

P3B

# EXHIBITS FOR JOHN MILLARD BONDS

P1A PWFE, 1B TCE, 1C TCE

&

P3A PWFE, 3B TCE

P1A

**“EXHIBIT A”  
VARIABLE WIDTH WATER LINE EASEMENT**

**BEING** 1.146 acres of land, situated in the George A. Criner Survey, Abstract No. 296, Tarrant County, Texas, also being a portion of the remainder of Parcel E described in deed to John Millard Bonds, according to the deed recorded in Volume 8945, Page 1547, Deed Records of Tarrant County, Texas (D.R.T.C.T.), and being more particularly described by metes and bounds as follows:

**COMMENCING** at a 5/8 inch iron rod with cap stamped “Brookes Baker Surveyors” found at the southeast corner of said Bonds tract, also being the intersection of the west line of Business 287 (a 120’ right-of-way) and the north line of Bonds Ranch Road (a 120’ right-of-way);

**THENCE** N 89°32’30” W, along the south line of said Bonds tract, and along the north line of said Bonds Ranch Road, a distance of 481.81 feet to a 1/2 inch iron rod set with cap stamped “TNP INC ESMT” for the **POINT OF BEGINNING** of the hereinafter described tract of land;

**THENCE** N 89°32’30” W, continuing along the south line of said Bonds tract, and along the north line of said Bonds Ranch Road, a distance of 42.45 feet to a 3/8 inch iron rod set with cap stamped “TNP INC ESMT” (hereinafter all 3/8 inch iron rods set are marked the same);

**THENCE** leaving the south line of said Bonds tract and the north line of said Bonds Ranch Road, passing over and across said Bonds tract, the following courses and distances;

N 45°29’02” E, a distance of 92.01 feet to a 3/8 inch iron rod set;

S 89°32’36” E, a distance of 199.89 feet to a 3/8 inch iron rod set;

N 41°42’14” E, a distance of 121.82 feet to a 3/8 inch iron rod set;

N 65°32’35” E, a distance of 41.30 feet to a 3/8 inch iron rod set;

N 24°28’24” W, a distance of 690.31 feet to a 3/8 inch iron rod set in the north line of said Bonds tract, also being in the most easterly south line of Tract III described in deed to the Pete & Jo Bonds Family Partnership, Ltd., a Texas partnership, according to the deed recorded in Instrument No. D213039813, D.R.T.C.T.;

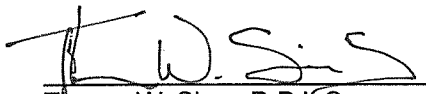
**THENCE** S 89°31’36” E, along the north line of said Bonds tract, and along the most easterly south line of said Tract III, a distance of 55.15 feet to a 3/8 inch iron rod set, from which a 5/8 inch iron rod with an illegible cap found at the northeast corner of said Bonds tract bears S 89°31’36” E, a distance of 5.51 feet, also being the most easterly southeast corner of said Tract III, and also being in the west line of said Business 287;

**THENCE** leaving the north line of said Bonds tract and the most easterly south line of said Tract III, passing over and across said Bonds tract the following courses and distances;

S 24°28’24” E, a distance of 703.62 feet to a 3/8 inch iron rod set;

S 65°32’35” W, a distance of 25.00 feet to a 3/8 inch iron rod set;

S 24°28'24" E, a distance of 45.36 feet to a 3/8 inch iron rod set;  
S 65°35'19" W, a distance of 25.00 feet to a 3/8 inch iron rod set;  
N 24°28'24" W, a distance of 51.90 feet to a 3/8 inch iron rod set;  
S 65°32'35" W, a distance of 34.97 feet to a 3/8 inch iron rod set;  
S 41°42'14" W, a distance of 129.08 feet to a 3/8 inch iron rod set;  
N 89°32'36" W, a distance of 201.06 feet to a 3/8 inch iron rod set;  
S 45°29'02" W, a distance of 49.56 feet to the **POINT OF BEGINNING** and containing  
49,941 square feet or 1.146 acres of land



Theron W. Sims, R.P.L.S.

Texas Registration No. 5887

Surveyed on the ground April 22, 2025

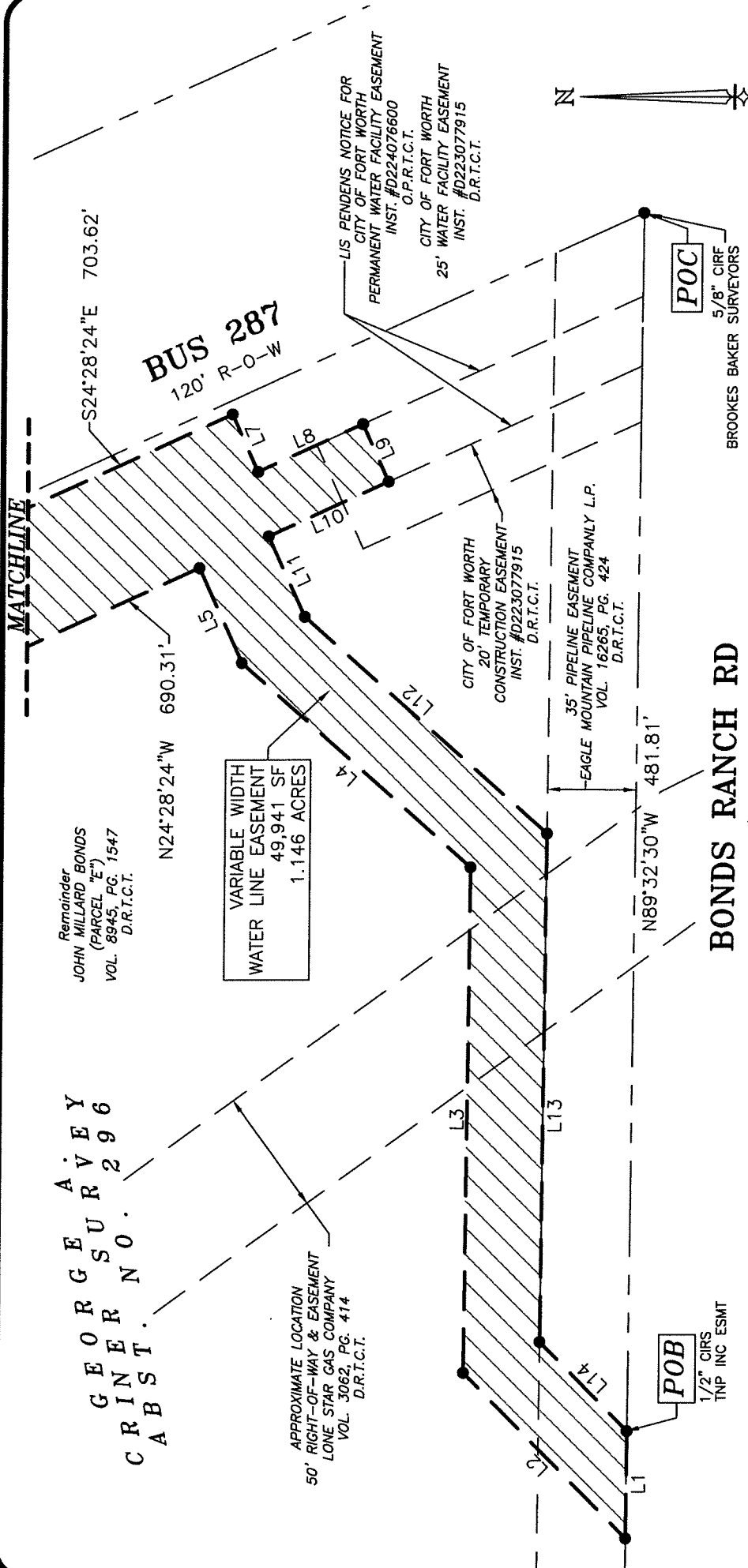
Date: April 24, 2025



1. Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone; NAD83(2011) 2010.00) as derived locally from Allterra Central's Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) methods. An average Combination Factor of 1.00012 was used to scale grid coordinates and distances to surface.

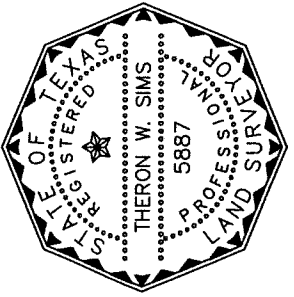
2. Integral parts of this survey:

- a. Legal Description
- b. Sketch



**NOTES:**

- 1) Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone; NAD83(2011) 2010.00) as derived locally from Allterra Central's Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) methods. An average Combination Factor of 1.00012 was used to scale grid coordinates and distances to surface. All coordinates shown are surface.
- 2) Integral parts of this survey:
  - a. Legal Description
  - b. Sketch
- 3) ● is 3/8" iron rod set with cap stamped "TNP INC ESMIT" unless otherwise noted.



**Theron W. Sims**  
 THERON W. SIMS, R.P.L.S.  
 TEXAS REGISTRATION NO. 5887

DATE: APRIL 24, 2025  
 SURVEYED ON THE GROUND  
 APRIL 22, 2025

**EXHIBIT "B"**

**WATER LINE EASEMENT**

Situated in the GEORGE A. CRINER Survey, Abstract No. 296,  
 Fort Worth, Tarrant County, Texas.

**tnp**

**teague nall & perkins**  
 5237 N. Riverside Drive, Suite 100  
 Fort Worth, Texas 76137  
 817.336.5773 ph 817.332.7756 fx  
 www.tnpinc.com / TNPIS Registration No. 100116-00

**SHEET 3 OF 4**

PETE & JO BONDS FAMILY PARTNERSHIP, LTD  
(TRACT III)  
INST. #D213039813  
D.R.T.C.T.



SCALE 1"=60'

VARIABLE WIDTH  
WATER LINE EASEMENT  
49,941 SF  
1.146 ACRES

Remainder  
JOHN MILLARD BONDS  
(PARCEL "E")  
VOL. 8945, PG. 1547  
D.R.T.C.T.

GEORGE A. CRINER SURVEY  
ABSTRACT NO. 296

| LINE TABLE |               |        |
|------------|---------------|--------|
| LINE #     | DIRECTION     | LENGTH |
| L6         | S 89°31'36" E | 55.15' |
| L15        | S 89°31'36" E | 5.51'  |

**NOTES:**

1) Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone; NAD83(2011) 2010.00) as derived locally from Allterra Central's Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) methods. An average Combination Factor of 1.00012 was used to scale grid coordinates and distances to surface. All coordinates shown are surface.

2) Integral parts of this survey:  
a. Legal Description  
b. Sketch

3) ● is 3/8" iron rod set with cap stamped "TNP INC ESMT" unless otherwise noted.

DATE: APRIL 24, 2025

SURVEYED ON THE GROUND  
APRIL 22, 2025

## EXHIBIT "B" WATER LINE EASEMENT

Situated in the GEORGE A. CRINER Survey, Abstract No. 296,  
Fort Worth, Tarrant County, Texas.



**teague nall & perkins**

5237 N. Riverside Drive, Suite 100

Fort Worth, Texas 76137

817.336.5773 ph 817.332.7756 fx

www.tnppinc.com / TBPLS Registration No. 100116-00

SHEET 4 OF 4

P1B

**“EXHIBIT A”  
VARIABLE WIDTH  
TEMPORARY CONSTRUCTION EASEMENT**

**BEING** 0.800 of an acre of land, situated in the George A. Criner Survey, Abstract No. 296, Tarrant County, Texas, also being a portion of the remainder of Parcel E described in deed to John Millard Bonds, according to the deed recorded in Volume 8945, Page 1547, Deed Records of Tarrant County, Texas (D.R.T.C.T.), and being more particularly described by metes and bounds as follows:

**COMMENCING** at a 5/8 inch iron rod with cap stamped “Brookes Baker Surveyors” found at the southeast corner of said Bonds tract, also being the intersection of the west line of Business 287 (a 120’ right-of-way) and the north line of Bonds Ranch Road (a 120’ right-of-way);

**THENCE** N 89°32’30” W, along the south line of said Bonds tract, and along the north line of said Bonds Ranch Road, a distance of 524.26 feet to a 3/8 inch iron rod set with cap stamped “TNP INC ESMT” (hereinafter all 3/8 inch iron rods set are marked the same) for the **POINT OF BEGINNING** of the hereinafter described tract of land;

**THENCE** N 89°32’30” W, continuing along the south line of said Bonds tract, and along the north line of said Bonds Ranch Road, a distance of 63.67 feet;

**THENCE** leaving the south line of said Bonds tract and the north line of said Bonds Ranch Road, passing over and across said Bonds tract, the following courses and distances;

N 45°29’02” E, a distance of 155.67 feet;

S 89°32’36” E, a distance of 198.12 feet;

N 41°42’14” E, a distance of 110.93 feet;

N 65°32’35” E, a distance of 30.78 feet;

N 24°28’24” W, a distance of 654.61 feet to the north line of said Bonds tract, also being in the most easterly south line of Tract III described in deed to the Pete & Jo Bonds Family Partnership, Ltd., a Texas partnership, according to the deed recorded in Instrument No. D213039813, D.R.T.C.T.;

**THENCE** S 89°31’36” E, along the north line of said Bonds tract, and along the most easterly south line of said Tract III, a distance of 22.06 feet to a 3/8 inch iron rod set, from which a 5/8 inch iron rod with an illegible cap found at the northeast corner of said Bonds tract bears S 89°31’36” E, a distance of 60.66 feet to the most easterly southeast corner of said Tract III, and in the west line of said Business 287;

**THENCE** leaving the north line of said Bonds tract and the most easterly south line of said Tract III, passing over and across said Bonds tract the following courses and distances;

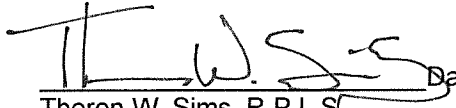
S 24°28’24” E, a distance of 690.31 feet to a 3/8 inch iron rod set;

S 65°32'35" W, a distance of 41.30 feet to a 3/8 inch iron rod set;

S 41°42'14" W, a distance of 121.82 feet to a 3/8 inch iron rod set;

N 89°32'36" W, a distance of 199.89 feet to a 3/8 inch iron rod set;

S 45°29'02" W, a distance of 92.01 feet to the **POINT OF BEGINNING** and containing 34,836 square feet or 0.800 acres of land



Date: April 24, 2025

Theron W. Sims, R.P.L.S.

Texas Registration No. 5887

Surveyed on the ground April 22, 2025



1. Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone; NAD83(2011) 2010.00) as derived locally from Allterra Central's Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) methods. An average Combination Factor of 1.00012 was used to scale grid coordinates and distances to surface.

2. Integral parts of this survey:

- a. Legal Description
- b. Sketch



PETE & JO BONDS FAMILY PARTNERSHIP, LTD  
(TRACT III)  
INST. #D213039813  
D.R.T.C.T.

5/8" CIRF  
ILLEGIBLE



SCALE 1"=60'

VARIABLE WIDTH TEMPORARY  
CONSTRUCTION EASEMENT  
34,836 SF  
0.800 ACRES

Remainder  
JOHN MILLARD BONDS  
(PARCEL "E")  
VOL. 8945, PG. 1547  
D.R.T.C.T.

GEORGE A. CRINER SURVEY  
ABST. NO. 296

| LINE TABLE |               |        |
|------------|---------------|--------|
| LINE #     | DIRECTION     | LENGTH |
| L6         | S 89°31'36" E | 22.06' |
| L11        | S 89°31'36" E | 60.66' |

MATCHLINE

BUS 287  
120' R-O-W

EXHIBIT "B"

## TEMPORARY CONSTRUCTION EASEMENT

Situated in the GEORGE A. CRINER Survey, Abstract No. 296,  
Fort Worth, Tarrant County, Texas.

### NOTES:

1) Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone; NAD83(2011) 2010.00) as derived locally from Allterra Central's Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) methods. An average Combination Factor of 1.00012 was used to scale grid coordinates and distances to surface. All coordinates shown are surface.

2) Integral parts of this survey:  
a. Legal Description  
b. Sketch

3) ● is 3/8" iron rod set with cap stamped "TNP INC ESMT" unless otherwise noted.

DATE: APRIL 24, 2025

SURVEYED ON THE GROUND  
APRIL 22, 2025



teague nall & perkins

5237 N. Riverside Drive, Suite 100  
Fort Worth, Texas 76137

817.336.5773 ph 817.332.7756 fx

www.tnppinc.com / TBPLS Registration No. 100116-00

SHEET 4 OF 4

P1C

**“EXHIBIT A”  
20’ TEMPORARY CONSTRUCTION EASEMENT**

**BEING** 0.072 of an acre of land, situated in the George A. Criner Survey, Abstract No. 296, Tarrant County, Texas, also being a portion of the remainder of Parcel E described in deed to John Millard Bonds, according to the deed recorded in Volume 8945, Page 1547, Deed Records of Tarrant County, Texas (D.R.T.C.T.), and being more particularly described by metes and bounds as follows:

**COMMENCING** at a 5/8 inch iron rod with cap stamped “Brookes Baker Surveyors” found at the southeast corner of said Bonds tract, also being the intersection of the west line of Business 287 (a 120’ right-of-way) and the north line of Bonds Ranch Road (a 120’ right-of-way);

**THENCE** N 89°32’30” W, along the south line of said Bonds tract, and along the north line of said Bonds Ranch Road, a distance of 60.65 feet to the **POINT OF BEGINNING** of the hereinafter described tract of land;

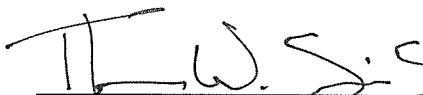
**THENCE** N 89°32’30” W, continuing along the south line of said Bonds tract, and along the north line of said Bonds Ranch Road, a distance of 22.06 feet;

**THENCE** leaving the south line of said Bonds tract and the north line of said Bonds Ranch Road, passing over and across said Bonds tract, the following courses and distances;

N 24°28’24” W, a distance of 152.62 feet;

N 65°32’35” E, a distance of 20.00 feet to a 3/8 inch iron rod set with cap stamped “TNP INC ESMT” (hereinafter all 3/8 inch iron rods set are marked the same);

S 24°28’24” E, at a distance of 51.90 feet, passing a 3/8 inch iron rod set, in all, a distance of 161.92 feet to the **POINT OF BEGINNING** and containing 3,145 square feet or 0.072 acres of land



Date: April 24, 2025

Theron W. Sims, R.P.L.S.  
Texas Registration No. 5887  
Surveyed on the ground April 22, 2025



1. Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone; NAD83(2011) 2010.00) as derived locally from Allterra Central's Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) methods. An average Combination Factor of 1.00012 was used to scale grid coordinates and distances to surface.

2. Integral parts of this survey:
- a. Legal Description
  - b. Sketch

GEORGE A. CRINER SURVEY  
ABSTRACT NO. 296


Remainder  
JOHN MILLARD BONDS  
(PARCEL "E")  
VOL. 8945, PG. 1547  
D.R.T.C.T.

20' TEMPORARY  
CONSTRUCTION  
EASEMENT  
3,145 SF  
0.072 ACRES

35' PIPELINE EASEMENT  
EAGLE MOUNTAIN PIPELINE COMPANY L.P.  
VOL. 16265, PG. 424  
D.R.T.C.T.

BONDS RANCH RD  
120' R-O-W

- NOTES:
- 1) Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone; NAD83(2011) 2010.00) as derived locally from Allterra Central's Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) methods. An average Combination Factor of 1.00012 was used to scale grid coordinates and distances to surface. All coordinates shown are surface.
  - 2) Integral parts of this survey:
    - a. Legal Description
    - b. Sketch
  - 3) ● is 3/8" iron rod set with cap stamped "TNP INC ESMT" unless otherwise noted.

  
THERON W. SIMS, R.P.L.S.  
TEXAS REGISTRATION NO. 5887

DATE: APRIL 24, 2025

SURVEYED ON THE GROUND  
APRIL 22, 2025



| LINE TABLE |               |         |
|------------|---------------|---------|
| LINE #     | DIRECTION     | LENGTH  |
| L1         | N 89°32'30" W | 22.06'  |
| L2         | N 24°28'24" W | 152.62' |
| L3         | N 65°32'35" E | 20.00'  |
| L4         | S 24°28'24" E | 51.90'  |
| L5         | S 24°28'24" E | 110.02' |
| L6         | N 89°32'30" W | 60.65'  |

CITY OF FORT WORTH  
20' TEMPORARY  
CONSTRUCTION EASEMENT  
INST. #D223077915  
D.R.T.C.T.

LIS PENDENS NOTICE FOR  
CITY OF FORT WORTH  
PERMANENT WATER FACILITY EASEMENT  
INST. #D224076600  
O.P.R.T.C.T.

CITY OF FORT WORTH  
25' WATER FACILITY EASEMENT  
INST. #D223077915  
D.R.T.C.T.

BUS 287  
120' R-O-W

POB

POC

5/8" CIRF  
BROOKES BAKER SURVEYORS



SCALE 1"=40'

## EXHIBIT "B"

# TEMPORARY CONSTRUCTION EASEMENT

Situated in the GEORGE A. CRINER Survey, Abstract No. 296,  
Fort Worth, Tarrant County, Texas.



teague nall & perkins

5237 N. Riverside Drive, Suite 100  
Fort Worth, Texas 76137

817.336.5773 ph 817.332.7756 fx

www.tnpinc.com / TBPLS Registration No. 100116-00

P3A

**“EXHIBIT A”  
VARIABLE WIDTH WATER LINE EASEMENT**

**BEING** 0.524 of an acre of land, situated in the M.E.P. & P. R.R. Company Survey, Abstract No. 1110, Tarrant County, Texas, also being a portion of the remainder of Parcel E described in deed to John Millard Bonds, according to the deed recorded in Volume 8945, Page 1547, Deed Records of Tarrant County, Texas (D.R.T.C.T.), and being more particularly described by metes and bounds as follows:

**COMMENCING** at a 5/8 inch iron rod with an illegible cap found at the southeast corner of said Bonds tract, also being the most easterly northeast corner of Tract III described in deed to the Pete & Jo Bonds Family Partnership, Ltd., a Texas partnership, according to the deed recorded in Instrument No. D213039813, D.R.T.C.T., and also being in the west line of Business 287 (a 120 foot right-of-way);

**THENCE** S 89°35'30" W, leaving the west line of said Business 287, along the south line of said Bonds tract, and along the most easterly north line of said Tract III, a distance of 5.48 feet to a 3/8 inch iron rod set with cap stamped "TNP INC ESMT" (hereinafter all 3/8 inch iron rods set are marked the same) at the **POINT OF BEGINNING** of the hereinafter described tract of land;

**THENCE** S 89°35'30" W, along the south line of said Bonds tract, and along the most easterly north line of said Tract III, a distance of 54.76 feet to a 3/8 inch iron rod set;

**THENCE** leaving the south line of said Bonds tract and the most easterly north line of said Tract III, and passing over and across said Bonds tract, the following courses and distances;

N 24°28'24" W, a distance of 277.52 feet to a 3/8 inch iron rod set;

N 69°28'19" W, a distance of 17.41 feet to a 3/8 inch iron rod set;

S 88°57'49" W, a distance of 267.27 feet to a 3/8 inch iron rod set in the west line of said Bonds tract, also being in the most northerly east line of said Tract III;

**THENCE** N 00°23'51" W, along the west line of said Bonds tract, and along the most northerly east line of said Tract III, a distance of 25.00 feet to the south line of Peden Road (a 50 foot right-of-way), from which a 5/8 inch iron rod found with cap stamped "Brookes Baker" bears S 01°43'31" E, a distance of 0.28 feet;

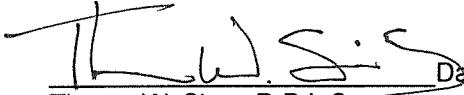
**THENCE** N 88°57'49" E, leaving the west line of said Bonds tract and the most northerly east line of said Tract III, along the south line of said Peden Road, and passing over and across said Bonds tract, a distance of 329.51 feet to a 3/8 inch iron rod set in the east line of said Bonds tract, also being in the west line of said Business 287;

**THENCE** S 24°28'24" E, along the east line of said Bonds tract, and along the west line of said Business 287, a distance of 57.27 feet to a 3/8 inch iron rod set;

**THENCE** leaving the east line of said Bonds tract and the west line of said Business 287, and passing over and across said Bonds tract, the following courses and distances;

S 64°15'58" W, a distance of 5.00 feet to a 3/8 inch iron rod set;

S 24°28'24" E, parallel to and 5.00 feet west of the east line of said Bonds tract and the west line of said Business 287, a distance of 252.85 feet to the **POINT OF BEGINNING** and containing 22,817 square feet or 0.524 acres of land.



Date: April 24, 2025

Theron W. Sims, R.P.L.S.  
Texas Registration No. 5887



Surveyed on the ground April 22, 2025

1. Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone; NAD83(2011) 2010.00) as derived locally from Allterra Central's Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) methods. An average Combination Factor of 1.00012 was used to scale grid coordinates and distances to surface.
2. Integral parts of this survey:
  - a. Legal Description
  - b. Sketch

# **PEDEN ROAD** 50' RIGHT-OF-WAY EASEMENT AS RECORDED IN BOOK 2, PAGE 49 OF THE TARRANT COUNTY COMMISSIONER'S COURT RECORDS

E.W. & M.K. PLASEK  
VOL. 7504, PG. 145  
D.R.T.C.T.

5/8" CIRF  
BROOKES BAKER BEARS  
S01°43'31"E, 0.28'

1/2" IRF

N88°57'49"E 329.51'  
S88°57'49"W 267.27'

PETE & JO BONDS FAMILY PARTNERSHIP, LTD  
(TRACT III)  
INST. #D213039813  
D.R.T.C.T.

VARIABLE WIDTH  
WATER LINE EASEMENT  
22,817 SF ~ 0.524 ACRES

Remainder  
JOHN MILLARD BONDS  
(PARCEL "E")  
VOL. 8945, PG. 1547  
D.R.T.C.T.

M.E.P. & P. R.R. CO.  
SUNNO. 1110  
ABST.

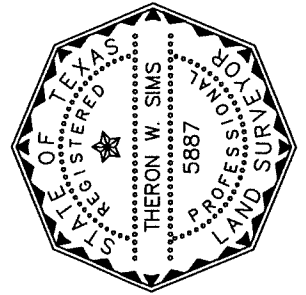
BUS 287  
120' R-O-W

POC  
5/8" CIRF  
ILLEGIBLE

PETE & JO BONDS FAMILY PARTNERSHIP, LTD  
(TRACT III)  
INST. #D213039813  
D.R.T.C.T.

SCALE 1"=100'

NOTES:  
1) Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone; NAD83(2011) 2010.00) as derived locally from Allterra Central's Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) methods. An average Combination Factor of 1.00012 was used to scale grid coordinates and distances to surface. All coordinates shown are surface.  
2) Integral parts of this survey:  
a. Legal Description  
b. Sketch  
3) ● is 3/8" iron rod set with cap stamped "TNP INC ESMT" unless otherwise noted.



Theron W. Sims  
THERON W. SIMS, R.P.L.S.  
TEXAS REGISTRATION NO. 5887  
DATE: APRIL 24, 2025  
SURVEYED ON THE GROUND  
APRIL 22, 2025

## **EXHIBIT "B"** **WATER LINE EASEMENT**

Situated in the M.E.P. & P. R.R. CO. Survey, Abstract No. 1110,  
Fort Worth, Tarrant County, Texas.

**teague nall & perkins**  
5237 N. Riverside Drive, Suite 100  
Fort Worth, Texas 76137  
817.336.5773 ph 817.332.7756 fx  
www.inpinc.com / TBPLS Registration No. 100116-00



| LINE TABLE |               |        |
|------------|---------------|--------|
| LINE #     | DIRECTION     | LENGTH |
| L1         | S 89°35'30" W | 54.76' |
| L2         | N 69°28'19" W | 17.41' |
| L3         | N 00°23'51" W | 25.00' |
| L4         | S 24°28'24" E | 57.27' |
| L5         | S 64°15'58" W | 5.00'  |
| L6         | S 89°35'30" W | 5.48'  |

P3B

**“EXHIBIT A”**

**20' TEMPORARY CONSTRUCTION EASEMENT**

**BEING** 0.251 of an acre of land, situated in M.E.P. & P. R.R. Company Survey, Abstract No. 1110, Tarrant County, Texas, also being a portion of the remainder of Parcel E described in deed to John Millard Bonds, according to the deed recorded in Volume 8945, Page 1547, Deed Records of Tarrant County, Texas (D.R.T.C.T.), and being more particularly described by metes and bounds as follows:

**COMMENCING** at a 5/8 inch iron rod with an illegible cap found at the southeast corner of said Bonds tract, also being the most easterly northeast corner of Tract III described in deed to the Pete & Jo Bonds Family Partnership, Ltd., a Texas partnership, according to the deed recorded in Instrument No. D213039813, D.R.T.C.T., and also being in the west line of Business 287 (a 120 foot right-of-way);

**THENCE** S 89°35'30" W, leaving the east line of said Bonds tract and the west line of said Business 287, along the south line of said Bonds tract, and along the most easterly north line of said Tract III, a distance of 60.24 feet to a 3/8 inch iron rod set with cap stamped “TNP INC ESMT” (hereinafter all 3/8 inch iron rods set are marked the same) at the **POINT OF BEGINNING** of the hereinafter described tract of land;

**THENCE** S 89°35'30" W, along the south line of said Bonds tract, and along the most easterly north line of said Tract III, a distance of 21.90 feet;

**THENCE** leaving the south line of said Bonds tract and the most easterly north line of said Tract III, and passing over and across said Bonds tract, the following courses and distances;

N 24°28'24" W, a distance of 260.31 feet;

N 69°28'19" W, a distance of 5.31 feet;

S 88°57'49" W, a distance of 263.69 feet to the west line of said Bonds tract, also being in the most northerly east line of said Tract III;

**THENCE** N 00°23'51" W, along the west line of said Bonds tract, and along the most northerly east line of said Tract III, a distance of 20.00 feet to a 3/8 inch iron rod set, from which a 5/8 inch iron rod found with cap stamped “Brookes Baker” bears N 00°22'58" W, a distance of 24.72 feet;

**THENCE** leaving the west line of said Bonds tract and the most northerly east line of said Tract III, and passing over and across said Bonds tract, the following courses and distances;

N 88°57'49" E, a distance of 267.27 feet to a 3/8 inch iron rod set;

S 69°28'19" E, a distance of 17.41 feet to a 3/8 inch iron rod set;

S 24°28'24" E, a distance of 277.52 feet to the **POINT OF BEGINNING** and containing 10,915 square feet or 0.251 acres of land.



Date: April 24, 2025

Theron W. Sims, R.P.L.S.

Texas Registration No. 5887

Surveyed on the ground April 22, 2025



1. Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone; NAD83(2011) 2010.00) as derived locally from Allterra Central's Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) methods. An average Combination Factor of 1.00012 was used to scale grid coordinates and distances to surface.

2. Integral parts of this survey: a. Legal Description b. Sketch

# **PEDEN ROAD** 50' RIGHT-OF-WAY EASEMENT AS RECORDED IN BOOK 2, PAGE 49 OF THE TARRANT COUNTY COMMISSIONER'S COURT RECORDS

E.W. & M.K. PLASEK  
VOL. 7504, PG. 145  
D.R.T.C.T.

1/2" IRF

**BUS 287**  
120' R-O-W

**POC**  
5/8" CIRF  
ILLEGIBLE

**POB**

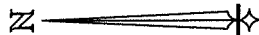
PETE & JO BONDS FAMILY PARTNERSHIP, LTD  
(TRACT III)  
INST. #D213039813  
D.R.T.C.T.

20' TEMPORARY  
CONSTRUCTION EASEMENT  
10,915 SF  
0.251 ACRES

Remainder  
JOHN MILLARD BONDS  
(PARCEL "E")  
VOL. 8945, PG. 1547  
D.R.T.C.T.

PETE & JO BONDS FAMILY PARTNERSHIP, LTD  
(TRACT III)  
INST. #D213039813  
D.R.T.C.T.

M.E.P. & P.V.E.Y 1110  
A.B.S.T. C.O.



SCALE 1"=100'

- NOTES:**
- 1) Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone; NAD83(2011) 2010.00) as derived locally from Allterra Central's Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) methods. An average Combination Factor of 1.00012 was used to scale grid coordinates and distances to surface. All coordinates shown are surface.
  - 2) Integral parts of this survey:
    - a. Legal Description
    - b. Sketch
  - 3) ● is 3/8" iron rod set with cap stamped "TNP INC ESMT" unless otherwise noted.

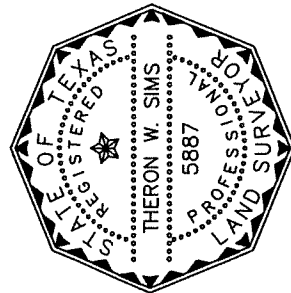
## **EXHIBIT "B"** **TEMPORARY CONSTRUCTION EASEMENT**

Situated in the M.E.P. & P.V.E.Y. CO. Survey, Abstract No. 1110,  
Fort Worth, Tarrant County, Texas.

**teague nail & perkins**  
5237 N. Riverside Drive, Suite 100  
Fort Worth, Texas 76137  
817.336.5773 ph 817.332.7756 fx  
www.inpinc.com / TBPIS Registration No. 100116-00



| LINE # | DIRECTION     | LENGTH |
|--------|---------------|--------|
| L1     | S 89°35'30" W | 21.90' |
| L2     | N 69°28'19" W | 5.31'  |
| L3     | N 00°23'51" W | 20.00' |
| L4     | S 69°28'19" E | 17.41' |
| L5     | S 89°35'30" W | 60.24' |
| L6     | N 00°22'58" W | 24.72' |



*Theron W. Sims*  
THERON W. SIMS, R.P.L.S.  
TEXAS REGISTRATION NO. 5887

DATE: APRIL 24, 2025  
SURVEYED ON THE GROUND  
APRIL 22, 2025

EXHIBITS FOR PETE & JO BONDS FAMILY PARTNERSHIP, LTD

P2A PWFE, 2B TCE

&

P4A PWFE, 4B TCE

P2A

**“EXHIBIT A”  
50’ WATER LINE EASEMENT**

**BEING** 3.333 acres of land, situated in the M.E.P. & P. R.R. Company Survey, Abstract No. 1110, Tarrant County, Texas, and the George A. Criner Survey, Abstract No. 296, Tarrant County, Texas, also being a portion of Tract III described in deed to the Pete & Jo Bonds Family Partnership, Ltd., a Texas partnership, according to the deed recorded in Instrument No. D213039813, Deed Records of Tarrant County, Texas, (D.R.T.C.T.), and being more particularly described by metes and bounds as follows:

**COMMENCING** at a 5/8 inch iron rod with an illegible cap found at the most easterly northeast corner of said Tract III, also being a northeasterly corner of the remainder of Parcel E described in deed to John Millard Bonds, according to the deed recorded in Volume 8945, Page 1547, D.R.T.C.T., and also being in the west line of Business 287 (a 120 foot right-of-way);

**THENCE** S 89°35’30” W, leaving the west line of said Business 287, along the most easterly north line of said Tract III, and along a northerly line of said Bonds tract, a distance of 5.48 feet to a 3/8 inch iron rod set with cap stamped “TNP INC ESMT” (hereinafter all 3/8 inch iron rods set are marked the same) for the **POINT OF BEGINNING** of the hereinafter described tract of land;

**THENCE** S 24°28’24” E, leaving the most easterly north line of said Tract III and said northerly line of said Bonds tract, passing over and across said Tract III, a distance of 2,903.83 feet to a 3/8 inch iron rod set in the most easterly south line of said Tract III, also being in a southerly line of said Bonds tract, from which a 5/8 inch iron rod with an illegible cap found at the most easterly southeast corner of said Tract III, also being in the west line of said Business 287 bears S 89°31’36” E, a distance of 5.51 feet;

**THENCE** N 89°31’36” W, along the most easterly south line of said Tract III, and along said southerly line of said Bonds tract, a distance of 55.15 feet to a 3/8 inch iron rod set;

**THENCE** N 24°28’24” W, leaving the most easterly south line of said Tract III and said southerly line of said Bonds tract, passing over and across said Tract III, a distance of 2,902.90 feet to a 3/8 inch iron rod set in the most easterly north line of said Tract III, also being in said northerly line of said Bonds tract;

**THENCE** N 89°35’30” E, along the most easterly north line of said Tract III, and along said northerly line of said Bonds tract, a distance of 54.76 feet to the **POINT OF BEGINNING** and containing 145,168 square feet or 3.333 acres of land.



Date: April 24, 2025  
Theron W. Sims, R.P.L.S.  
Texas Registration No. 5887



Surveyed on the ground April 22, 2025

1. Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone; NAD83(2011) 2010.00) as derived locally from Allterra Central's Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) methods. An average Combination Factor of 1.00012 was used to scale grid coordinates and distances to surface.

2. Integral parts of this survey:
- a. Legal Description
  - b. Sketch

Remainder  
JOHN MILLARD BONDS  
(PARCEL "E")  
VOL. 8945, PG. 1547  
D.R.T.C.T.

M.E.P. & P. R.R. CO.  
SURVEY  
ABST. NO. 1110

50' WATER LINE EASEMENT  
145,168 SF  
3.333 ACRES



SCALE 1"=60'

PETE & JO BONDS FAMILY PARTNERSHIP, LTD  
(TRACT III)  
INST. #D213039813  
D.R.T.C.T.

| LINE TABLE |               |        |
|------------|---------------|--------|
| LINE #     | DIRECTION     | LENGTH |
| L1         | S 89°35'30" W | 5.48'  |
| L2         | N 89°35'30" E | 54.76' |

NOTES:

1) Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone; NAD83(2011) 2010.00) as derived locally from Alterra Central's Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) methods. An average Combination Factor of 1.00012 was used to scale grid coordinates and distances to surface. All coordinates shown are surface.

2) Integral parts of this survey:  
a. Legal Description  
b. Sketch

3) ● is 3/8" iron rod set with cap stamped "TNP INC ESMT" unless otherwise noted.

THERON W. SIMS, R.P.L.S.  
TEXAS REGISTRATION NO. 5887

DATE: APRIL 24, 2025

SURVEYED ON THE GROUND  
APRIL 22, 2025



## EXHIBIT "B" WATER LINE EASEMENT

Situated in the M.E.P. & P. R.R. CO. Survey, Abstract No. 1110  
& the GEORGE A. CRINER Survey, Abstract No. 296,  
Fort Worth, Tarrant County, Texas.



teague nall & perkins

5237 N. Riverside Drive, Suite 100  
Fort Worth, Texas 76137

817.336.5773 ph 817.332.7756 fx

www.tnplnc.com / TBPLS Registration No. 100116-00

MATCHLINE

PETE & JO BONDS FAMILY PARTNERSHIP, LTD  
(TRACT III)  
INST. #D213039813  
D.R.T.C.T.

50' WATER LINE EASEMENT  
145,168 SF  
3.333 ACRES

M.E.P. & P.R.R. CO.  
SURVEY  
ABST. NO. 1110

APPROX. SURVEY LINE

GEORGE A. CRINER  
SURVEY  
ABST. NO. 296

| LINE TABLE |               |        |
|------------|---------------|--------|
| LINE #     | DIRECTION     | LENGTH |
| L3         | N 89°31'36" W | 55.15' |
| L4         | S 89°31'36" E | 5.51'  |

NOTES:

1) Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone; NAD83(2011) 2010.00) as derived locally from Allterra Central's Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) methods. An average Combination Factor of 1.00012 was used to scale grid coordinates and distances to surface. All coordinates shown are surface.

2) Integral parts of this survey:  
a. Legal Description  
b. Sketch

3) ● is 3/8" iron rod set with cap stamped "TNP INC ESMT" unless otherwise noted.

DATE: APRIL 24, 2025

SURVEYED ON THE GROUND  
APRIL 22, 2025

Remainder  
JOHN MILLARD BONDS  
(PARCEL "E")  
VOL. 8945, PG. 1547  
D.R.T.C.T.

5/8" CIRF  
ILLEGIBLE

## EXHIBIT "B" WATER LINE EASEMENT

Situated in the M.E.P. & P.R.R. CO. Survey, Abstract No. 1110  
& the GEORGE A. CRINER Survey, Abstract No. 296,  
Fort Worth, Tarrant County, Texas.



teague nall & perkins

5237 N. Riverside Drive, Suite 100  
Fort Worth, Texas 76137

817.336.5773 ph 817.332.7756 fx

www.tnpinc.com / TBPLS Registration No. 100116-00

SHEET 3 OF 3

P2B

**“EXHIBIT A”**  
**20’ TEMPORARY CONSTRUCTION EASEMENT**

**BEING** 1.333 acres of land, situated in the M.E.P. & P. R.R. Company Survey, Abstract No. 1110, Tarrant County, Texas, and the George A. Criner Survey, Abstract No. 296, Tarrant County, Texas, also being a portion of Tract III described in deed to the Pete & Jo Bonds Family Partnership, Ltd., a Texas partnership, according to the deed recorded in Instrument No. D213039813, Deed Records of Tarrant County, Texas, (D.R.T.C.T.), and being more particularly described by metes and bounds as follows:

**COMMENCING** at a 5/8 inch iron rod with an illegible cap found at the most easterly northeast corner of said Tract III, also being a northeasterly corner of the remainder of Parcel E described in deed to John Millard Bonds, according to the deed recorded in Volume 8945, Page 1547, D.R.T.C.T., and also being in the west line of Business 287 (a 120 foot right-of-way);

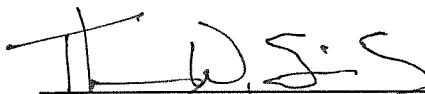
**THENCE** S 89°35’30” W, leaving the west line of said Business 287, along the most easterly north line of said Tract III, and along a northerly line of said Bonds tract, a distance of 60.24 feet to a 3/8 inch iron rod set with cap stamped “TNP INC ESMT” (hereinafter all 3/8 inch iron rods set are marked the same) for the **POINT OF BEGINNING** of the hereinafter described tract of land;

**THENCE** S 24°28’24” E, leaving the most easterly north line of said Tract III and said northerly line of said Bonds tract, passing over and across said Tract III, a distance of 2,902.90 feet to a 3/8 inch iron rod set in the most easterly south line of said Tract III, also being in a southerly line of said Bonds tract, from which a 5/8 inch iron rod with an illegible cap found at the most easterly southeast corner of said Tract III, also being in the west line of said Business 287 bears S 89°31’36” E, a distance of 60.66 feet;

**THENCE** N 89°31’36” W, along the most easterly south line of said Tract III, and along said southerly line of said Bonds tract, a distance of 22.06 feet;

**THENCE** N 24°28’24” W, leaving the most easterly south line of said Tract III and said southerly line of said Bonds tract, passing over and across said Tract III, a distance of 2,902.53 feet to the most easterly north line of said Tract III, also being in said northerly line of said Bonds tract;

**THENCE** N 89°35’30” E, along the most easterly north line of said Tract III, and along said northerly line of said Bonds tract, a distance of 21.90 feet to the **POINT OF BEGINNING** and containing 58,054 square feet or 1.333 acres of land.



Theron W. Sims, R.P.L.S.  
Texas Registration No. 5887

Date: April 24, 2025



Surveyed on the ground April 22, 2025

1. Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone; NAD83(2011) 2010.00) as derived locally from Allterra Central's Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) methods. An average Combination Factor of 1.00012 was used to scale grid coordinates and distances to surface.

2. Integral parts of this survey:

- a. Legal Description
- b. Sketch

Remainder  
JOHN MILLARD BONDS  
(PARCEL "E")  
VOL. 8945, PG. 1547  
D.R.T.C.T.

POB

POC

5/8" CIRF  
ILLEGIBLE

L2

L1

M . E . P . & P . R . R . C O .  
S U R V E Y  
A B S T . N O . 1 1 1 0



SCALE 1"=60'

PETE & JO BONDS FAMILY PARTNERSHIP, LTD  
(TRACT III)  
INST. #D213039813  
D.R.T.C.T.

S24°28'24"E  
N24°28'24"W  
2902.53'  
2902.90'

BUS 287  
120' R.O.W.

20' TEMPORARY  
CONSTRUCTION EASEMENT  
58,054 SF  
1.333 ACRES

| LINE TABLE |               |        |
|------------|---------------|--------|
| LINE #     | DIRECTION     | LENGTH |
| L1         | S 89°35'30" W | 60.24' |
| L2         | N 89°35'30" E | 21.90' |

NOTES:

1) Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone; NAD83(2011) 2010.00) as derived locally from Allterra Central's Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) methods. An average Combination Factor of 1.00012 was used to scale grid coordinates and distances to surface. All coordinates shown are surface.

2) Integral parts of this survey:

- a. Legal Description
- b. Sketch

3) ● is 3/8" iron rod set with cap stamped "TNP INC ESMT" unless otherwise noted.

MATCHLINE

EXHIBIT "B"  
**TEMPORARY CONSTRUCTION  
EASEMENT**

Situated in the M.E.P.&P. R.R. CO. Survey, Abstract No. 1110  
& the GEORGE A. CRINER Survey, Abstract No. 296,  
Fort Worth, Tarrant County, Texas.

Theron W. Sims, R.P.L.S.  
TEXAS REGISTRATION NO. 5887

DATE: APRIL 24, 2025

SURVEYED ON THE GROUND  
APRIL 22, 2025



**teague nall & perkins**

5237 N. Riverside Drive, Suite 100  
Fort Worth, Texas 76137

817.336.5773 ph 817.332.7756 fx

www.tnpline.com / TBPLS Registration No. 100116-00

SHEET 2 OF 3

MATCHLINE

20' TEMPORARY  
CONSTRUCTION EASEMENT  
58,054 SF  
1.333 ACRES



SCALE 1"=60'

PETE & JO BONDS FAMILY PARTNERSHIP, LTD  
(TRACT III)  
INST. #D213039813  
D.R.T.C.T.

M . E . P . & P . R . R . C O .  
S U R V E Y  
A B S T . N O . 1 1 1 0

APPROX. SURVEY LINE

G E O R G E A . C R I N E R  
S U R V E Y  
A B S T . N O . 2 9 6

BUS 287  
120' R-O-W

| LINE TABLE |               |        |
|------------|---------------|--------|
| LINE #     | DIRECTION     | LENGTH |
| L3         | N 89°31'36" W | 22.06' |
| L4         | S 89°31'36" E | 60.66' |

NOTES:

1) Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone; NAD83(2011) 2010.00) as derived locally from Allterra Central's Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) methods. An average Combination Factor of 1.00012 was used to scale grid coordinates and distances to surface. All coordinates shown are surface.

2) Integral parts of this survey:  
a. Legal Description  
b. Sketch

3) ● is 3/8" iron rod set with cap stamped "TNP INC ESMT" unless otherwise noted.

DATE: APRIL 24, 2025

SURVEYED ON THE GROUND  
APRIL 22, 2025

Remainder  
JOHN MILLARD BONDS  
(PARCEL "E")  
VOL. 8945, PG. 1547  
D.R.T.C.T.

5/8" CIRF  
ILLEGIBLE

## EXHIBIT "B" TEMPORARY CONSTRUCTION EASEMENT

Situated in the M.E.P.&P. R.R. CO. Survey, Abstract No. 1110  
& the GEORGE A. CRINER Survey, Abstract No. 296,  
Fort Worth, Tarrant County, Texas.



**teague nail & perkins**

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817.336.5773 ph 817.332.7756 fx

www.tnpinc.com / TBPLS Registration No. 100116-00

SHEET 3 OF 3

P4A

**“EXHIBIT A”  
VARIABLE WIDTH WATER LINE EASEMENT**

**BEING** 1.661 acres of land, situated in the M.E.P. & P. R.R. Company Survey, Abstract No. 1110, Tarrant County, Texas, and the M.E.P. & P. R.R. Company Survey, Section 19, Abstract No. 1138, Tarrant County, Texas, also being a portion of Tract III described in deed to the Pete & Jo Bonds Family Partnership, Ltd., a Texas partnership, according to the deed recorded in Instrument No. D213039813, Deed Records of Tarrant County, Texas, (D.R.T.C.T.), and being more particularly described by metes and bounds as follows:

**COMMENCING** at the most northerly northeast corner of said Tract III, also being the northwest corner of the remainder of Parcel E described in deed to John Millard Bonds, according to the deed recorded in Volume 8945, Page 1547, D.R.T.C.T., and also being in Peden Road (a 50 foot right-of-way);

**THENCE** S 00°23'51" E, along the most northerly east line of said Tract III, and along the west line of said Bonds tract, a distance of 34.27 feet to the **POINT OF BEGINNING** of the hereinafter described tract of land, also being in the south line of said Peden Road, from which a 5/8 inch iron rod found with cap stamped "Brookes Baker" bears S 01°43'31" E, a distance of 0.28 feet;

**THENCE** S 00°23'51" E, leaving the south line of said Peden Road, continuing along the most northerly east line of said Tract III, and along the west line of said Bonds tract, passing over and across said Peden Road, a distance of 25.00 feet to a 3/8 inch iron rod set with cap stamped "TNP INC ESMT" (hereinafter all 3/8 inch iron rods set are marked the same);

**THENCE** leaving the most northerly east line of said Tract III and the west line of said Bonds tract, passing over and across said Tract III, the following courses & distances;

S 88°57'49" W, a distance of 1,626.76 feet to a 3/8 inch iron rod set;

S 01°02'11" E, a distance of 6.13 feet to a 3/8 inch iron rod set;

S 43°57'49" W, a distance of 30.36 feet to a 3/8 inch iron rod set;

S 88°57'49" W, a distance of 175.10 feet to a 3/8 inch iron rod set;

N 46°02'11" W, a distance of 30.36 feet to a 3/8 inch iron rod set;

N 01°02'11" W, a distance of 6.13 feet;

S 88°57'49" W, a distance of 673.52 feet;

S 89°19'49" W, a distance of 312.17 feet to a 3/8 inch iron rod set;

N 00°37'05" W, a distance of 25.00 feet to a 3/8 inch iron rod set in the south line of said Peden Road;

N 89°19'49" E, along the south line of said Peden Road, a distance of 312.07 feet to a 3/8 inch iron rod set;

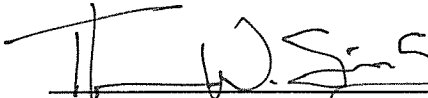
N 88°57'49" E, continuing along the south line of said Peden Road, a distance of 710.94 feet to a 3/8 inch iron rod set;

S 01°02'11" E, leaving the south line of said Peden Road, a distance of 27.59 feet to a 3/8 inch iron rod set;

N 88°57'49" E, a distance of 142.94 feet to a 3/8 inch iron rod set;

N 00°40'11" W, a distance of 27.59 feet to a 3/8 inch iron rod set in the south line of said Peden Road;

N 88°57'49" E, along the south line of said Peden Road, a distance of 1,664.46 feet to the **POINT OF BEGINNING** and containing 72,372 square feet or 1.661 acres of land.

  
Theron W. Sims, R.P.L.S.  
Texas Registration No. 5887

Date: April 24, 2025



Surveyed on the ground April 22, 2025

1. Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone; NAD83(2011) 2010.00) as derived locally from Allterra Central's Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) methods. An average Combination Factor of 1.00012 was used to scale grid coordinates and distances to surface.

2. Integral parts of this survey:
- a. Legal Description
  - b. Sketch

PEDEN ROAD

50' RIGHT-OF-WAY EASEMENT  
AS RECORDED IN BOOK 2, PAGE 49  
OF THE TARRANT COUNTY  
COMMISSIONER'S COURT RECORDS

MATCHLINE

N88°57'49"E 1664.46'  
S88°57'49"W 1626.76'

APPROXIMATE LOCATION  
RECEIVING SITE & INGRESS & EGRESS EASEMENT  
ANADARKO GATHERING COMPANY  
VOL. 11791, PG. 1408  
D.R.I.C.T.

PETE & JO BONDS FAMILY PARTNERSHIP, LTD  
(TRACT III)  
INST. #0213039813  
D.R.I.C.T.

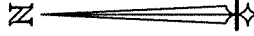
VARIABLE WIDTH  
WATER LINE EASEMENT  
72,372 SF  
1.661 ACRES

5/8" CIRF  
BROOKES BAKER  
BEARS S01°43'31"E, 0.28'

POC

POB

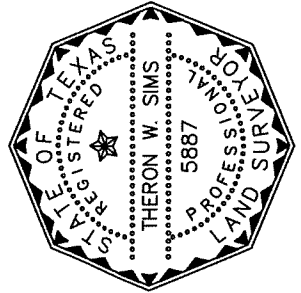
Remainder  
JOHN MILLARD BONDS  
(PARCEL "E")  
VOL. 8945, PG. 1547  
D.R.I.C.T.



SCALE 1"=60'

M . E . P . & P . R . C O .  
S U R V E Y 1 1 1 0  
A B S T .

NOTES:  
1) Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone: NAD83(2011) 2010.00) as derived locally from Allterra Central's Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) methods. An average Combination Factor of 1.00012 was used to scale grid coordinates and distances to surface. All coordinates shown are surface.  
2) Integral parts of this survey:  
a. Legal Description  
b. Sketch  
3) ● is 3/8" iron rod set with cap stamped "TNP INC ESMT" unless otherwise noted.



Theron W. Sims, R.P.L.S.  
TEXAS REGISTRATION NO. 5887

DATE: APRIL 24, 2025  
SURVEYED ON THE GROUND  
APRIL 22, 2025

EXHIBIT "B"

WATER LINE EASEMENT

Situated in the M.E.P. & P. R.R. CO. Survey, Abstract No. 1110 & the M.E.P. & P. R.R. CO. Survey, Abstract No. 1138 (Section 19), Fort Worth, Tarrant County, Texas.



teague nail & perkins  
5237 N. Riverside Drive, Suite 100  
Fort Worth, Texas 76137

817.336.5773 ph 817.332.7756 fx  
www.tnpinc.com / TNPIS Registration No. 100116-00

| LINE # | DIRECTION     | LENGTH |
|--------|---------------|--------|
| L1     | S 00°23'51" E | 25.00' |
| L11    | S 00°23'51" E | 34.27' |

PEDEN ROAD

50' RIGHT-OF-WAY EASEMENT  
AS RECORDED IN BOOK 2, PAGE 49  
OF THE TARRANT COUNTY  
COMMISSIONER'S COURT RECORDS

APPROXIMATE LOCATION  
PIPELINE RIGHT-OF-WAY AGREEMENT  
CROSSTEX NORTH TEXAS GATHERING, L.P.  
INST. #D208425801  
D.R.T.C.T.

MATCHLINE

MATCHLINE

N88°57'49"E 1664.46'  
S88°57'49"W 1626.76'

PETE & JO BONDS FAMILY PARTNERSHIP, LTD  
(TRACT III)  
INST. #D213039813  
D.R.T.C.T.

VARIABLE WIDTH  
WATER LINE EASEMENT  
72,372 SF  
1.661 ACRES

APPROXIMATE LOCATION  
20' PIPELINE RIGHT-OF-WAY AGREEMENT  
CROSSTEX NORTH TEXAS GATHERING, L.P.  
INST. #D208425802  
D.R.T.C.T.

APPROXIMATE LOCATION  
30' PIPELINE EASEMENT  
CROSSTEX NORTH TEXAS GATHERING, L.P.  
INST. #D208425803  
D.R.T.C.T.

APPROXIMATE LOCATION  
50' RIGHT-OF-WAY & EASEMENT  
LONE STAR GAS COMPANY  
VOL. 3062, PG. 414  
D.R.T.C.T.



SCALE 1"=60'

M . E . P . & P . R . R . C O .  
A B S T . S U R V E Y 1 1 1 0  
N O .

- NOTES:
- 1) Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone; NAD83(2011) 2010.00) as derived locally from Allterra Central's Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) methods. An average Combination Factor of 1.00012 was used to scale grid coordinates and distances to surface. All coordinates shown are surface.
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EXHIBIT "B"

WATER LINE EASEMENT

Situated in the M.E.P. & P. R.R. CO. Survey, Abstract No. 1110 & the M.E.P. & P. R.R. CO. Survey, Abstract No. 1138 (Section 19), Fort Worth, Tarrant County, Texas.

**tnp**  
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5237 N. Riverside Drive, Suite 100  
Fort Worth, Texas 76137  
817.336.5773 ph 817.332.7756 fx  
www.tnpinc.com / TBPLS Registration No. 100116-00

DATE: APRIL 24, 2025  
SURVEYED ON THE GROUND  
APRIL 22, 2025

# PEDEN ROAD

50' RIGHT-OF-WAY EASEMENT  
AS RECORDED IN BOOK 2, PAGE 49  
OF THE TARRANT COUNTY  
COMMISSIONER'S COURT RECORDS

20' EASEMENT TRI-COUNTY  
ELECTRIC COOPERATIVE, INC.  
INST. #D220297075  
D.R.T.C.T.

1/2" IRF

1/2" CIRF  
ILLEGIBLE

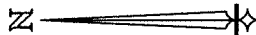
N88°57'49"E 1664.46'

S88°57'49"W 1626.76'

VARIABLE WIDTH  
WATER LINE EASEMENT  
72,372 SF  
1.661 ACRES

PETE & JO BONDS FAMILY PARTNERSHIP, LTD  
(TRACT III)  
INST. #D213039813  
D.R.T.C.T.

APPROXIMATE LOCATION  
16' PIPELINE EASEMENT  
GULF PIPELINE, CO  
VOL. 607, PG. 392  
D.R.T.C.T.



SCALE 1"=60'

M . E . P . & P . R . R . C O .  
A B S T . S U R V E Y 1 1 1 0

- NOTES:
- 1) Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone; NAD83(2011) 2010.00) as derived locally from Alterra Central's Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) methods. An average Combination Factor of 1.00012 was used to scale grid coordinates and distances to surface. All coordinates shown are surface.
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    - b. Sketch
  - 3) ● is 3/8" iron rod set with cap stamped "TNP INC ESMT" unless otherwise noted.

DATE: APRIL 24, 2025  
SURVEYED ON THE GROUND  
APRIL 22, 2025

## EXHIBIT "B"

## WATER LINE EASEMENT

Situated in the M.E.P. & P. R.R. CO. Survey, Abstract No. 1110 & the M.E.P. & P. R.R. CO. Survey, Abstract No. 1138 (Section 19), Fort Worth, Tarrant County, Texas.



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5237 N. Riverside Drive, Suite 100  
Fort Worth, Texas 76137  
817.336.5773 ph 817.332.7756 fx  
www.inpinc.com / TBPLS Registration No. 100116-00

| LINE TABLE |               |         |
|------------|---------------|---------|
| LINE #     | DIRECTION     | LENGTH  |
| L2         | S 01°02'11" E | 6.13'   |
| L3         | S 43°57'49" W | 30.36'  |
| L4         | S 88°57'49" W | 175.10' |
| L9         | N 88°57'49" E | 142.94' |
| L10        | N 00°40'11" W | 27.59'  |

PEDEN ROAD

50' RIGHT-OF-WAY EASEMENT  
AS RECORDED IN BOOK 2, PAGE 49  
OF THE TARRANT COUNTY  
COMMISSIONER'S COURT RECORDS

1/2" CIRF  
AREA SURVEYING

MAG NAIL

20' EASEMENT TRI-COUNTY  
ELECTRIC COOPERATIVE, INC.  
INST. #D220297075  
D.R.T.C.T.

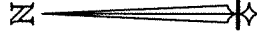
N88°57'49"E 710.94'

S88°57'49"W 673.52'

VARIABLE WIDTH  
WATER LINE EASEMENT  
72,372 SF  
1.661 ACRES

PETE & JO BONDS FAMILY PARTNERSHIP, LTD  
(TRACT III)  
INST. #D213039813  
D.R.T.C.T.

M . E . P . & P . R . C O .  
S U R V E Y 1 1 1 0  
A B S T . N O .



SCALE 1"=60'

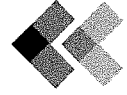
- NOTES:
- 1) Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone; NAD83(2011) 2010.00) as derived locally from Alterra Central's Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) methods. An average Combination Factor of 1.00012 was used to scale grid coordinates and distances to surface. All coordinates shown are surface.
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    - b. Sketch
  - 3) ● is 3/8" iron rod set with cap stamped "TNP INC ESMT" unless otherwise noted.

DATE: APRIL 24, 2025

SURVEYED ON THE GROUND  
APRIL 22, 2025

EXHIBIT "B"  
WATER LINE EASEMENT

Situated in the M.E.P. & P. R.R. CO. Survey, Abstract No. 1110 &  
the M.E.P. & P. R.R. CO. Survey, Abstract No. 1138 (Section 19),  
Fort Worth, Tarrant County, Texas.



teague nail & perkins  
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Fort Worth, Texas 76137  
817.336.5773 ph 817.332.7756 fx  
www.inpinc.com / TBPLS Registration No. 100116-00

| LINE TABLE |               |         |
|------------|---------------|---------|
| LINE #     | DIRECTION     | LENGTH  |
| L4         | S 88°57'49" W | 175.10' |
| L5         | N 46°02'11" W | 30.36'  |
| L6         | N 01°02'11" W | 6.13'   |
| L8         | S 01°02'11" E | 27.59'  |
| L9         | N 88°57'49" E | 142.94' |

# PEDEN ROAD

50' RIGHT-OF-WAY EASEMENT  
AS RECORDED IN BOOK 2, PAGE 49  
OF THE TARRANT COUNTY  
COMMISSIONER'S COURT RECORDS

APPROX. LOCATION  
TRI-COUNTY ELEC. COOP EASEMENT  
VOL. 12209, PG. 1958  
D.R.T.C.T.

MAG NAIL

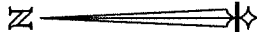
N89°19'49"E 312.07'

S89°19'49"W 312.17'

N88°57'49"E 710.94'

S88°57'49"W 673.52'

VARIABLE WIDTH  
WATER LINE EASEMENT  
72,372 SF  
1.661 ACRES



SCALE 1"=60'

APPROXIMATE LOCATION  
22' PIPELINE R-O-W EASEMENT  
EAGLE MOUNTAIN PIPELINE COMPANY L.P.  
(FIRST EASEMENT)  
VOL. 16265, PG. 424  
D.R.T.C.T.

PETE & JO BONDS FAMILY PARTNERSHIP, LTD  
(TRACT III)  
INST. #0213039813  
D.R.T.C.T.

M.E.P. & P. R.R. CO.  
SURVEY 113  
ABST. NO. 119  
(SECTION 19)  
C O .

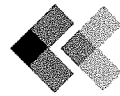
NOTES:  
1) Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone; NAD83(2011) 2010.00) as derived locally from Alterra Central's Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) methods. An average Combination Factor of 1.00012 was used to scale grid coordinates and distances to surface. All coordinates shown are surface.  
2) Integral parts of this survey:  
a. Legal Description  
b. Sketch  
3) ● is 3/8" iron rod set with cap stamped "TNP INC ESMT" unless otherwise noted.

DATE: APRIL 24, 2025  
SURVEYED ON THE GROUND  
APRIL 22, 2025

## EXHIBIT "B"

## WATER LINE EASEMENT

Situated in the M.E.P. & P. R.R. CO. Survey, Abstract No. 1110 & the M.E.P. & P. R.R. CO. Survey, Abstract No. 1138 (Section 19), Fort Worth, Tarrant County, Texas.



teague nall & perkins

5237 N. Riverside Drive, Suite 100  
Fort Worth, Texas 76137  
817.336.5773 ph 817.332.7756 fx  
www.inpinc.com / TBPIS Registration No. 100116-00

| LINE TABLE |               |        |
|------------|---------------|--------|
| LINE #     | DIRECTION     | LENGTH |
| L7         | N 00°37'05" W | 25.00' |

**P4BP7A**  
**“EXHIBIT A”**  
**20’ TEMPORARY CONSTRUCTION EASEMENT**

**BEING** 1.332 acres of land, situated in the M.E.P. & P. R.R. Company Survey, Abstract No. 1110, Tarrant County, Texas, and the M.E.P. & P. R.R. Company Survey, Section 19, Abstract No. 1138, Tarrant County, Texas, also being a portion of Tract III described in deed to the Pete & Jo Bonds Family Partnership, Ltd., a Texas partnership, according to the deed recorded in Instrument No. D213039813, Deed Records of Tarrant County, Texas, (D.R.T.C.T.), and being more particularly described by metes and bounds as follows:

**COMMENCING** at the most northerly northeast corner of said Tract III, also being the northwest corner of the remainder of Parcel E described in deed to John Millard Bonds, according to the deed recorded in Volume 8945, Page 1547, D.R.T.C.T., and also being in Peden Road (a 50 foot right-of-way);

**THENCE** S 00°23’51” E, passing over and across said Peden Road, along the most northerly east line of said Tract III, and along the west line of said Bonds tract, at a distance of 34.27 feet, passing the south line of said Peden Road, from which a 5/8 inch iron rod found with cap stamped “Brookes Baker” bears S 01°43’31” E, a distance of 0.28 feet, in all, a distance of 59.27 feet to a 3/8 inch iron rod set with cap stamped “TNP INC ESMT” (hereinafter all 3/8 inch iron rods set are marked the same) for the **POINT OF BEGINNING** of the hereinafter described tract of land;

**THENCE** S 00°23’51” E, continuing along the most northerly east line of said Tract III, and along the west line of said Bonds tract, a distance of 20.00 feet;

**THENCE** leaving the most northerly east line of said Tract III and the west line of said Bonds tract, passing over and across said Tract III, the following courses & distances;

S 88°57’49” W, a distance of 1,612.13 feet;

S 43°57’49” W, a distance of 39.02 feet;

S 88°57’49” W, a distance of 191.67 feet;

N 46°02’11” W, a distance of 39.02 feet;

S 88°57’49” W, a distance of 659.17 feet;

S 89°19’49” W, a distance of 332.25 feet;

N 00°37’05” W, a distance of 45.00 feet to the south line of said Peden Road;

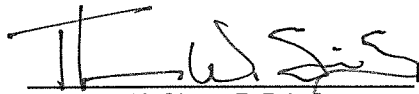
N 89°19’49” E, along the south line of said Peden Road, a distance of 20.00 feet to a 3/8 inch iron rod set;

S 00°37’05” E, leaving the south line of said Peden Road, a distance of 25.00 feet to a 3/8 inch iron rod set;

N 89°19’49” E, a distance of 312.17 feet;

N 88°57’49” E, a distance of 673.52 feet;

S 01°02'11" E, a distance of 6.13 feet to a 3/8 inch iron rod set;  
S 46°02'11" E, a distance of 30.36 feet to a 3/8 inch iron rod set;  
N 88°57'49" E, a distance of 175.10 feet to a 3/8 inch iron rod set;  
N 43°57'49" E, a distance of 30.36 feet to a 3/8 inch iron rod set;  
N 01°02'11" W, a distance of 6.13 feet to a 3/8 inch iron rod set;  
N 88°57'49" E, a distance of 1,626.76 feet to the **POINT OF BEGINNING** and containing  
58,003 square feet or 1.332 acres of land.



Theron W. Sims, R.P.L.S.  
Texas Registration No. 5887

Date: April 24, 2025



Surveyed on the ground April 22, 2025

1. Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone; NAD83(2011) 2010.00) as derived locally from Allterra Central's Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) methods. An average Combination Factor of 1.00012 was used to scale grid coordinates and distances to surface.
2. Integral parts of this survey:
  - a. Legal Description
  - b. Sketch

# PEDEN ROAD

50' RIGHT-OF-WAY EASEMENT  
AS RECORDED IN BOOK 2, PAGE 49  
OF THE TARRANT COUNTY  
COMMISSIONER'S COURT RECORDS

MATCHLINE

N88°57'49"E 1626.76'  
S88°57'49"W 1612.13'

APPROXIMATE LOCATION  
RECEIVING SITE & INGRESS & EGRESS EASEMENT  
ANADARKO GATHERING COMPANY  
VOL. 11791, PG. 1408  
D.R.T.C.T.

20' TEMPORARY  
CONSTRUCTION EASEMENT  
58,003 SF  
1.332 ACRES

Remainder  
JOHN MILLARD BONDS  
(PARCEL "E")  
VOL. 8945, PG. 1547  
D.R.T.C.T.

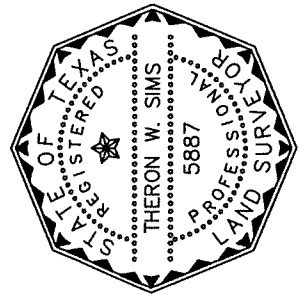
PETE & JO BONDS FAMILY PARTNERSHIP, LTD  
(TRACT III)  
INST. #0213039813  
D.R.T.C.T.



SCALE 1"=60'

M . E . P . & P . R . C O .  
S U R V E Y 1 1 1 0  
A B S T .

NOTES:  
1) Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone: NAD83(2011) 2010.00) as derived locally from Allterra Central's Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) methods. An average Combination Factor of 1.00012 was used to scale grid coordinates and distances to surface. All coordinates shown are surface.  
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Theron W. Sims, R.P.L.S.  
TEXAS REGISTRATION NO. 5887

DATE: APRIL 24, 2025  
SURVEYED ON THE GROUND  
APRIL 22, 2025

## EXHIBIT "B"

# TEMPORARY CONSTRUCTION EASEMENT

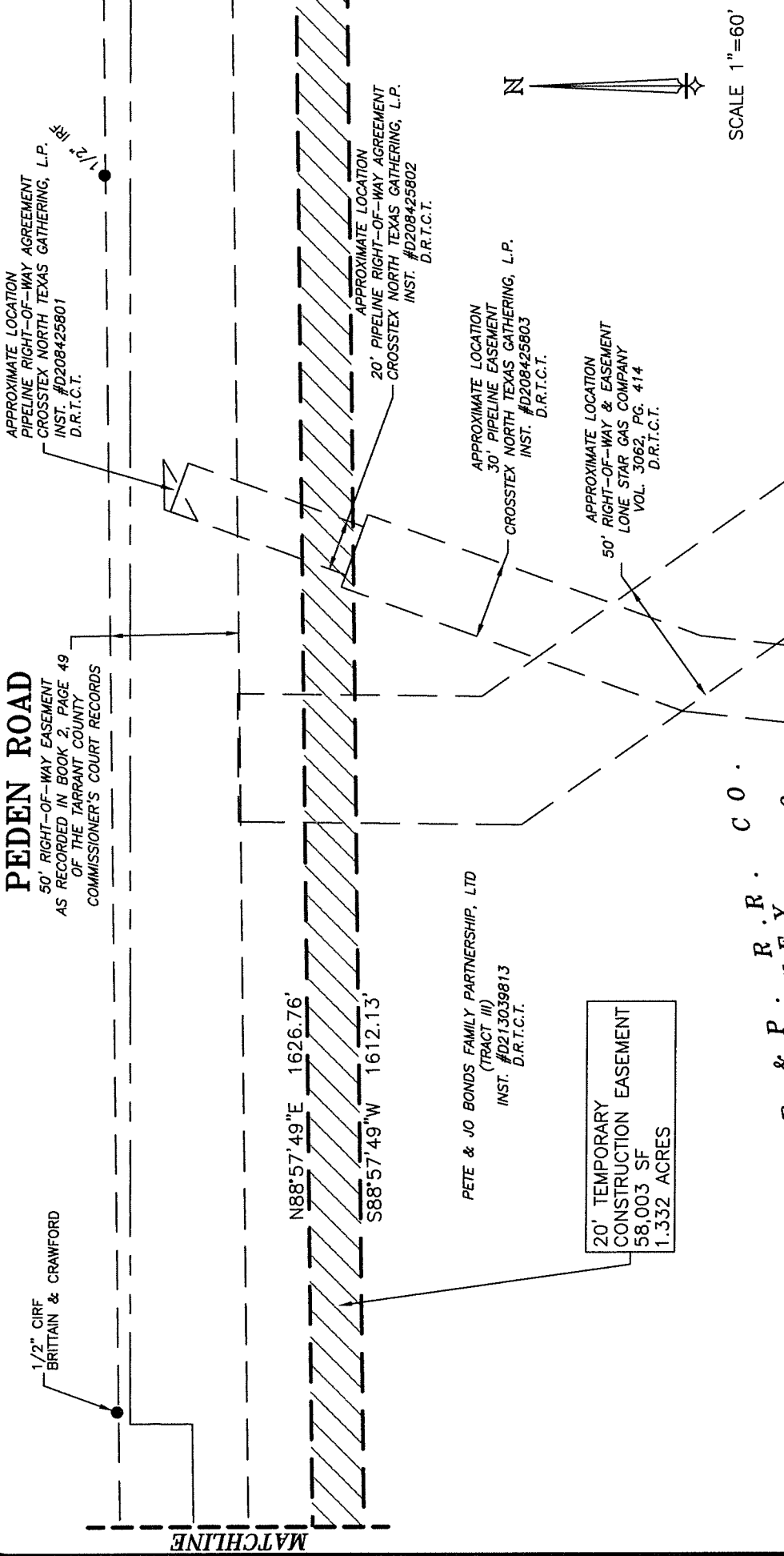
Situated in the M.E.P. & P. R.R. CO. Survey, Abstract No. 1110 &  
the M.E.P. & P. R.R. CO. Survey, Abstract No. 1138 (Section 19),  
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5237 N. Riverside Drive, Suite 100  
Fort Worth, Texas 76137  
817.336.5773 ph 817.332.7756 fx  
www.tnpinc.com / TPLS Registration No. 100116-00

| LINE # | DIRECTION     | LENGTH |
|--------|---------------|--------|
| L1     | S 00°23'51" E | 20.00' |
| L13    | S 00°23'51" E | 59.27' |

# **PEDEN ROAD** 50' RIGHT-OF-WAY EASEMENT AS RECORDED IN BOOK 2, PAGE 49 OF THE TARRANT COUNTY COMMISSIONER'S COURT RECORDS



- NOTES:**
- 1) Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone; NAD83(2011) 2010.00) as derived locally from Alterra Central's Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) methods. An average Combination Factor of 1.00012 was used to scale grid coordinates and distances to surface. All coordinates shown are surface.
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DATE: APRIL 24, 2025  
SURVEYED ON THE GROUND  
APRIL 22, 2025

## **EXHIBIT "B"** **TEMPORARY CONSTRUCTION EASEMENT**

Situated in the M.E.P. & P. R.R. CO. Survey, Abstract No. 1110 & the M.E.P. & P. R.R. CO. Survey, Abstract No. 1138 (Section 19), Fort Worth, Tarrant County, Texas.

**tnp**  
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# PEDEN ROAD

50' RIGHT-OF-WAY EASEMENT  
AS RECORDED IN BOOK 2, PAGE 49  
OF THE TARRANT COUNTY  
COMMISSIONER'S COURT RECORDS

20' EASEMENT TRI-COUNTY  
ELECTRIC COOPERATIVE, INC.  
INST. #D220297075  
D.R.T.C.T.

1/2" IRF

1/2" CIRF  
ILLEGIBLE

MATCHLINE

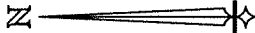
N88°57'49"E 1626.76'  
S88°57'49"W 1612.13'

PETE & JO BONDS FAMILY PARTNERSHIP, LTD  
(TRACT III)  
INST. #D213039813  
D.R.T.C.T.

APPROXIMATE LOCATION  
16' PIPELINE EASEMENT  
GULF PIPELINE CO  
VOL. 607, PG. 392  
D.R.T.C.T.

20' TEMPORARY  
CONSTRUCTION EASEMENT  
58,003 SF  
1.332 ACRES

SCALE 1"=60'



M . E . P . & P . R . R . C O .  
S U R V E Y 1 1 1 0  
A B S T .

## NOTES:

- Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone; NAD83(2011) 2010.00) as derived locally from Alterra Central's Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) methods. An average Combination Factor of 1.00012 was used to scale grid coordinates and distances to surface. All coordinates shown are surface.
- Integral parts of this survey:
  - Legal Description
  - Sketch
- is 3/8" iron rod set with cap stamped "TNP INC ESMT" unless otherwise noted.

DATE: APRIL 24, 2025

SURVEYED ON THE GROUND  
APRIL 22, 2025

## EXHIBIT "B" TEMPORARY CONSTRUCTION EASEMENT

Situated in the M.E.P.&P. R.R. CO. Survey, Abstract No. 1110 &  
the M.E.P.&P. R.R. CO. Survey, Abstract No. 1138 (Section 19),  
Fort Worth, Tarrant County, Texas.

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817.336.5773 ph 817.332.7756 fx  
www.tnpinc.com / TBPLS Registration No. 100116-00



| LINE # | DIRECTION     | LENGTH  |
|--------|---------------|---------|
| L2     | S 43°57'49" W | 39.02'  |
| L3     | S 88°57'49" W | 191.67' |
| L10    | N 88°57'49" E | 175.10' |
| L11    | N 43°57'49" E | 30.36'  |
| L12    | N 01°02'11" W | 6.13'   |

PEDEN ROAD

50' RIGHT-OF-WAY EASEMENT  
AS RECORDED IN BOOK 2, PAGE 49  
OF THE TARRANT COUNTY  
COMMISSIONER'S COURT RECORDS

20' EASEMENT TRI-COUNTY  
ELECTRIC COOPERATIVE, INC.  
INST. #D2020297075  
D.R.T.C.T.

1/2" CIRF  
AREA SURVEYING

MAG NAIL

MATCHLINE

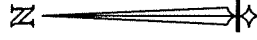
N88°57'49"E 673.52'

S88°57'49"W 659.17'

APPROX. SURVEY LINE

20' TEMPORARY  
CONSTRUCTION EASEMENT  
58,003 SF  
1.332 ACRES

PETE & JO BONDS FAMILY PARTNERSHIP, LTD  
(TRACT III)  
INST. #D213039813  
D.R.T.C.T.



SCALE 1"=60'

M . E . P . & P . R .  
A B S T . S U R V E Y I 1 1 0  
C O .

- NOTES:
- 1) Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone; NAD83(2011) 2010.00) as derived locally from Allterra Central's Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) methods. An average Combination Factor of 1.00012 was used to scale grid coordinates and distances to surface. All coordinates shown are surface.
  - 2) Integral parts of this survey:  
a. Legal Description  
b. Sketch
  - 3) ● is 3/8" iron rod set with cap stamped "TNP INC ESMT" unless otherwise noted.

DATE: APRIL 24, 2025

SURVEYED ON THE GROUND  
APRIL 22, 2025

EXHIBIT "B"  
TEMPORARY CONSTRUCTION  
EASEMENT

Situated in the M.E.P. & P. R.R. CO. Survey, Abstract No. 1110 &  
the M.E.P. & P. R.R. CO. Survey, Abstract No. 1138 (Section 19),  
Fort Worth, Tarrant County, Texas.



teague nall & perkins  
5237 N. Riverside Drive, Suite 100  
Fort Worth, Texas 76137  
817.336.5773 ph 817.332.7756 fx  
www.inpinc.com / TBPIS Registration No. 100116-00

# PEDEN ROAD

50' RIGHT-OF-WAY EASEMENT  
AS RECORDED IN BOOK 2, PAGE 49  
OF THE TARRANT COUNTY  
COMMISSIONER'S COURT RECORDS

APPROX. LOCATION  
TRI-COUNTY ELEC. COOP EASEMENT  
VOL. 12209, PG. 1958  
D.R.T.C.T.

MAG NAIL

L6

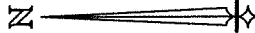
N89°19'49"E 312.17'  
S89°19'49"W 332.25'

N88°57'49"E 673.52'  
S88°57'49"W 659.17'

APPROXIMATE LOCATION  
22' PIPELINE R-O-W EASEMENT  
EAGLE MOUNTAIN PIPELINE COMPANY L.P.  
(FIRST EASEMENT)  
VOL. 16265, PG. 424  
D.R.T.C.T.

20' TEMPORARY  
CONSTRUCTION EASEMENT  
58,003 SF  
1.332 ACRES

PETE & JO BONDS FAMILY PARTNERSHIP, LTD  
(TRACT III)  
INST. #D213039813  
D.R.T.C.T.



SCALE 1"=60'

M . E . P . & P . R . R . C O .  
S U R V E Y 1 1 3 8  
A B S T . T I O N 1 9 )  
( S E C T I O N

## NOTES:

1) Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone; NAD83(2011) 2010.00) as derived locally from Allterra Central's Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) methods. An average Combination Factor of 1.00012 was used to scale grid coordinates and distances to surface. All coordinates shown are surface.

2) Integral parts of this survey:

a. Legal Description

b. Sketch

3) ● is 3/8" iron rod set with cap stamped "TNP INC ESMT" unless otherwise noted.

DATE: APRIL 24, 2025

SURVEYED ON THE GROUND  
APRIL 22, 2025

| LINE # | DIRECTION     | LENGTH |
|--------|---------------|--------|
| L5     | N 00°37'05" W | 45.00' |
| L6     | N 89°19'49" E | 20.00' |
| L7     | S 00°37'05" E | 25.00' |

## EXHIBIT "B"

# TEMPORARY CONSTRUCTION EASEMENT

Situated in the M.E.P. & P. R.R. CO. Survey, Abstract No. 1110 &  
the M.E.P. & P. R.R. CO. Survey, Abstract No. 1138 (Section 19),  
Fort Worth, Tarrant County, Texas.



teague nall & perkins

5237 N. Riverside Drive, Suite 100

Fort Worth, Texas 76137

817.336.5773 ph 817.332.7756 fx

www.tnpinc.com / TBPIS Registration No. 100116-00

EXHIBITS FOR STEVEN & GWYNETH TIDWELL

PARCELS 7A PWFE, 7B TCE, 7C TCE, 7D TCE

P7A

**EXHIBIT A**

**Permanent Water Facility Easement**

17,814 Square Feet or 0.409 Acres

MEP & PRR Co Survey,

Section 20, Abst. No. 1787

City of Fort Worth, Tarrant County, Texas

**BEING** a tract of land situated within the M.E.P. & P.R.R. Co Survey, Section 20, Abstract Number 1787, City of Fort Worth, Tarrant County, Texas, and being a portion of a tract of land as described by deed to Steven M. Tidwell and wife Gwyneth Tidwell as recorded in Document Number D195013151, 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)

**COMMENCING** at a found 1/2-inch iron rod for the northeast corner of the said Tidwell tract, same being the southeast corner of a tract of land as described by deed to Consolidated Pipe & Supply Company, Inc. as recorded in Document Number D223223950, DRTCT, and being in the west right-of-way line of N Saginaw Blvd (a variable width public right-of-way) from which a found 1/2-inch iron rod for the northeast corner of the said Consolidated Pipe tract, same being the southeast corner of Lot 3, Block 1, Tinsley Land Addition, an addition to the City of Fort Worth, Tarrant County, Texas as shown on the plat recorded in Document Number D213018453, Plat Records, Tarrant County, Texas (PRTCT) bears North 00°15'39" West, a distance of 468.50 feet;

**THENCE** South 00°15'39" East, with the common line between the said Tidwell tract and the said west right-of-way line of N Saginaw Blvd, a distance of 151.98 feet to the **POINT OF BEGINNING** of the hereon described tract;

**THENCE** South 00°15'39" East, continuing with the said common line, a distance of 59.93 feet to a point;

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

South 89°18'11" West, a distance of 44.88 feet to a point;

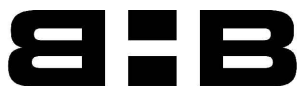
North 68°23'00" West, a distance of 75.95 feet to a point;

South 89°12'14" West, a distance of 223.54 feet to a point;

North 45°47'46" West, a distance of 130.26 feet to a point;

South 89°12'14" West, a distance of 202.47 feet to a point;

South 77°03'30" West, a distance of 8.68 feet to a point in the common line between the said Tidwell tract and the east right-of-way line of the Union Pacific Railroad;



**BAIRD, HAMPTON & BROWN**

engineering and surveying

3801 William D. Tate Ave, Ste 500 Grapevine, TX 76051

rlee@bhbinco.com • 817.251.8550 • bhbinco.com

TBPE Firm #44 • TBPLS FIRM #10011302

SHEET 1 OF 2

**EXHIBIT A(cont.)**  
**Permanent Water Facility Easement**  
17,814 Square Feet or 0.409 Acres  
MEP & PRR Co Survey,  
Section 20, Abst. No. 1787  
City of Fort Worth, Tarrant County, Texas

**THENCE** North 12°54'30" West, with the common line between the said Tidwell tract and the said east right-of-way line of the said Union Pacific Railroad, a distance of 25.00 feet to a point from which a found 5/8-inch capped iron rod marked "DUNAWAY ASSOC" for the northwest corner of the said Tidwell tract, same being the southwest corner of the aforementioned Consolidated Pipe tract bears North 12°54'30" West, a distance of 75.73 feet;

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

North 77°03'30" East, a distance of 11.32 feet to a point;

North 89°12'14" East, a distance of 215.49 feet to a point;

South 45°47'46" East, a distance of 130.26 feet to a point;

North 89°12'14" East, a distance of 218.14 feet to a point;

South 68°23'00" East, a distance of 75.98 feet to a point;

North 89°18'11" East, a distance of 25.14 feet to a point;

North 00°15'39" West, a distance of 12.58 feet to a point;

South 89°44'21" West, a distance of 7.49 feet to a point;

North 00°19'47" West, a distance of 10.00 feet to a point;

North 89°44'21" East, a distance of 7.51 feet to a point;

North 00°15'39" West, a distance of 12.46 feet to a point;

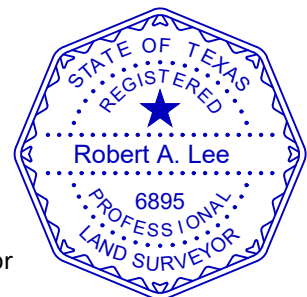
North 89°44'21" East, a distance of 15.00 feet to the **POINT OF BEGINNING** and containing 17,824 square feet or 0.409 acres of land more or less.

**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 14, 2025

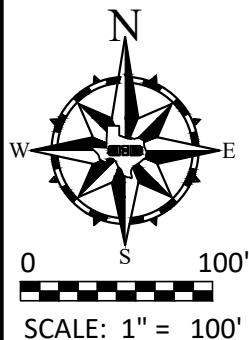
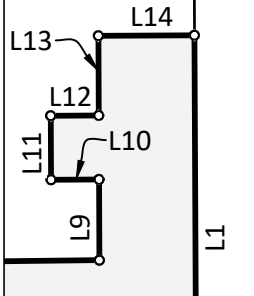


**LEGEND**

CIRF.....5/8" Capped Iron Rod Marked  
 "DUNAWAY ASSOC" Found  
 DRDCT.....Deed Records, Tarrant County,  
 Texas  
 IRF.....Iron Rod Found  
 POB.....Point of Beginning  
 PRDCT.....Plat Records, Tarrant County,  
 Texas

**DETAIL A**

SCALE 1"=30'

**EXHIBIT B**

**Permanent Water Facility Easement**  
 17,814 Square Feet or 0.409 Acres  
 MEP & PRR Co Survey,  
 Section 20, Abst. No. 1787  
 City of Fort Worth, Tarrant County, Texas

LOT 3, BLK 1  
 TINSLEY LANE ADDITION  
 DOC. NO. D213018453  
 PRTCT

CONSOLIDATED PIPE & SUPPLY  
 COMPANY, INC.  
 DOC. NO. D223223950  
 DRTCT

STEVEN M. TIDWELL AND WIFE  
 GWYNETH TIDWELL  
 DOC. NO. D195013151  
 DRTCT

**POC**  
 1/2" IRF

**POB**

**N SAGINAW BLVD**  
 (A VARIABLE WIDTH  
 PUBLIC RIGHT-OF-WAY)

**NOTES**

Basis of bearing being U.S. State Plane  
 Grid - Texas North Central Zone (4202)  
 NAD83 as established using the AllTerra  
 RTKNet Cooperative Network.  
 Reference frame is NAD83(2011) Epoch  
 2010.0000. Distances shown are U.S.  
 Survey feet displayed in surface values.

**PERMANENT WATER  
 FACILITY EASEMENT**

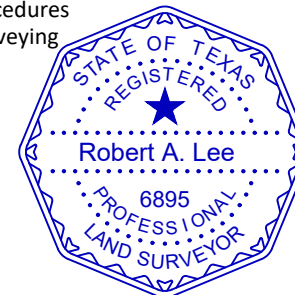
17814 Sq.Ft.  
 0.409 Ac

**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*

Robert A. Lee  
 State of Texas Registered Professional Land Surveyor  
 RPLS No. 6895  
 Date: March 14, 2025



**BHB**  
**BAIRD, HAMPTON & BROWN**  
 engineering and surveying

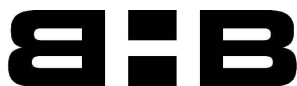
3801 William D. Tate Ave, Ste 500 Grapevine, TX 76051  
 rlee@bhinc.com • 817.251.8550 • bhinc.com  
 TBPE Firm #44 • TBPLS FIRM #10011302

SHEET 1 OF 2

**EXHIBIT B (cont.)**

**Permanent Water Facility Easement**  
17,814 Square Feet or 0.409 Acres  
MEP & PRR Co Survey,  
Section 20, Abst. No. 1787  
City of Fort Worth, Tarrant County, Texas

| Line Table |             |        |
|------------|-------------|--------|
| Line #     | Direction   | Length |
| L1         | S00°15'39"E | 59.93  |
| L2         | S89°18'11"W | 44.88  |
| L3         | N68°23'00"W | 75.95  |
| L4         | S77°03'30"W | 8.68   |
| L5         | N12°54'30"W | 25.00  |
| L6         | N77°03'30"E | 11.32  |
| L7         | S68°23'00"E | 75.98  |
| L8         | N89°18'11"E | 25.14  |
| L9         | N00°15'39"W | 12.58  |
| L10        | S89°44'21"W | 7.49   |
| L11        | N00°19'47"W | 10.00  |
| L12        | N89°44'21"E | 7.51   |
| L13        | N00°15'39"W | 12.46  |
| L14        | N89°44'21"E | 15.00  |
| L15        | N12°54'30"W | 75.73  |



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TBPE Firm #44 • TBPLS FIRM #10011302

SHEET 2 OF 2

P7B

**EXHIBIT A**

**Temporary Construction Easement**

4,579 Square Feet or 0.105 Acres

MEP & PRR Co Survey,

Section 20, Abst. No. 1787

City of Fort Worth, Tarrant County, Texas

**BEING** a tract of land situated within the M.E.P. & P.R.R. Co Survey, Section 20, Abstract Number 1787, City of Fort Worth, Tarrant County, Texas, and being a portion of a tract of land as described by deed to Steven M. Tidwell and wife Gwyneth Tidwell as recorded in Document Number D195013151, 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)

**COMMENCING** at a found 1/2-inch iron rod for the northeast corner of the said Tidwell tract, same being the southeast corner of a tract of land as described by deed to Consolidated Pipe & Supply Company, Inc. as recorded in Document Number D223223950, DRTCT, and being in the west right-of-way line of N Saginaw Blvd (a variable width public right-of-way) from which a found 1/2-inch iron rod for the northeast corner of the said Consolidated Pipe tract, same being the southeast corner of Lot 3, Block 1, Tinsley Land Addition, an addition to the City of Fort Worth, Tarrant County, Texas as shown on the plat recorded in Document Number D213018453, Plat Records, Tarrant County, Texas (PRTCT) bears North 00°15'39" West, a distance of 468.50 feet;

**THENCE** South 83°01'18" West, over and across the said Tidwell tract, a distance of 424.84 feet to the **POINT OF BEGINNING** of the hereon described tract;

**THENCE** continuing over and across the said Tidwell tract the following courses and distances:

South 00°47'46" East, a distance of 20.00 feet to a point;

South 89°12'14" West, a distance of 215.49 feet to a point;

South 77°03'30" West, a distance of 11.32 feet to a point in the common line between the said Tidwell tract and the east right-of-way line of the Union Pacific Railroad;

**THENCE** North 12°54'30" West, with the common line between the said Tidwell tract and the said east right-of-way line of the said Union Pacific Railroad, a distance of 20.00 feet to a point from which a found 5/8-inch capped iron rod marked "DUNAWAY ASSOC" for the northwest corner of the said Tidwell tract, same being the southwest corner of the aforementioned Consolidated Pipe tract bears North 12°54'30" West, a distance of 55.73 feet;

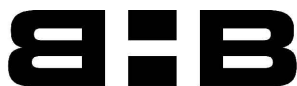
**THENCE** departing the said common line and over and across the said Tidwell tract the following courses and distances:

North 77°03'30" East, a distance of 13.44 feet to a point;

North 89°12'14" East, a distance of 217.62 feet to the **POINT OF BEGINNING** and containing 4,579 square feet or 0.105 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.



**BAIRD, HAMPTON & BROWN**

engineering and surveying

Robert A. Lee

State of Texas Registered Professional Land Surveyor

RPLS No. 6895

Date: March 18, 2025



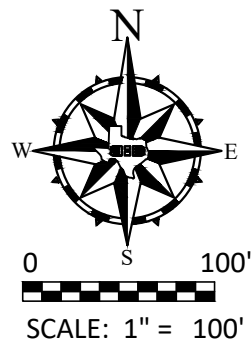
# LEGEND

CIRF.....5/8" Capped Iron Rod Marked  
 "DUNAWAY ASSOC" Found  
 DRTCT.....Deed Records, Tarrant County,  
 Texas  
 IRF.....Iron Rod Found  
 POB.....Point of Beginning  
 POC.....Point of Commencing  
 PRTCT.....Plat Records, Tarrant County, Texas  
 TCE.....Temporary Construction Easement

## EXHIBIT B

**Temporary Construction Easement**  
 4,579 Square Feet or 0.105 Acres  
 MEP & PRR Co Survey,  
 Section 20, Abst. No. 1787  
 City of Fort Worth, Tarrant County, Texas

LOT 3, BLK 1  
 TINSLEY LANE ADDITION  
 DOC. NO. D213018453  
 PRTCT



**UNION PACIFIC  
 RAILROAD**

**NOTES**  
 Basis of bearing being U.S. State Plane  
 Grid - Texas North Central Zone (4202)  
 NAD83 as established using the AllTerra  
 RTKNet Cooperative Network.  
 Reference frame is NAD83(2011) Epoch  
 2010.0000. Distances shown are U.S.  
 Survey feet displayed in surface values.

**BH&B**  
**BAIRD, HAMPTON & BROWN**  
 engineering and surveying

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 rlee@bhinc.com • 817.251.8550 • bhinc.com  
 TBPE Firm #44 • TBPLS FIRM #10011302

*M.E.P. & P.R.R. CO SURVEY  
 SECTION 20  
 ABSTRACT No. 1787*

**CONSOLIDATED PIPE & SUPPLY  
 COMPANY, INC.**  
 DOC. NO. D223223950  
 DRTCT

**POC**  
 1/2" IRF

1/2" IRF

N00°15'39"W

**N SAGINAW BLVD**  
 (A VARIABLE WIDTH  
 PUBLIC RIGHT-OF-WAY)

**TCE**  
 4579 Sq.Ft.  
 0.105 Ac

**POB**

**STEVEN M. TIDWELL AND WIFE  
 GWYNETH TIDWELL**  
 DOC. NO. D195013151  
 DRTCT

PERMANENT WATER FACILITY  
 EASEMENT  
 (BY SEPARATE INSTRUMENT)

TEMPORARY CONSTRUCTION EASEMENT  
 (BY SEPARATE INSTRUMENT)

TEMPORARY CONSTRUCTION EASEMENT  
 (BY SEPARATE INSTRUMENT)

### 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*

Robert A. Lee  
 State of Texas Registered Professional Land Surveyor  
 RPLS No. 6895  
 Date: March 18, 2025



R.E. ELLIS, ROLLIE  
 TINSLEY, AND GLEN  
 GRANT, TRUSTEES OF  
 AVONDALE COMMUNITY  
 CLUB  
 VOL. 2110, PG. 226  
 DRTCT

### Line Table

| Line # | Direction   | Length |
|--------|-------------|--------|
| L1     | S00°47'46"E | 20.00  |
| L2     | S77°03'30"W | 11.32  |
| L3     | N12°54'30"W | 20.00  |
| L4     | N77°03'30"E | 13.44  |
| L5     | N12°54'30"W | 55.73  |

P7C

**EXHIBIT A**

**Temporary Construction Easement**

5,823 Square Feet or 0.134 Acres

MEP & PRR Co Survey,

Section 20, Abst. No. 1787

City of Fort Worth, Tarrant County, Texas

**BEING** a tract of land situated within the M.E.P. & P.R.R. Co Survey, Section 20, Abstract Number 1787, City of Fort Worth, Tarrant County, Texas, and being a portion of a tract of land as described by deed to Steven M. Tidwell and wife Gwyneth Tidwell as recorded in Document Number D195013151, 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)

**COMMENCING** at a found 1/2-inch iron rod for the northeast corner of the said Tidwell tract, same being the southeast corner of a tract of land as described by deed to Consolidated Pipe & Supply Company, Inc. as recorded in Document Number D223223950, DRTCT, and being in the west right-of-way line of N Saginaw Blvd (a variable width public right-of-way) from which a found 1/2-inch iron rod for the northeast corner of the said Consolidated Pipe tract, same being the southeast corner of Lot 3, Block 1, Tinsley Land Addition, an addition to the City of Fort Worth, Tarrant County, Texas as shown on the plat recorded in Document Number D213018453, Plat Records, Tarrant County, Texas (PRTCT) bears North 00°15'39" West, a distance of 468.50 feet;

**THENCE** South 46°28'05" West, over and across the said Tidwell tract, a distance of 269.46 feet to the **POINT OF BEGINNING** of the hereon described tract;

**THENCE** continuing over and across the said Tidwell tract the following courses and distances:

South 00°15'39" East, a distance of 20.00 feet to a point;

South 89°12'14" West, a distance of 150.80 feet to a point;

North 45°47'46" West, a distance of 158.55 feet to a point from which a from which a found 5/8-inch capped iron rod marked "DUNAWAY ASSOC" for the northwest corner of the said Tidwell tract, same being the southwest corner of the aforementioned Consolidated Pipe tract bears North 65°25'21" West, a distance of 225.57 feet;

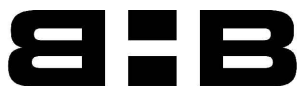
North 89°12'14" East, a distance of 28.28 feet to a point;

South 45°47'46" East, a distance of 130.26 feet to a point;

North 89°12'14" East, a distance of 142.70 feet to the **POINT OF BEGINNING** and containing 5,823 square feet or 0.134 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.



**BAIRD, HAMPTON & BROWN**

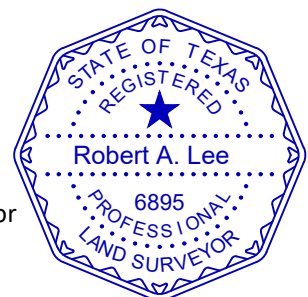
engineering and surveying

Robert A. Lee

State of Texas Registered Professional Land Surveyor

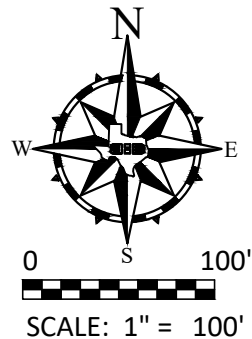
RPLS No. 6895

Date: March 14, 2025



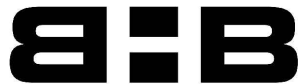
# LEGEND

CIRF.....5/8" Capped Iron Rod Marked  
 "HANCOCK SURV" Found  
 DRTCT.....Deed Records, Tarrant County,  
 Texas  
 IRF.....Iron Rod Found  
 POB.....Point of Beginning  
 POC.....Point of Commencing  
 PRTCT.....Plat Records, Tarrant County,  
 Texas  
 TCE.....Temporary Construction Easement



## NOTES

Basis of bearing being U.S. State Plane  
 Grid - Texas North Central Zone (4202)  
 NAD83 as established using the AllTerra  
 RTKNet Cooperative Network.  
 Reference frame is NAD83(2011) Epoch  
 2010.0000. Distances shown are U.S.  
 Survey feet displayed in surface values.



**BAIRD, HAMPTON & BROWN**  
 engineering and surveying

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 TBPE Firm #44 • TBPLS FIRM #10011302

*M.E.P. & P.R.R. CO SURVEY  
 SECTION 20  
 ABSTRACT No. 1787*

## EXHIBIT B

### Temporary Construction Easement

5,823 Square Feet or 0.134 Acres  
 MEP & PRR Co Survey,  
 Section 20, Abst. No. 1787  
 City of Fort Worth, Tarrant County, Texas

CONSOLIDATED PIPE & SUPPLY  
 COMPANY, INC.  
 DOC. NO. D223223950  
 DRTCT

STEVEN M. TIDWELL AND WIFE  
 GWYNETH TIDWELL  
 DOC. NO. D195013151  
 DRTCT

PERMANENT WATER FACILITY  
 EASEMENT  
 (BY SEPARATE INSTRUMENT)

**POC**  
 1/2" IRF

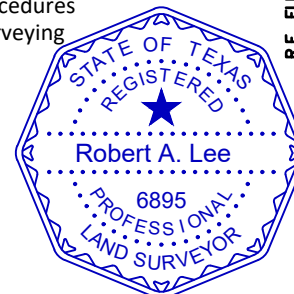
**TCE**  
 5823 Sq.Ft.  
 0.134 Ac

## 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*

Robert A. Lee  
 State of Texas Registered Professional Land Surveyor  
 RPLS No. 6895  
 Date: March 14, 2025



R.E. ELLIS, ROLLIE  
 TINSLEY, AND GLEN  
 GRANT, TRUSTEES OF  
 AVONDALE COMMUNITY  
 CLUB  
 VOL. 2110, PG. 226  
 DRTCT

LOT 3, BLK 1  
 TINSLEY LANE ADDITION  
 DOC. NO. D213018453  
 PRTCT

1/2" IRF

468.50'  
 N00°15'39"W

**N SAGINAW BLVD**  
 (A VARIABLE WIDTH  
 PUBLIC RIGHT-OF-WAY)

| Line Table |             |        |
|------------|-------------|--------|
| Line #     | Direction   | Length |
| L1         | S00°15'39"E | 20.00  |
| L2         | N89°12'14"E | 28.28  |
| L3         | N89°12'14"E | 142.70 |

P7DP\*

**EXHIBIT A**

**Temporary Construction Easement**

2,494 Square Feet or 0.057 Acres

MEP & PRR Co Survey,

Section 20, Abst. No. 1787

City of Fort Worth, Tarrant County, Texas

**BEING** a tract of land situated within the M.E.P. & P.R.R. Co Survey, Section 20, Abstract Number 1787, City of Fort Worth, Tarrant County, Texas, and being a portion of a tract of land as described by deed to Steven M. Tidwell and wife Gwyneth Tidwell as recorded in Document Number D195013151, 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)

**COMMENCING** at a found 1/2-inch iron rod for the northeast corner of the said Tidwell tract, same being the southeast corner of a tract of land as described by deed to Consolidated Pipe & Supply Company, Inc. as recorded in Document Number D223223950, DRTCT, and being in the west right-of-way line of N Saginaw Blvd (a variable width public right-of-way) from which a found 1/2-inch iron rod for the northeast corner of the said Consolidated Pipe tract, same being the southeast corner of Lot 3, Block 1, Tinsley Land Addition, an addition to the City of Fort Worth, Tarrant County, Texas as shown on the plat recorded in Document Number D213018453, Plat Records, Tarrant County, Texas (PRTCT) bears North 00°15'39" West, a distance of 468.50 feet;

**THENCE** South 00°15'39" East, with the common line between the said Tidwell tract and the said west right-of-way line of N Saginaw Blvd, a distance of 211.91 feet to the **POINT OF BEGINNING** of the hereon described tract;

**THENCE** South 00°15'39" East, continuing with the said common line, a distance of 20.00 feet to a point from which a found 5/8-inch capped iron rod marked "HANCOCK SURV" for the southeast corner of the said Tidwell tract, same being the northeast corner of a tract of land as described by deed to R.E. Ellis, Rollie Tinsley, and Glen Grant, Trustee of Avondale Community Club as recorded in Volume 2110, Page 226, DRTCT;

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

South 89°18'11" West, a distance of 48.67 feet to a point;

North 68°23'00" West, a distance of 75.94 feet to a point;

North 00°49'21" West, a distance of 20.00 feet to a point;

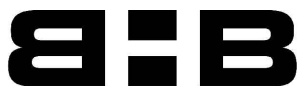
North 89°12'12" East, a distance of 3.97 feet to a point;

South 68°23'00" East, a distance of 75.95 feet to a point;

North 89°18'11" East, a distance of 44.88 feet to the **POINT OF BEGINNING** and containing 2,494 square feet or 0.057 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.



**BAIRD, HAMPTON & BROWN**

engineering and surveying

Robert A. Lee

State of Texas Registered Professional Land Surveyor

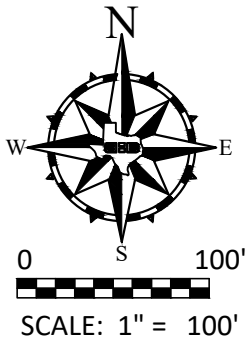
RPLS No. 6895

Date: March 14, 2025



# LEGEND

CIRF.....5/8" Capped Iron Rod Marked  
 "HANCOCK SURV" Found  
 DRTCT.....Deed Records, Tarrant County, Texas  
 IRF.....Iron Rod Found  
 POB.....Point of Beginning  
 POC.....Point of Commencing  
 PRTCT.....Plat Records, Tarrant County, Texas



UNION PACIFIC  
RAILROAD

M.E.P. & P.R.R. CO SURVEY  
SECTION 20  
ABSTRACT No. 1787

## EXHIBIT B

Temporary Construction Easement  
 2,494 Square Feet or 0.057 Acres  
 MEP & PRR Co Survey,  
 Section 20, Abst. No. 1787  
 City of Fort Worth, Tarrant County, Texas

CONSOLIDATED PIPE & SUPPLY  
 COMPANY, INC.  
 DOC. NO. D223223950  
 DRTCT

STEVEN M. TIDWELL AND WIFE  
 GWYNETH TIDWELL  
 DOC. NO. D195013151  
 DRTCT

LOT 3, BLK 1  
 TINSLEY LANE ADDITION  
 DOC. NO. D213018453  
 PRTCT

POC  
 1/2" IRF

TCE  
 2494 Sq.Ft.  
 0.057 Ac

N SAGINAW BLVD  
 (A VARIABLE WIDTH  
 PUBLIC RIGHT-OF-WAY)

POB

### NOTES

Basis of bearing being U.S. State Plane  
 Grid - Texas North Central Zone (4202)  
 NAD83 as established using the AllTerra  
 RTKNet Cooperative Network.  
 Reference frame is NAD83(2011) Epoch  
 2010.0000. Distances shown are U.S.  
 Survey feet displayed in surface values.

### 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*

Robert A. Lee  
 State of Texas Registered Professional Land Surveyor  
 RPLS No. 6895  
 Date: March 14, 2025



R.E. ELLIS, ROLLIE  
 TINSLEY, AND GLEN  
 GRANT, TRUSTEES OF  
 AVONDALE COMMUNITY  
 CLUB  
 VOL. 2110, PG. 226  
 DRTCT

### Line Table

| Line # | Direction   | Length |
|--------|-------------|--------|
| L1     | S00°15'39"E | 20.00  |
| L2     | S89°18'11"W | 48.67  |
| L3     | N68°23'00"W | 75.94  |
| L4     | N00°49'21"W | 20.00  |
| L5     | N89°12'12"E | 3.97   |
| L6     | S68°23'00"E | 75.95  |
| L7     | N89°18'11"E | 44.88  |

**BHB**  
**BAIRD, HAMPTON & BROWN**  
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EXHIBIT FOR JEN TEXAS 31, LLC

PARCEL 8 TCE

## EXHIBIT A

P8

### Temporary Construction Easement

3,219 Square Feet or 0.074 Acres

MEP & PRR Co Survey,

Section 17, Abst. No. 1131

City of Fort Worth, Tarrant County, Texas

**BEING** a tract of land situated within the M.E.P. & P.R.R. Co Survey, Section 17, Abstract Number 1131, City of Fort Worth, Tarrant County, Texas, and being a portion of a tract of land as described by deed to Jen Texas 31, LLC as recorded in Document Number D221357190, 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)

**COMMENCING** at a found 5/8-inch iron rod for the southeast corner of the said Jen Texas 31 tract, same being the northeast corner of Lot 3, Block A, Prairie Ridge Estates, an addition to the City of Fort Worth, Tarrant County, Texas as shown on the plat recorded in Cabinet A, Slide 6168, Plat Records, Tarrant County, Texas (PRHCT), and being in the northwest right-of-way line of the Fort Worth & Denver Railroad (a 100-foot right-of-way);

**THENCE** North 34°09'25" East, over and across the said Jen Texas 31 tract, a distance of 873.47 feet the **POINT OF BEGINNING** of the hereon described tract;

**THENCE** continuing over and across the said Jen Texas 31 tract the following courses and distances:

North 52°33'23" West, a distance of 36.38 feet to a point;

South 83°44'47" West, a distance of 34.76 feet to a point;

North 50°06'52" West, a distance of 40.42 feet to a point;

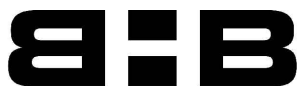
North 39°52'57" East, a distance of 42.00 feet to a point;

South 52°44'48" East, a distance of 100.00 feet to a point from which a found 4-inch brass disc marked "TXDOT" for the most easterly northeast corner of the said Jen Texas 31 tract, same being the southwest corner of the intersection between the aforesaid Fort Worth & Denver Railroad and U.S. Highway 287 (a variable width right-of-way) bears North 49°25'58" East, a distance of 188.10 feet;

South 37°07'33" West, a distance of 20.00 feet to the **POINT OF BEGINNING** and containing 3,219 square feet or 0.074 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.



**BAIRD, HAMPTON & BROWN**

engineering and surveying

Robert A. Lee

State of Texas Registered Professional Land Surveyor

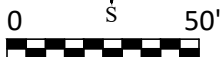
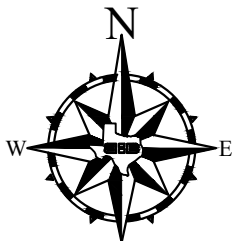
RPLS No. 6895

Date: March 18, 2025



## EXHIBIT B

### Temporary Construction Easement 3,219 Square Feet or 0.074 Acres MEP & PRR Co Survey, Section 17, Abst. No. 1131 City of Fort Worth, Tarrant County, Texas

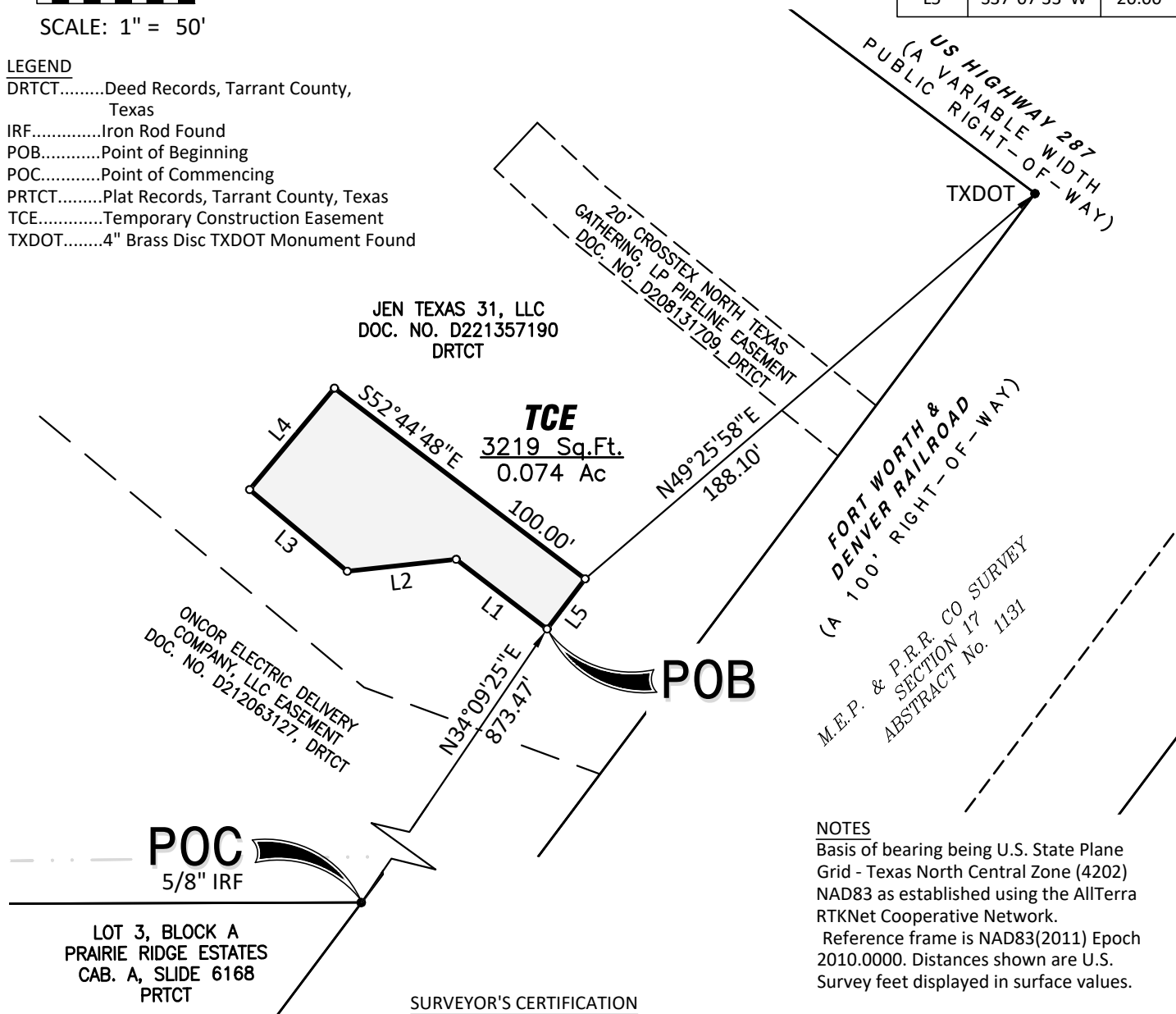


SCALE: 1" = 50'

#### LEGEND

DRTCT.....Deed Records, Tarrant County,  
Texas  
IRF.....Iron Rod Found  
POB.....Point of Beginning  
POC.....Point of Commencing  
PRTCT.....Plat Records, Tarrant County, Texas  
TCE.....Temporary Construction Easement  
TXDOT.....4" Brass Disc TXDOT Monument Found

| Line Table |             |        |
|------------|-------------|--------|
| Line #     | Direction   | Length |
| L1         | N52°33'23"W | 36.38  |
| L2         | S83°44'47"W | 34.76  |
| L3         | N50°06'52"W | 40.42  |
| L4         | N39°52'57"E | 42.00  |
| L5         | S37°07'33"W | 20.00  |



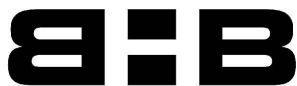
#### NOTES

Basis of bearing being U.S. State Plane  
Grid - Texas North Central Zone (4202)  
NAD83 as established using the AllTerra  
RTKNet Cooperative Network.  
Reference frame is NAD83(2011) Epoch  
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Survey feet displayed in surface values.

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Robert A. Lee  
State of Texas Registered Professional Land Surveyor  
RPLS No. 6895  
Date: March 18, 2025



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