

EXHIBIT A
LEGAL DESCRIPTION
WATER FACILITY EASEMENT

Being part of the Benjamin Thomas Survey, Abstract No. 1497, situated in the City of Fort Worth, Tarrant County, Texas and being a portion of a tract of land conveyed to JLM OF TAMPA INC, as described in Instrument Number D196009135 of the Official Public Records of Tarrant County, Texas (O.P.R.T.C.T.), 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 00°30'28" W, along the east line of Lennar Tract 2 and along the west line of JLM Tract 2, a distance of 619.66 feet to a point in the common line of Lennar Tract 2 and JLM Tract 2;

THENCE N 90°00'00" E, departing the common line of Lennar Tract 2 and JLM Tract 2, a distance of 183.15 feet to a point for the southwest corner 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;

THENCE N 85°22'08" E, along the south line of JLM Tract 3, a distance of 583.16 feet to the POINT OF BEGINNING;

THENCE N 04°14'29" W, departing the common line of the two JLM of Tampa Inc tracts, a distance of 422.19 feet to a 5/8" iron rod set with plastic cap stamped "DEOTTE RPLS 4673";

THENCE N 42°45'31" E, a distance of 16.16 feet to a 5/8" iron rod set with plastic cap stamped "DEOTTE RPLS 4673";

THENCE N 00°38'59" W, a distance of 16.91 feet to a 5/8" iron rod set with plastic cap stamped "DEOTTE RPLS 4673" set in the north line of JLM Tract 3 and in the south line of JLM Tract 2;

THENCE N 85°01'25" E, along the common line of JLM Tracts 2 & 3, a distance of 10.74 feet to a point for the northeast corner of JLM Tract 3 and a southwester corner of Lot 2, Block 1 D & R LEASING ADDITION as described in the plat by Instrument Number D213284473 (O.P.R.T.C.T.);

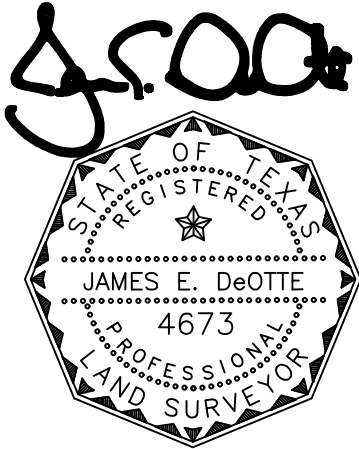
THENCE S 04°18'02" E, departing the south line of JLM Tract 2 and along the common line of JLM Tract 3 and Lot 2, Block 1 D & R Leasing Addition, a distance of 46.66 feet to a 1/2" iron found for the southwest corner of said Lot 2, Block 1 D & R Leasing Addition;

THENCE S 04°18'02" E, along the common line of JLM Tract 3 and Lot 2, Block 1 D & R Leasing Addition, a distance of 403.41 feet to a point for the southeast corner of JLM Tract 3 and in a north line of JLM Tract 2;

THENCE S 85°22'08" W, along the common line of said JLM Tracts 2 & 3, a distance of 24.08 feet to the POINT OF BEGINNING and containing 10,460 square feet or 0.240 acres more or less.

NOTES:

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



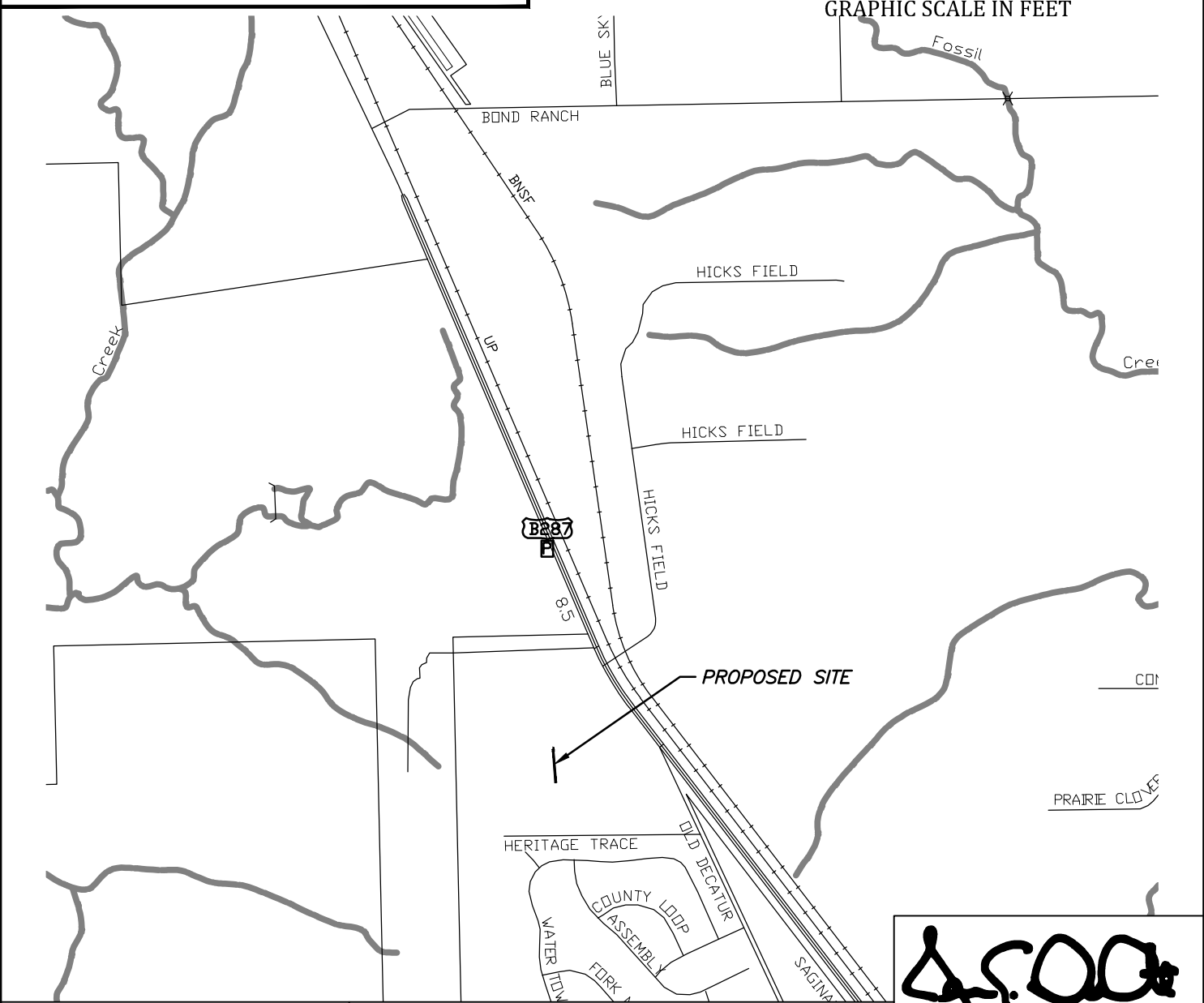
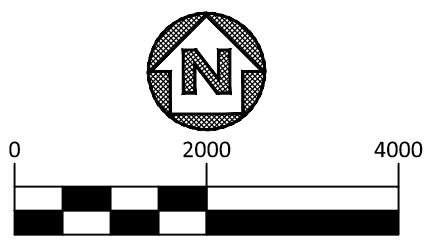
James E. DeOtte
Registered Professional Land Surveyor
No. 4673

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

LEGEND:

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

EXHIBIT B
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
D196009135
OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY TEXAS

J.E. DeOtte

PROJECT: NORTHSIDE IV WATERLINE	CITY PROJECT No. 102687
PROPOSED WATER FACILITY EASEMENT	PARCEL NO. 02 PWFE
LAND ACQUISITION AREA: 10,460 SQ FT OR 0.240 AC	
JDEI JOB No. 202100700	DRAWN BY: CBC
	PAGE 4 OF 7

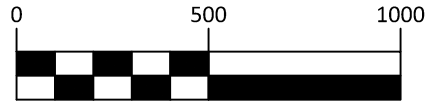
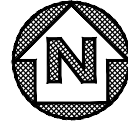
Date: 5/27/2022

LEGEND:

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

EXHIBIT B

PAGE 5 OF 7



GRAPHIC SCALE IN FEET

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

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)

VIRK FIRM LLC
4616 THISTLE CREEK CT
FORT WORTH, TX 76179
LOT 2, BLOCK 1 D & R
LEASING ADDITION
D213284473
O.P.R.T.C.T.

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
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)

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)

C.M.
KHA CIRF RED

N0°30'28"W
2122.55'

N85°22'08"E
583.16'

N90°00'00"E
183.15'

N0°30'28"W
619.66'

HERITAGE TRACE BLVD

N0°30'28"W
70.00'

P.O.B.

P.O.C.

C.M.
1/4" IRF



City of Fort Worth

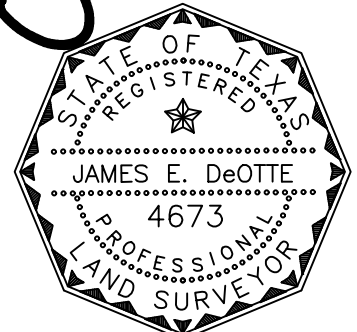
200 TEXAS STREET
FORT WORTH, TX. 76102

EXHIBIT A SHOWING A
PARCEL OF PROPERTY
SITUATED IN THE
BENJAMIN THOMAS SURVEY
TARRANT COUNTY, TEXAS

AS RECORDED IN
D196009135

OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY TEXAS

J. DeOtte



Date: 5/27/2022

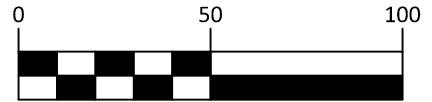
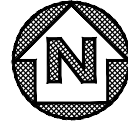
PROJECT: NORTHSIDE IV WATERLINE	CITY PROJECT No. 102687
PROPOSED WATER FACILITY EASEMENT	PARCEL NO. 02 PWFE
LAND ACQUISITION AREA: 10,460 SQ FT OR 0.240 AC	
JDEI JOB No. 202100700	DRAWN BY: CBC
	PAGE 5 OF 7

LEGEND:

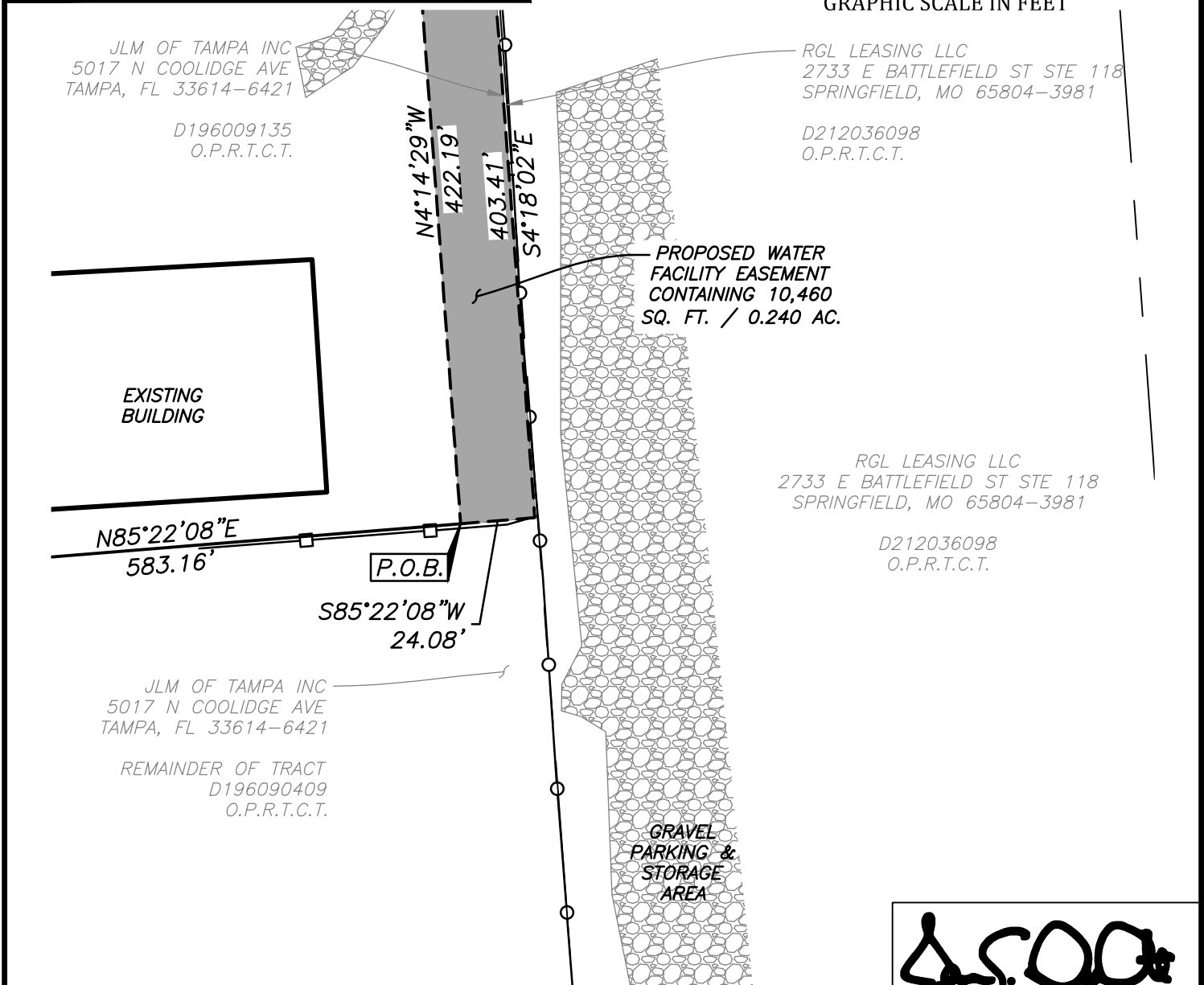
- PROPERTY BOUNDARY —————
- EX. EASEMENT - - - - -
- PROP. EASEMENT ▬▬▬▬▬▬▬▬▬▬
- IRON ROD FOUND IRF
- 5/8" IRON ROD SET WITH PLASTIC CAP STAMPED "DEOTTE RPLS 4673" CIRS
- OFFICIAL PUBLIC RECORDS O.P.R.T.C.T.
- TARRANT COUNTY TEXAS

EXHIBIT B

PAGE 6 OF 7



GRAPHIC SCALE IN FEET



City of Fort Worth

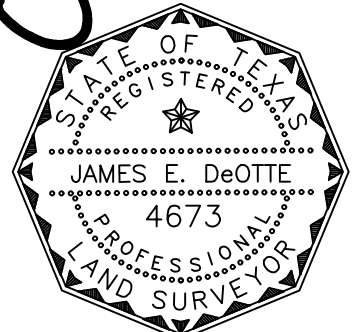
200 TEXAS STREET
FORT WORTH, TX. 76102

EXHIBIT A SHOWING A
PARCEL OF PROPERTY
SITUATED IN THE
BENJAMIN THOMAS SURVEY
TARRANT COUNTY, TEXAS

AS RECORDED IN
D196009135

OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY TEXAS

J. E. DeOtte



Date: 5/27/2022

PROJECT: NORTHSIDE IV WATERLINE

CITY PROJECT No. 102687

PROPOSED WATER FACILITY EASEMENT

PARCEL NO. 02 PWFE

LAND ACQUISITION AREA: 10,460 SQ FT OR 0.240 AC

JDEI JOB No. 202100700

DRAWN BY: CBC

PAGE 6 OF 7

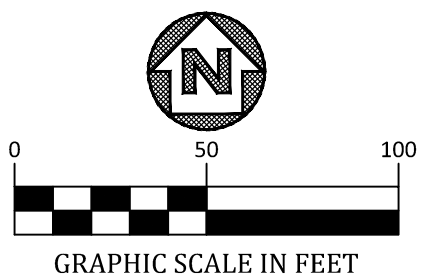
JAMES DeOTTE ENGINEERING, INC. · 2201 DOTTIE LYNN PKWY., SUITE 119 FORT WORTH, TX. 76120 · 817-446-6877

TBPE FIRM Reg. No. 8917 · TBLs Firm Reg. No. 101014-00

LEGEND:

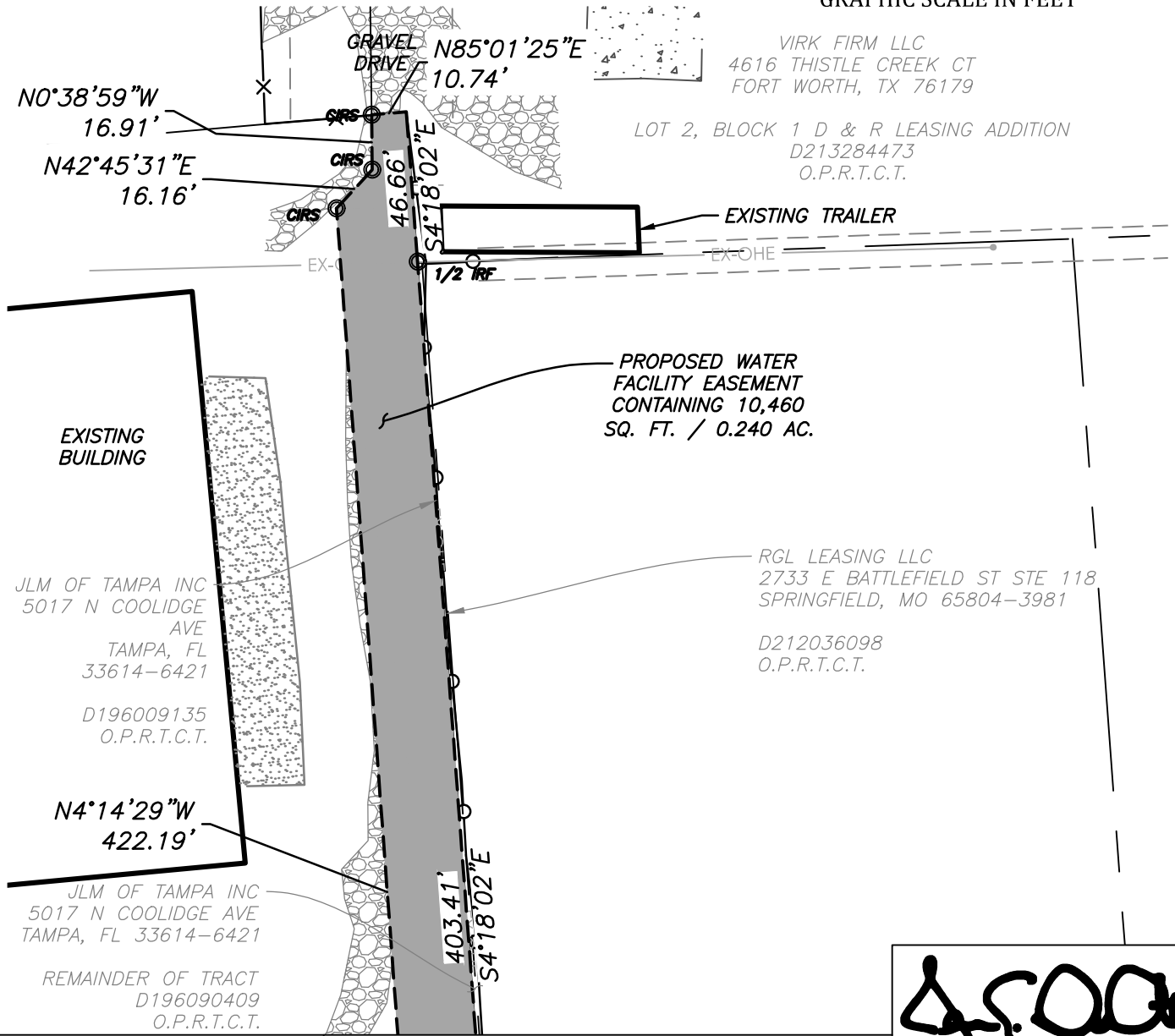
- PROPERTY BOUNDARY —————
- EX. EASEMENT - - - - -
- PROP. EASEMENT ▬▬▬▬▬▬▬▬▬▬▬▬
- IRON ROD FOUND CIRS
- 5/8" IRON ROD SET WITH PLASTIC CAP STAMPED "DEOTTE RPLS 4673" CIRS
- OFFICIAL PUBLIC RECORDS O.P.R.T.C.T.
- TARRANT COUNTY TEXAS

EXHIBIT B
PAGE 7 OF 7



VIRK FIRM LLC
4616 THISTLE CREEK CT
FORT WORTH, TX 76179

LOT 2, BLOCK 1 D & R LEASING ADDITION
D213284473
O.P.R.T.C.T.



EXISTING BUILDING

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

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

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

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

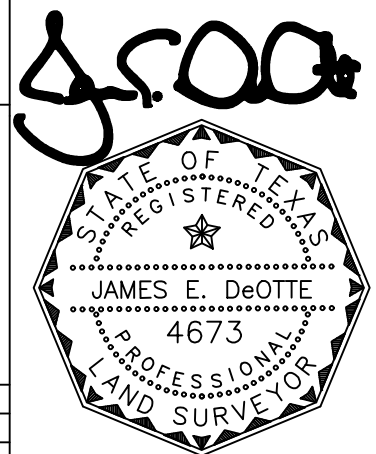
N4°14'29"W
422.19'

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

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



EXHIBIT A SHOWING A
PARCEL OF PROPERTY
SITUATED IN THE
BENJAMIN THOMAS SURVEY
TARRANT COUNTY, TEXAS
AS RECORDED IN
D196009135
OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY TEXAS



PROJECT: NORTHSIDE IV WATERLINE	CITY PROJECT No. 102687
PROPOSED WATER FACILITY EASEMENT	PARCEL NO. 02 PWFE
LAND ACQUISITION AREA: 10,460 SQ FT OR 0.240 AC	
JDEI JOB No. 202100700	DRAWN BY: CBC
	PAGE 7 OF 7

Date: 5/27/2022