

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 of land conveyed to JLM OF TAMPA INC, as described in Instrument Number D196090409 of the Official Public Records of Tarrant County, Texas (O.P.R.T.C.T.), hereinafter referred to as JLM Tract 2, and being more particularly described as follows:

COMMENCING at a 1 inch iron rod found for southwest corner of a tract of land dedicated to LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD by Instrument Number D22032396 (O.P.R.T.C.T.), hereinafter referred to as Lennar Tract 1, and being in the north line of Heritage Trace Boulevard also from which a capped iron rod with red cap stamped "KHA" found for the northwest corner of a 5.0 acre tract conveyed to ASPS HOLDINGS LLC by Instrument Number D211080927 (O.P.R.T.C.T.) bears N 00°30'28" W, a distance of 2122.55 feet, said iron rod with red cap stamped "KHA" also being the southwest corner of a tract conveyed to JLM OF TAMPA INC by Instrument Number D220323937 (O.P.R.T.C.T.), hereinafter referred to as JLM Tract 1, and being in the east line of a tract of conveyed to LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD by Instrument Number D220319529 (O.P.R.T.C.T.) hereinafter referred to as Lennar Tract 2;

THENCE N 00°30'28" W, along the west line of Lennar Tract 1 and the east line of Lennar Tract 2, a distance of 70.00 feet to a point for the southwest corner of a tract conveyed to JLM of Tampa Inc by Instrument Number D196090409 (O.P.R.T.C.T.) hereinafter referred to as JLM Tract 2;

THENCE N 89°27'20" E, departing the east line of said Lennar Tract 2 and along the south line of JLM Tract 2 and the north line of Lennar Tract 1, a dedicated right of way, a distance of 755.02 feet for the POINT OF BEGINNING;

THENCE N 00°27'11" E, departing the common line Lennar Tract 1 and JLM Tract 2, a distance of 372.10 feet to point at the beginning of a curve to the left with a radius of 667.50 feet, whose chord bears N 01°53'39" W, a distance of 54.68 feet;

THENCE, along said curve to the left through a central angle of 04°41'40", a distance of 54.69 feet to a point;

THENCE N 04°14'29" W, a distance of 231.83 feet to a point being in the south line of a tract conveyed to JLM OF TAMPA INC by Instrument Number D196009135 (O.P.R.T.C.T.), hereinafter referred to as JLM Tract 3 and in a north line of JLM Tract 2;

THENCE N 85°22'08" E, along the common line of JLM Tracts 2 & 3, a distance of 20.00 feet to a point in the south line of JLM Tract 3 and a north line of JLM Tract 2;

THENCE S 04°14'29" E, departing the south line of JLM Tract and a north line of JLM Tract 2, a distance of 231.96 feet to a 5/8" iron rod set with plastic cap stamped "DEOTTE RPLS 4673" for the beginning of a curve to the right with a radius of 687.50 feet, whose chord bears S 01°53'39" E, a distance of 56.31 feet;

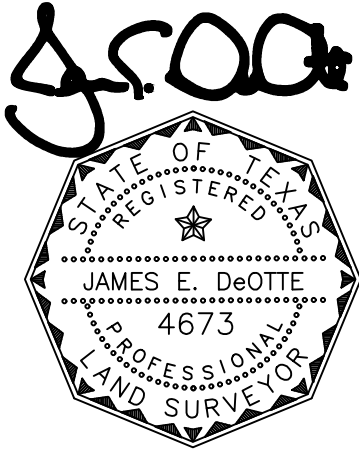
THENCE, along said curve to the right through a central angle of  $04^{\circ}41'40''$ , a distance of 56.33 feet to a  $5/8''$  iron rod set with plastic cap stamped "DEOTTE RPLS 4673";

THENCE S  $00^{\circ}27'11''$  W, a distance of 371.75 feet to a point in the south line of JLM Tract 2 and the north line of Lennar Tract 1;

THENCE S  $89^{\circ}27'20''$  W, along the common line of said JLM of Tampa Inc tract and said Lennar Homes of Texas Land and Construction LTD tract, a distance of 20.00 feet to the POINT OF BEGINNING and containing 13,187 square feet or 0.303 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.



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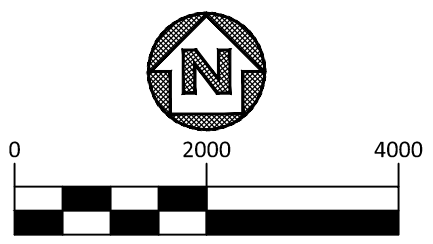
James E. DeOtte  
Registered Professional Land Surveyor  
No. 4673

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

**LEGEND:**

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

**EXHIBIT B**  
PAGE 4 OF 8



**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  
**D196090409**  
OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY TEXAS

*J.E. DeOtte*

PROJECT: NORTHSIDE IV WATERLINE	CITY PROJECT No. 102687
PROPOSED TEMPORARY CONSTRUCTION EASEMENT	PARCEL NO. 01 TCE
LAND ACQUISITION AREA: 13,187 SQ FT OR 0.303 AC	
JDEI JOB No. 202100700	DRAWN BY: CBC
	PAGE 4 OF 8

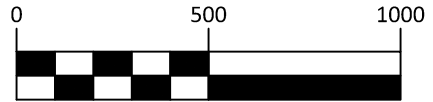
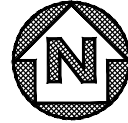
Date: 5/27/2022

**EXHIBIT B**

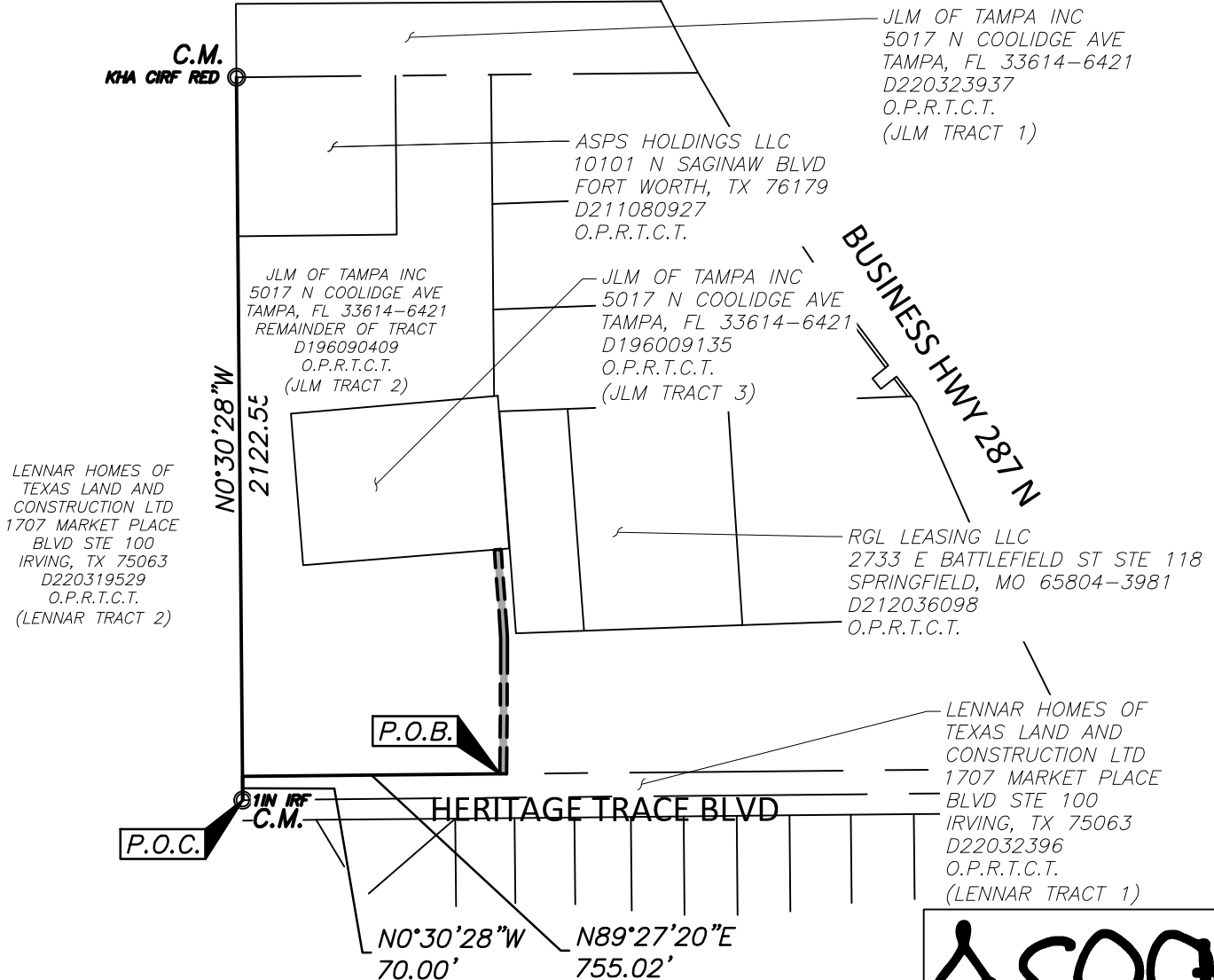
PAGE 5 OF 8

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- OFFICIAL PUBLIC RECORDS O.P.R.T.C.T.
- TARRANT COUNTY TEXAS



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  
REMAINDER OF TRACT  
D196090409  
O.P.R.T.C.T.  
(JLM TRACT 2)

ASPS HOLDINGS LLC  
10101 N SAGINAW BLVD  
FORT WORTH, TX 76179  
D211080927  
O.P.R.T.C.T.

JLM OF TAMPA INC  
5017 N COOLIDGE AVE  
TAMPA, FL 33614-6421  
D196009135  
O.P.R.T.C.T.  
(JLM TRACT 3)

JLM OF TAMPA INC  
5017 N COOLIDGE AVE  
TAMPA, FL 33614-6421  
D220323937  
O.P.R.T.C.T.  
(JLM TRACT 1)

BUSINESS HWY 287 N

RGL LEASING LLC  
2733 E BATTLEFIELD ST STE 118  
SPRINGFIELD, MO 65804-3981  
D212036098  
O.P.R.T.C.T.

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD  
1707 MARKET PLACE  
BLVD STE 100  
IRVING, TX 75063  
D22032396  
O.P.R.T.C.T.  
(LENNAR TRACT 1)



City of Fort Worth

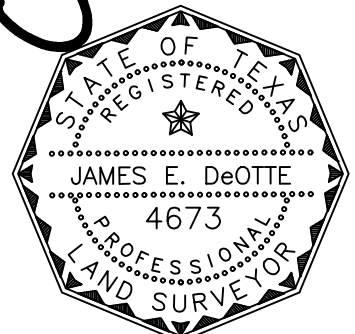
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Date: 5/27/2022

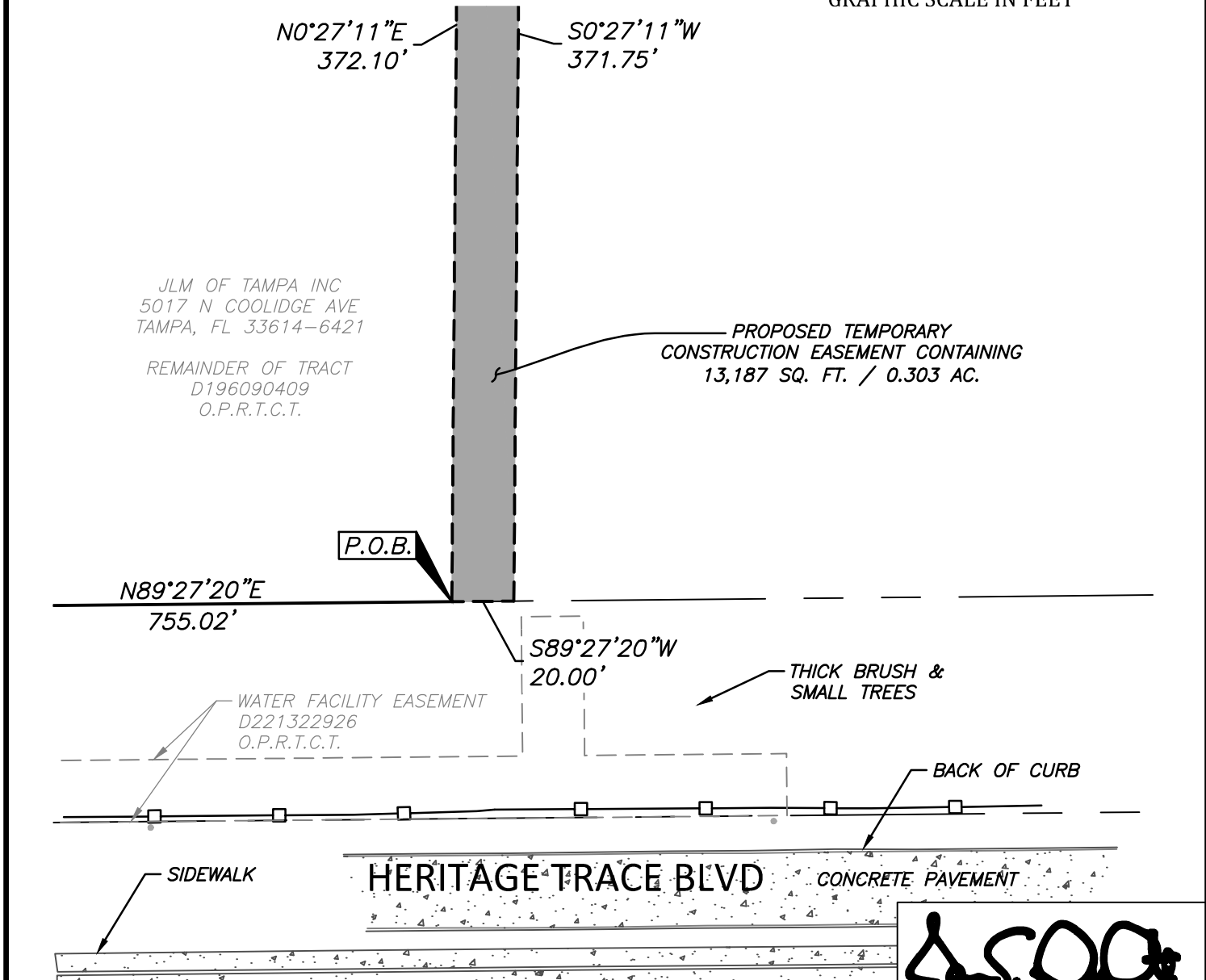
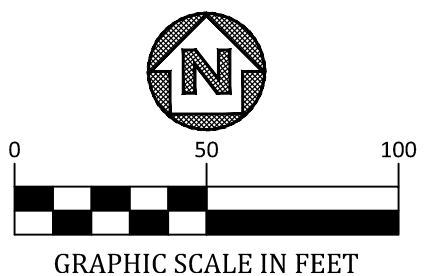
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PROPOSED TEMPORARY CONSTRUCTION EASEMENT	PARCEL NO. 01 TCE
LAND ACQUISITION AREA: 13,187 SQ FT OR 0.303 AC	
JDEI JOB No. 202100700	DRAWN BY: CBC
	PAGE 5 OF 8

JAMES DeOTTE ENGINEERING, INC. · 2201 DOTTIE LYNN PKWY., SUITE 119 FORT WORTH, TX. 76120 · 817-446-6877  
TBPE FIRM Reg. No. 8917 · TBLs Firm Reg. No. 101014-00

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**EXHIBIT B**  
PAGE 6 OF 8



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*J.E. DeOtte*

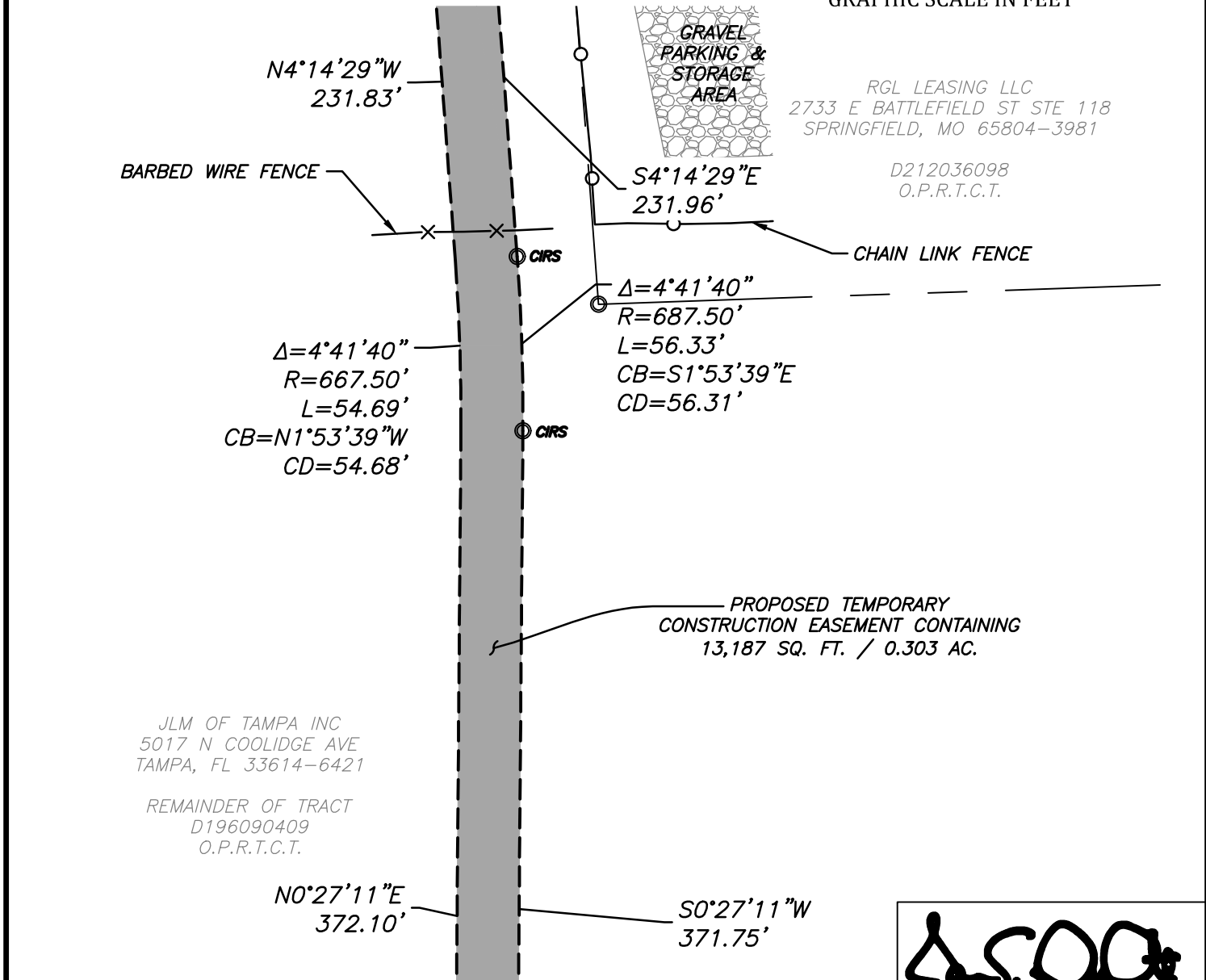
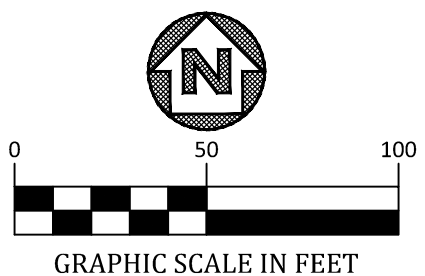
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**EXHIBIT B**  
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RGL LEASING LLC  
2733 E BATTLEFIELD ST STE 118  
SPRINGFIELD, MO 65804-3981

D212036098  
O.P.R.T.C.T.

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

REMAINDER OF TRACT  
D196090409  
O.P.R.T.C.T.

PROPOSED TEMPORARY  
CONSTRUCTION EASEMENT CONTAINING  
13,187 SQ. FT. / 0.303 AC.

**City of Fort Worth**  
200 TEXAS STREET  
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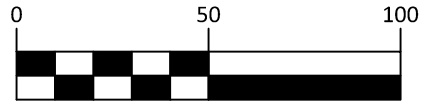
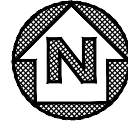
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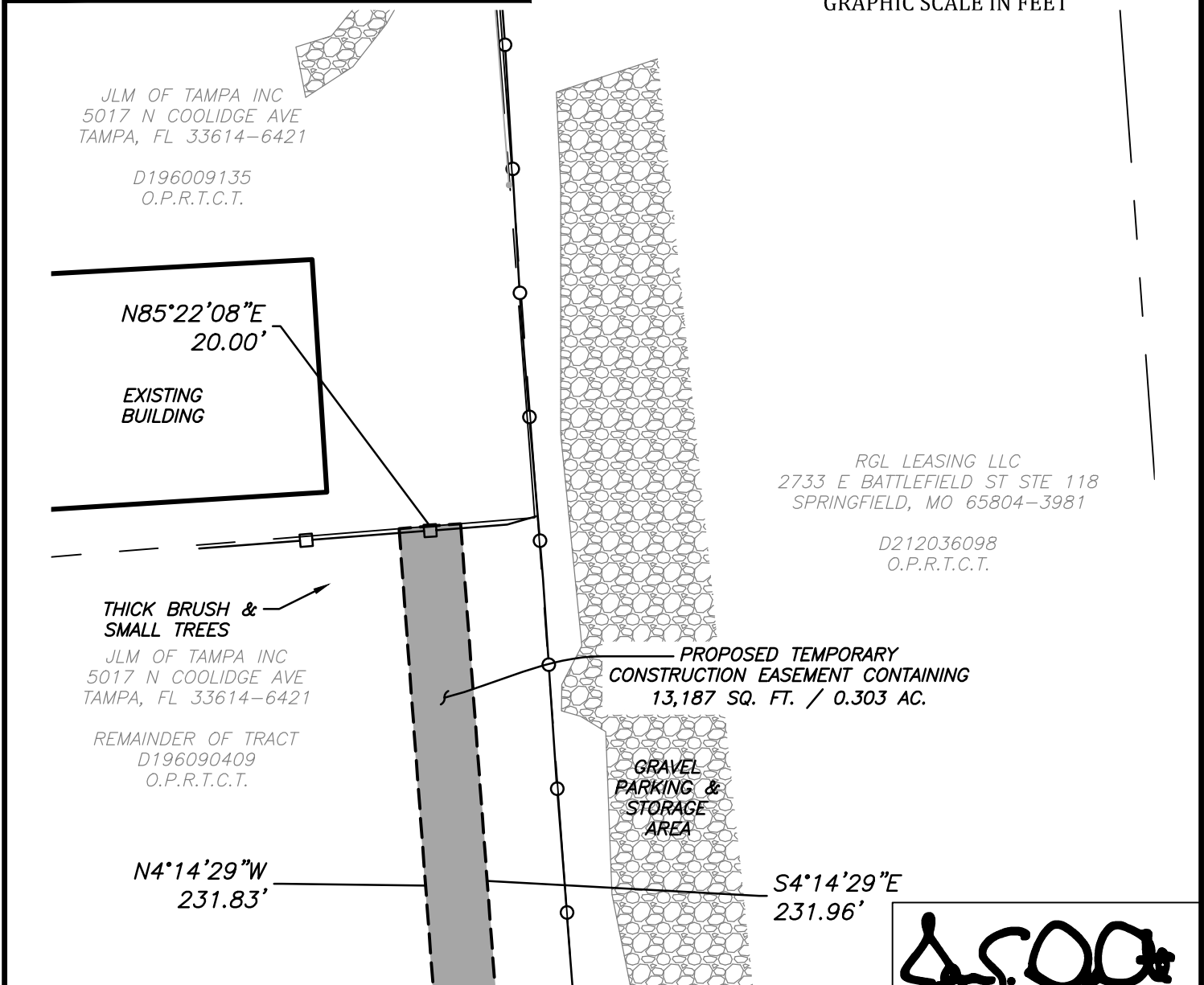
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5017 N COOLIDGE AVE  
TAMPA, FL 33614-6421

D196009135  
O.P.R.T.C.T.

N85°22'08"E  
20.00'

EXISTING  
BUILDING

RGL LEASING LLC  
2733 E BATTLEFIELD ST STE 118  
SPRINGFIELD, MO 65804-3981

D212036098  
O.P.R.T.C.T.

THICK BRUSH &  
SMALL TREES

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

REMAINDER OF TRACT  
D196090409  
O.P.R.T.C.T.

PROPOSED TEMPORARY  
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13,187 SQ. FT. / 0.303 AC.

GRAVEL  
PARKING &  
STORAGE  
AREA

N4°14'29"W  
231.83'

S4°14'29"E  
231.96'



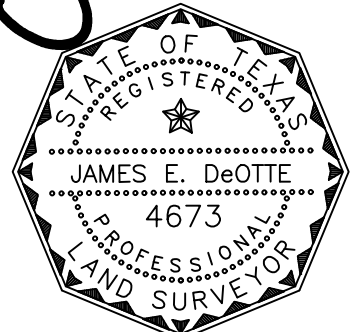
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