

EXHIBIT A
LEGAL DESCRIPTION
TEMPORARY CONSTRUCTION EASEMENT

Being part of the Benjamin Thomas Survey, Abstract No. 1497, situated in the City of Fort Worth, Tarrant County, Texas and being a portion of a tract conveyed to JLM OF TAMPA INC by Instrument Number D220323937 Official Public Records of Tarrant County Texas (O.P.R.T.C.T.), hereinafter referred to as JLM Tract 1 and being more particularly described as follows:

COMMENCING at a capped iron rod with red cap stamped "KHA" found for the northeast corner of said JLM Tract 1 and a southeast corner of a tract of conveyed to LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD by Instrument Number D220319529 (O.P.R.T.C.T.) and being in the west right of way line of U.S. Highway No. 287 (Business) also from which a capped iron rod with red cap stamped "KHA" found for the southeast corner of JLM Tract 1 and for the northeast corner a called 5.986 acre tract of land conveyed to E-STEEL STEEL II LLC, as described in Instrument Number D209280915 (O.P.R.T.C.T.), hereinafter referred to as E-Steel Tract 2, said point also being in the west right of way line of U.S. Highway No. 287 (Business) bears S 27°14'34" E, a distance of 235.45 feet;

THENCE S 89°39'53" W, along the common line of a JLM Tract 1 and the Lennar Homes of Texas Land and Development LTD tract, a distance of 218.53 feet to a 5/8" iron rod set with plastic cap stamped "DEOTTE RPLS 4673" for the POINT OF BEGINNING;

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

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

THENCE S 69°17'32" E, a distance of 9.91 feet to a 5/8" iron rod set with plastic cap stamped "DEOTTE RPLS 4673" on a non-tangent curve to the left with a radius of 3,887.09 feet, whose chord bears S 26°27'40" E, a distance of 134.76 feet;

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

THENCE S 19°56'20" W, a distance of 38.20 feet to a 5/8" iron rod set with plastic cap stamped "DEOTTE RPLS 4673"

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

THENCE S 00°34'00" E, a distance of 25.00 feet to a 1/2" iron rod with yellow plastic cap stamped "BRITAIN AND CRAWFORD" in the south line of JLM Tract 1 and the northwest corner of E-Steel Tract 2 and a northeast corner of a tract conveyed to JLM OF TAMPA INC by Instrument Number D196090409 (O.P.R.T.C.T.), hereinafter referred to as JLM Tract 2;

THENCE S 89°26'20" W, along the north line of JLM Tract 2 and the south line of JLM Tract 1, a distance of 20.00 feet to a point;

THENCE N 00°34'00" W, departing the north line of JLM Tract 2 and the south line of JLM Tract 1, a distance of 45.00 feet to a point;

THENCE S 89°26'20" W, a distance of 506.77 feet to a point;

THENCE N 19°56'20" E, a distance of 15.56 feet to a point on a non-tangent curve to the right with a radius of 3,907.09 feet, whose chord bears N 26°27'39" W, a distance of 117.88 feet;

THENCE, along said non-tangent curve to the right through a central angle of 01°43'44" a distance of 117.89 feet to a point;

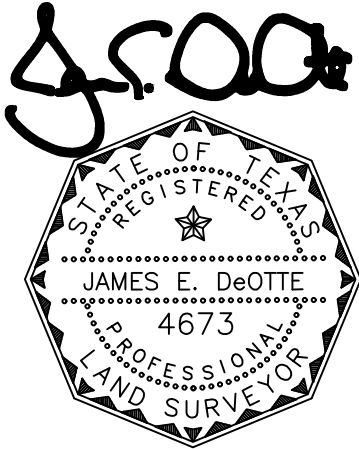
THENCE S 89°39'53" W, a distance of 177.27 feet to a point;

THENCE N 00°20'07" W, a distance of 45.00 feet to a point in the north line of JLM Tract 1 and the south line of the Lennar Homes of Texas Land and Development LTD tract;

THENCE N 89°39'53" E, along the common line of a JLM Tract 1 and the Lennar Homes of Texas Land and Development LTD tract, a distance of 20.00 feet to the POINT OF BEGINNING and containing 18,036 square feet or 0.414 acres more or less.

NOTES:

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



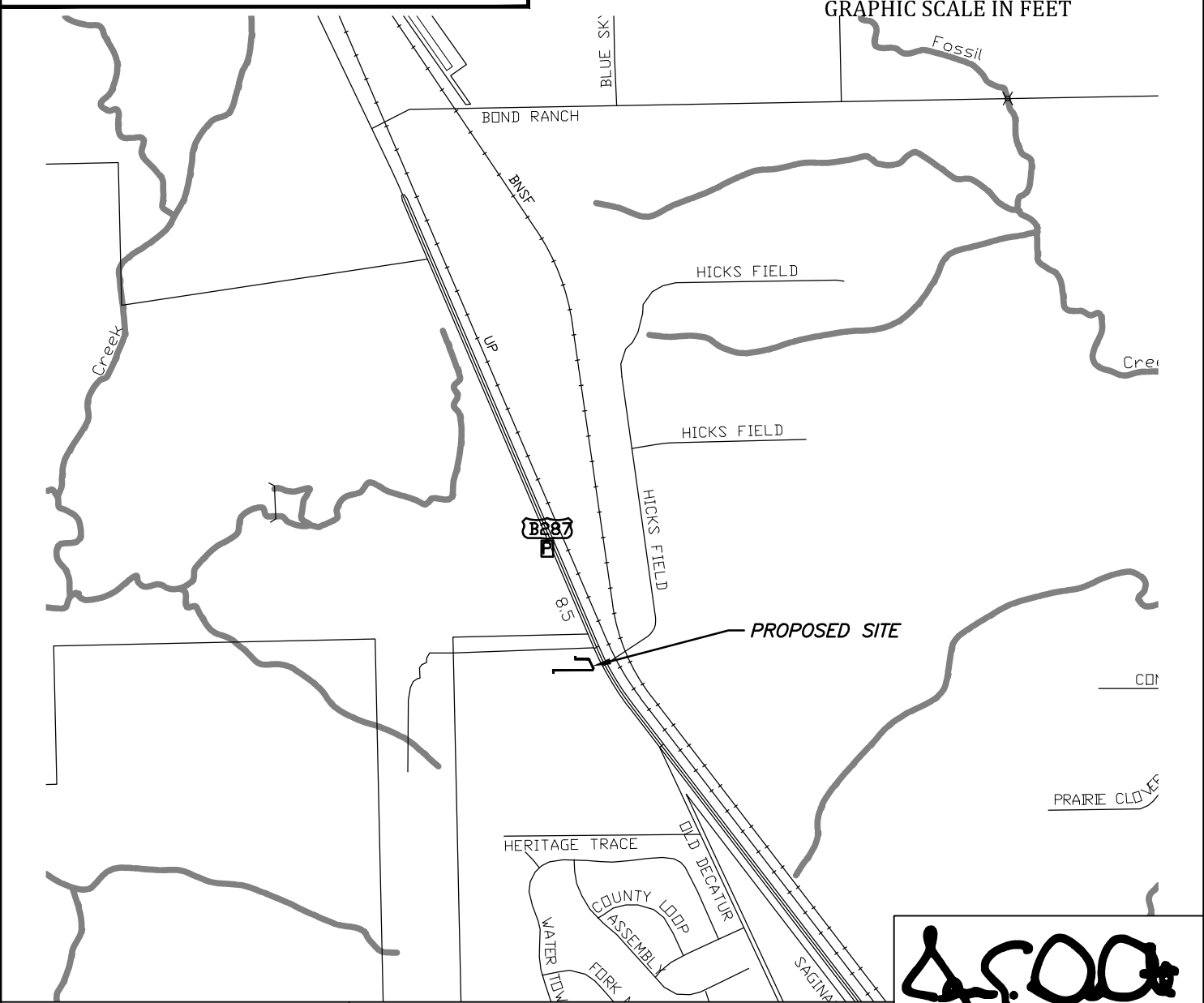
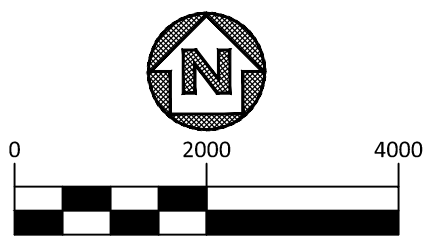
James E. DeOtte
Registered Professional Land Surveyor
No. 4673

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

LEGEND:

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

EXHIBIT B
PAGE 4 OF 7



FORT WORTH

City of Fort Worth
200 TEXAS STREET
FORT WORTH, TX. 76102

EXHIBIT A SHOWING A
PARCEL OF PROPERTY
SITUATED IN THE
BENJAMIN THOMAS SURVEY
TARRANT COUNTY, TEXAS
AS RECORDED IN
D220323937
OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY TEXAS

J.E. DeOtte

PROJECT: NORTHSIDE IV WATERLINE	CITY PROJECT No. 102687
PROPOSED TEMPORARY CONSTRUCTION EASEMENT	PARCEL NO. 04 TCE
LAND ACQUISITION AREA: 18,036 SQ FT OR 0.414 AC	
JDEI JOB No. 202100700	DRAWN BY: CBC
	PAGE 4 OF 7

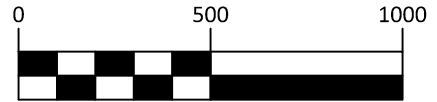
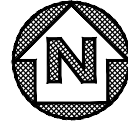
Date: 5/27/2022

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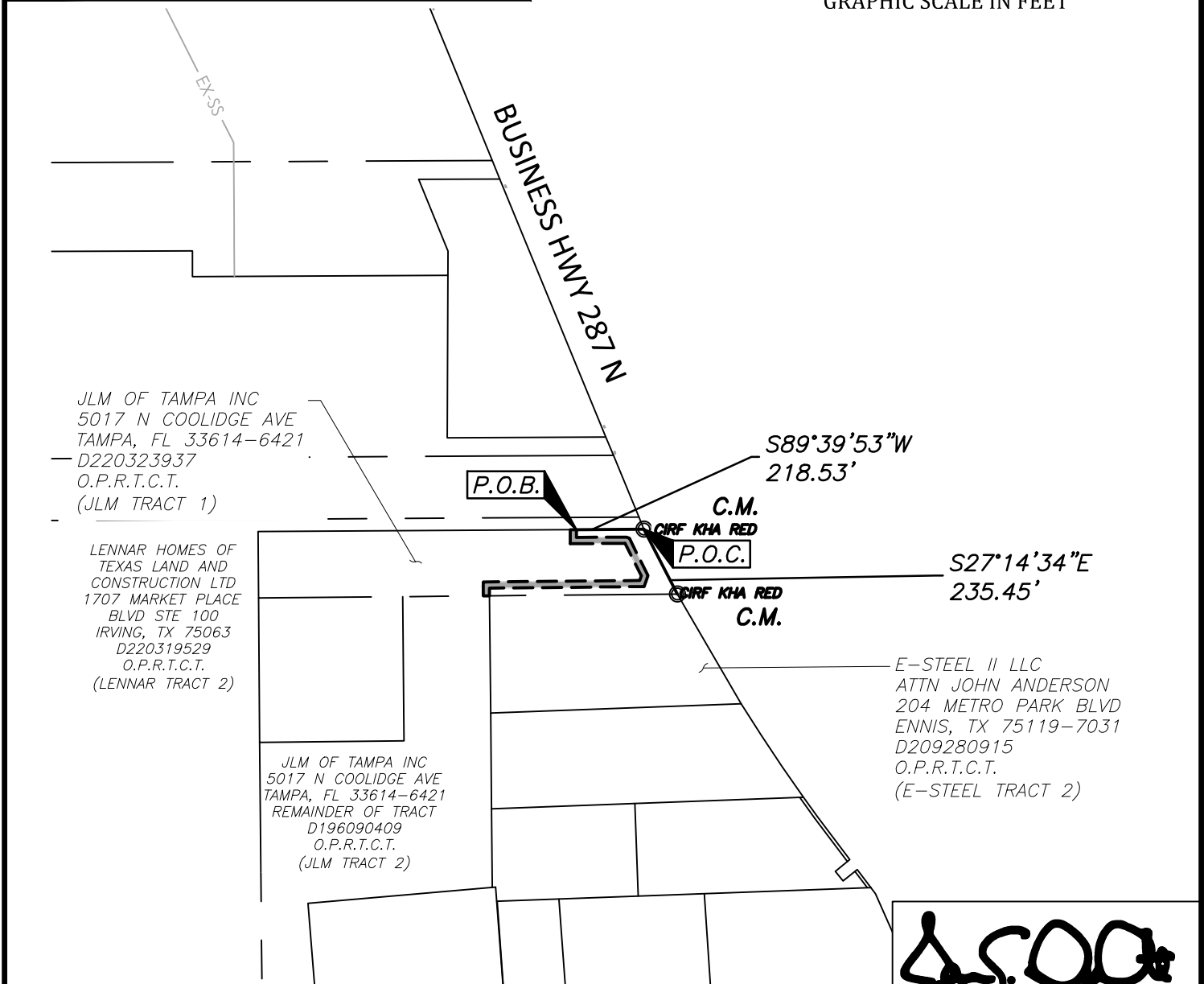
PROPERTY BOUNDARY	
EX. EASEMENT	
PROP. EASEMENT	
IRON ROD FOUND	
5/8" IRON ROD SET WITH PLASTIC CAP STAMPED "DEOTTE RPLS 4673"	
OFFICIAL PUBLIC RECORDS	O.P.R.T.C.T.
TARRANT COUNTY TEXAS	

EXHIBIT B

PAGE 5 OF 7



GRAPHIC SCALE IN FEET



City of Fort Worth

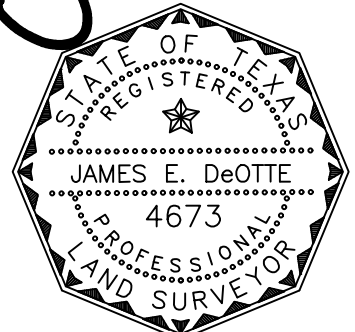
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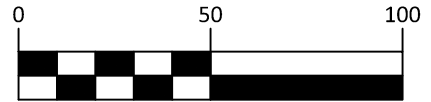
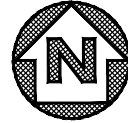
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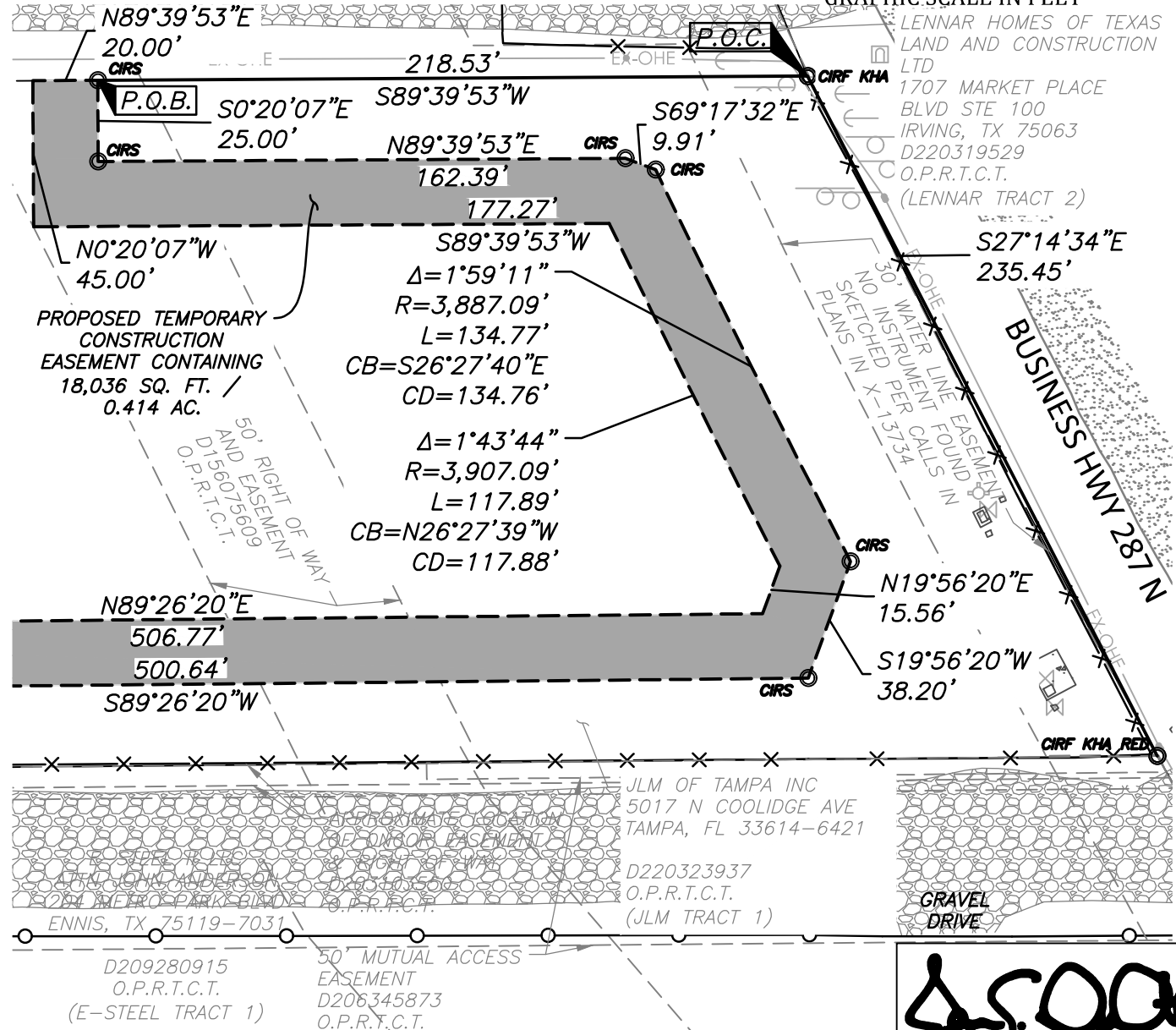
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- TARRANT COUNTY TEXAS

EXHIBIT B

PAGE 6 OF 7



GRAPHIC SCALE IN FEET



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

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

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

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

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



City of Fort Worth

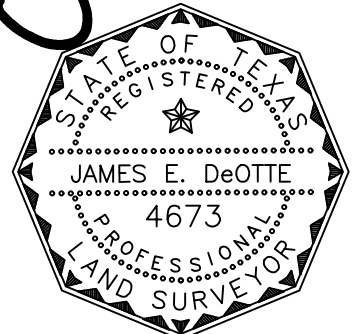
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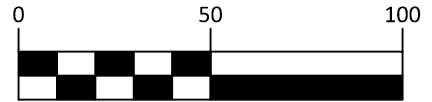
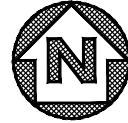
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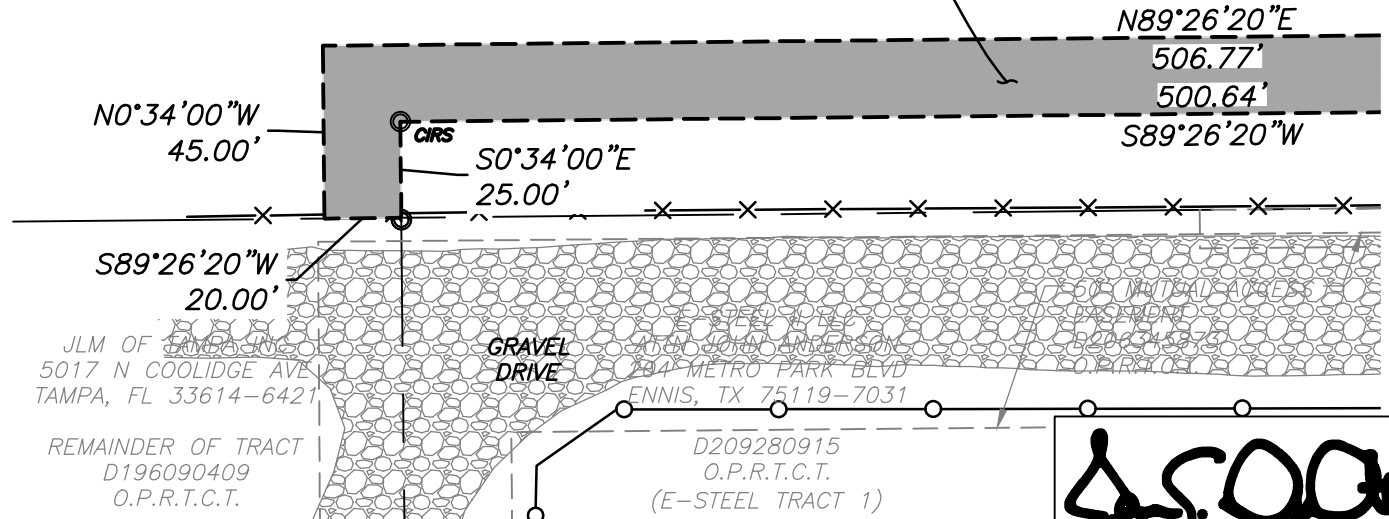
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D220323937
O.P.R.T.C.T.
(JLM TRACT 1)

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LTD
1707 MARKET PLACE
BLVD STE 100
IRVING, TX 75063
D220319529
O.P.R.T.C.T.
(LENNAR TRACT 2)

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

PROPOSED TEMPORARY
CONSTRUCTION EASEMENT
CONTAINING 18,036 SQ.
FT. / 0.414 AC.



City of Fort Worth

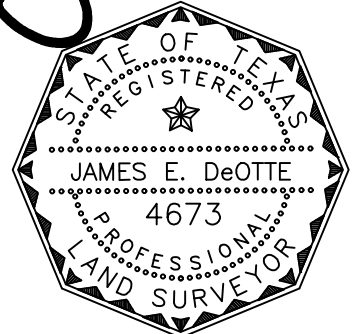
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