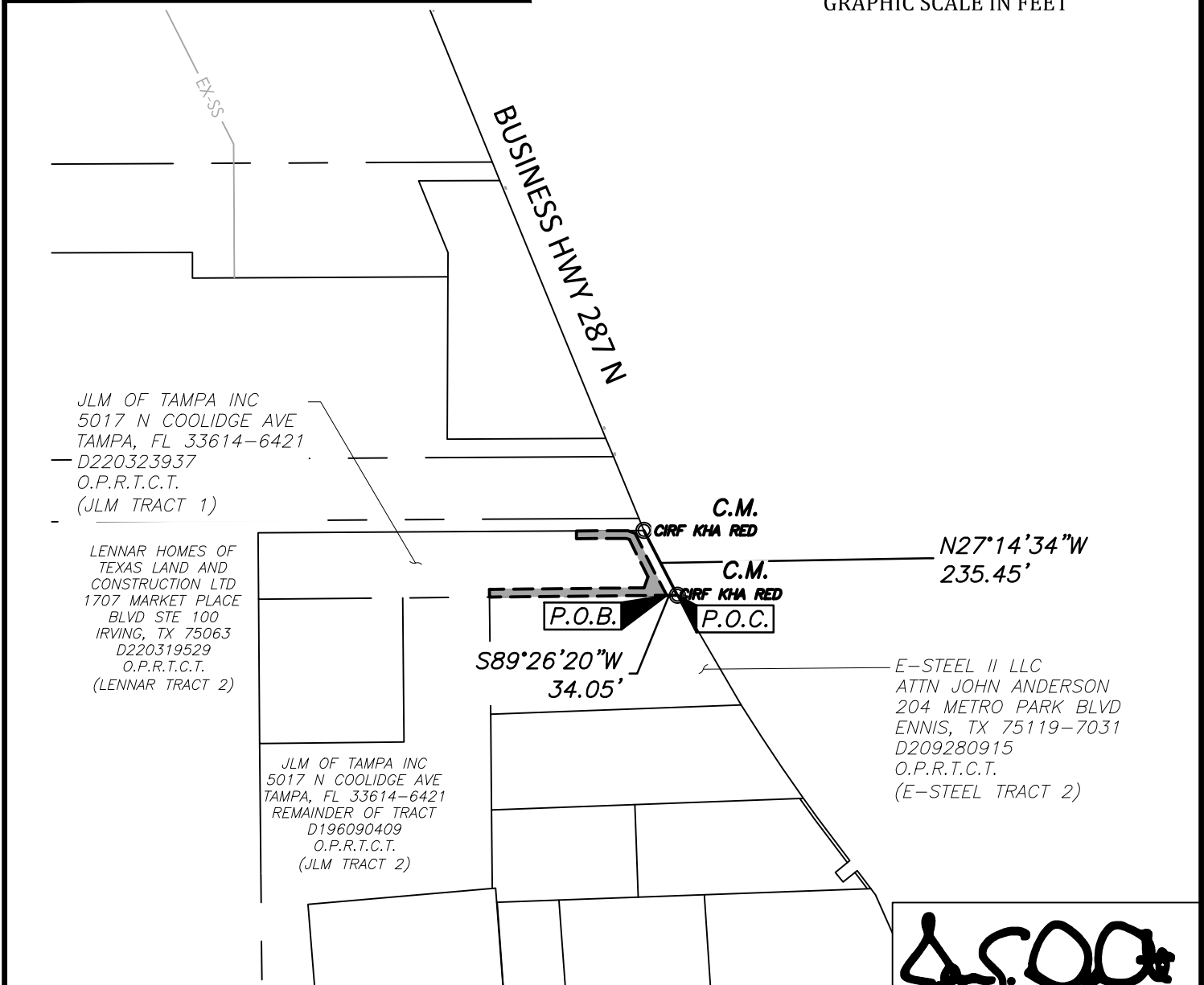
PROPERTY BOUNDARY —————
 EX. EASEMENT - - - - -
 PROP. EASEMENT [Pattern] ———
 IRON ROD FOUND IRF
 5/8" IRON ROD SET WITH PLASTIC CAP STAMPED "DEOTTE RPLS 4673" CIRS
 OFFICIAL PUBLIC RECORDS O.P.R.T.C.T.
 TARRANT COUNTY TEXAS

EXHIBIT B

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GRAPHIC SCALE IN FEET



City of Fort Worth

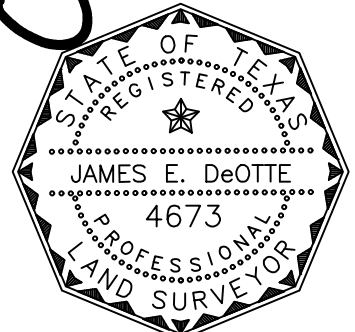
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 FORT WORTH, TX. 76102

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J. E. DeOtte



Date: 5/27/2022

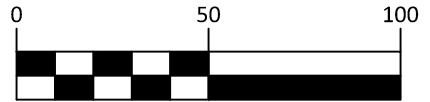
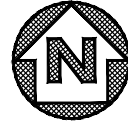
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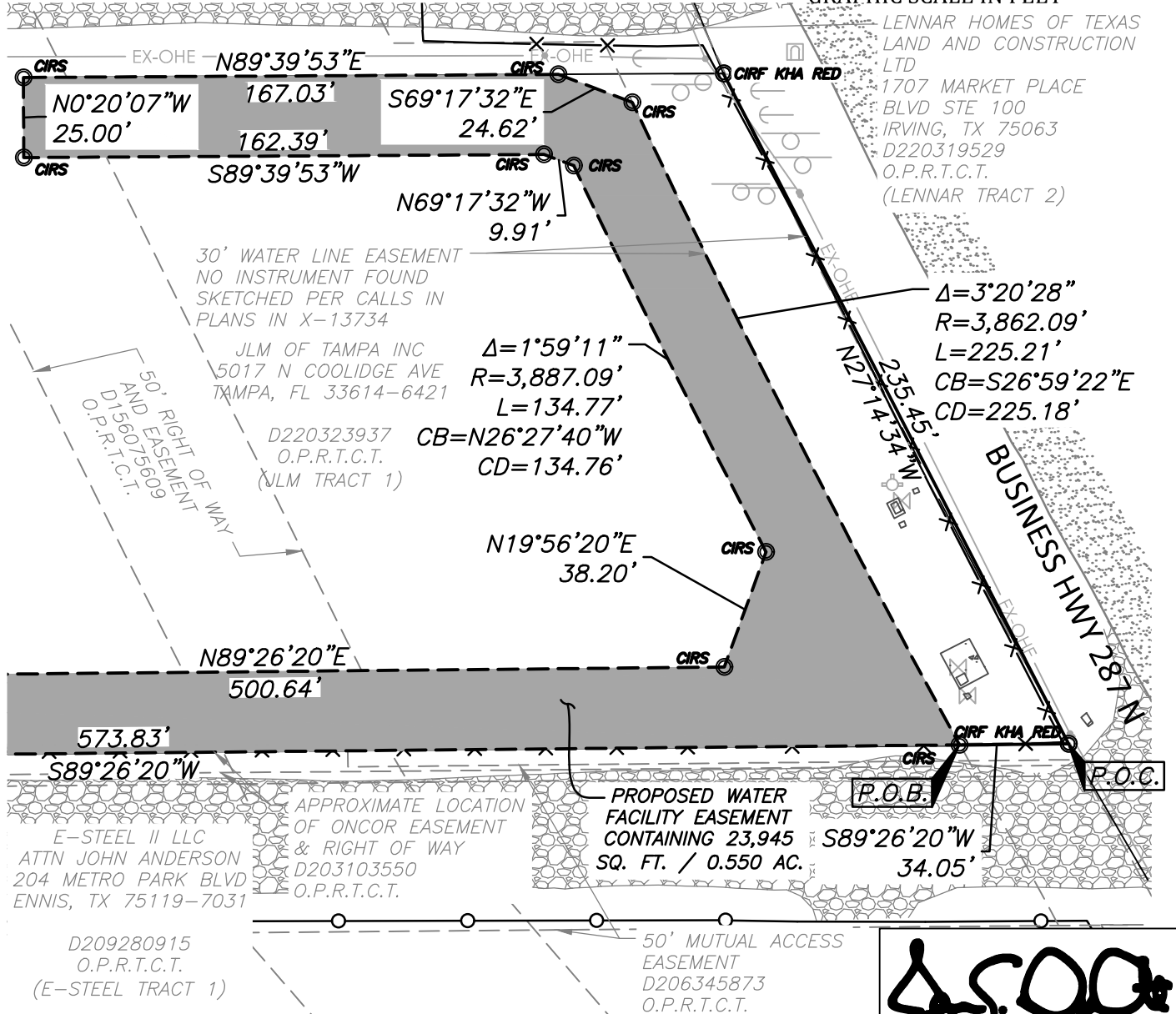
EXHIBIT B

PAGE 6 OF 7



GRAPHIC SCALE IN FEET

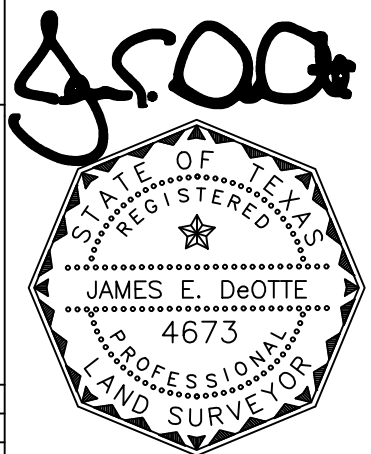
LENNAR HOMES OF TEXAS
LAND AND CONSTRUCTION
LTD
1707 MARKET PLACE
BLVD STE 100
IRVING, TX 75063
D220319529
O.P.R.T.C.T.
(LENNAR TRACT 2)



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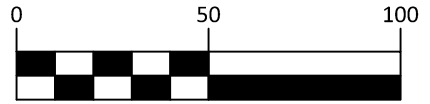
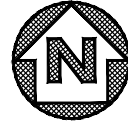
PROPERTY BOUNDARY	
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PROP. EASEMENT	
IRON ROD FOUND	
5/8" IRON ROD SET WITH PLASTIC CAP STAMPED "DEOTTE RPLS 4673"	
OFFICIAL PUBLIC RECORDS	O.P.R.T.C.T.
TARRANT COUNTY TEXAS	

EXHIBIT B

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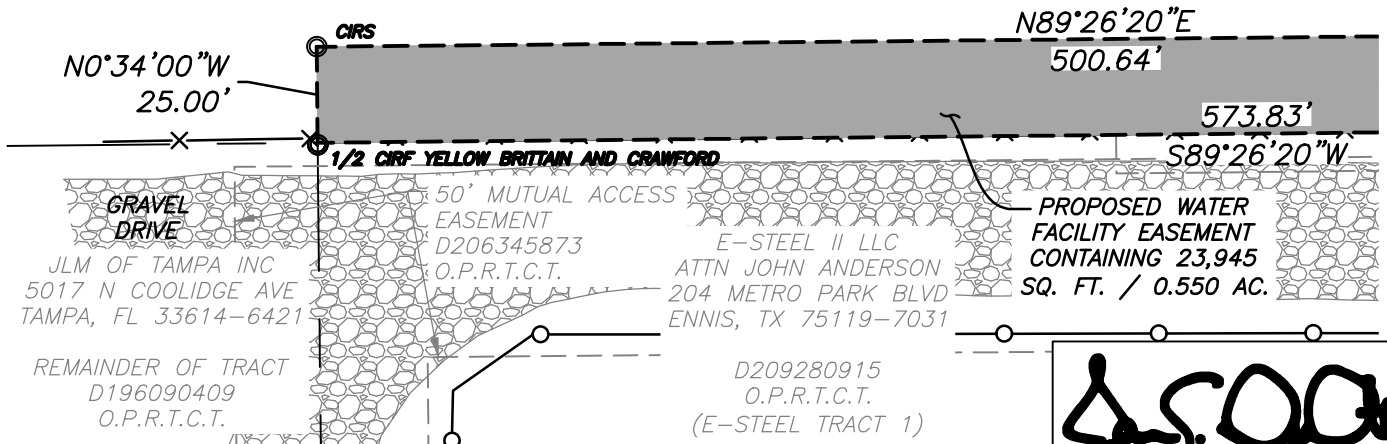
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LENNAR HOMES OF TEXAS
 LAND AND CONSTRUCTION
 LTD
 1707 MARKET PLACE
 BLVD STE 100
 IRVING, TX 75063
 D220319529
 O.P.R.T.C.T.
 (LENNAR TRACT 2)

50' RIGHT OF WAY AND EASEMENT
 D156075609
 D.R.T.C.T.

JLM OF TAMPA INC
 5017 N COOLIDGE AVE
 TAMPA, FL 33614-6421

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

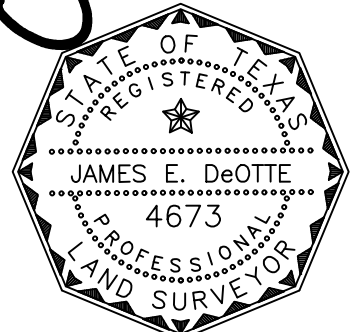


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