

EXHIBIT A
LEGAL DESCRIPTION
TEMPORARY CONSTRUCTION EASEMENT

Being a portion of Tract 3, Lot 3R of Lake Arlington Industrial Park, an addition of the City of Fort Worth, Tarrant County, Texas, as described in the plat as recorded in Instrument Number D212052244 of the Plat Records, Tarrant County, Texas (P.R.T.C.T), and described in deed to 7000 Rosedale Partners LLC and recorded in Instrument Number D220132234 of the Deed Records, Tarrant County, Texas (D.R.T.C.T.) and being more particularly described as follows:

COMMENCING at an iron rod found in the south line of Rosedale Street (a variable width right of way) and in the north line of Tract 3, Lot 3R Lake Arlington Industrial Park Addition from which an iron rod found in the common line of Rosedale Street (a variable width right of way) and Tract 3, Lot 3R Lake Arlington Industrial Park Addition bears N 72°06'29" W, a distance of 196.54 feet.

THENCE N 72°06'29" W along the common line of Rosedale Street (a variable width right of way) and Tract 3, Lot 3R Lake Arlington Industrial Park Addition, a distance of 12.49 feet to a 5/8" iron rod set with plastic cap stamped "DEOTTE RPLS 4673" for the POINT OF BEGINNING.

THENCE N 88°36'24" W departing the common line of Rosedale Street (a variable width right of way) and Tract 3, Lot 3R Lake Arlington Industrial Park Addition, a distance of 16.06 feet to a 5/8" iron rod set with plastic cap stamped "DEOTTE RPLS 4673".

THENCE S 89°30'18" W, a distance of 266.47 feet to a 5/8" iron rod set with plastic cap stamped "DEOTTE RPLS 4673".

THENCE S 88°24'18" W, a distance of 467.96 feet to a 5/8" iron rod set with plastic cap stamped "DEOTTE RPLS 4673".

THENCE S 89°28'53" W, a distance of 653.08 feet to a 5/8" iron rod set with plastic cap stamped "DEOTTE RPLS 4673".

THENCE S 44°28'53" W, a distance of 30.38 feet to a 5/8" iron rod set with plastic cap stamped "DEOTTE RPLS 4673".

THENCE S 01°41'03" W, a distance of 71.85 feet to a 5/8" iron rod set with plastic cap stamped "DEOTTE RPLS 4673".

THENCE S 09°35'43" W, a distance of 3.04 feet to a 5/8" iron rod set with plastic cap stamped "DEOTTE RPLS 4673", said point also being on the common line of Tract 3, Lot 3R Lake Arlington Industrial Park Addition and a tract conveyed to Handley Power LLC as described in Instrument Number D214194535 (D.R.T.C.T.).

THENCE S 89°54'45" W, along the common line of Tract 3, Lot 3R Lake Arlington Industrial Park Addition and Handley Power LLC Tract, a distance of 41.03 to a common property corner of Tract 3, Lot 3R Lake Arlington Industrial Park Addition and Handley Power LLC Tract and a tract conveyed to Cowtown Pipeline Partners LP as described in D212052244 (D.R.T.C.T.).

THENCE N 15°37'40" W, along the common line of Tract 3, Lot 3R Lake Arlington Industrial Park Addition and Cowtown Pipeline Partners LP Tract, a distance of 68.78 feet.

THENCE N 40°19'03" E, departing the common line of Tract 3, Lot 3R Lake Arlington Industrial Park Addition and Cowtown Pipeline Partners LP Tract, a distance of 131.59 feet.

THENCE N 89°28'53" E, a distance of 650.12 feet.

THENCE N 88°24'18" E, a distance of 467.97 feet.

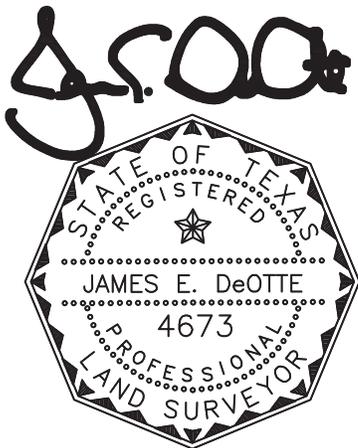
THENCE N 89°30'18" E, to the common line of Rosedale Street (a variable width right of way) and Tract 3, Lot 3R Lake Arlington Industrial Park Addition, a distance of 75.68 feet.

THENCE S 69°42'15" E, along the common line of Rosedale Street (a variable width right of way) and Tract 3, Lot 3R Lake Arlington Industrial Park Addition, a distance of 35.15 feet a 1/2" iron rod found.

THENCE S 72°06'29" E, continuing along the common line of Rosedale Street (a variable width right of way) and Tract 3, Lot 3R Lake Arlington Industrial Park Addition, a distance of 184.05 feet to the POINT OF BEGINNING containing 97,889 square feet or 2.247 acres more or less, of which 18,140 square feet or 0.416 acres lies within existing easements leaving 79,749 square feet or 1.831 acres exclusive of existing easements.

NOTES:

- 1) All bearings and coordinates are in US survey feet surface using a scale factor of 1.000137001 and referenced to the Texas Coordinate System, Nad-83, The North Central Zone 4202.
- 2) Exhibit B of same date accompanies this legal description.



Date: 7/30/2020

James E. DeOtte
Registered Professional Land Surveyor
No. 4673

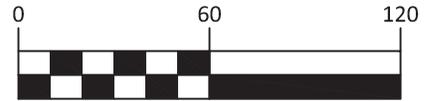
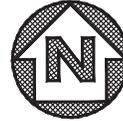
James DeOtte Engineering, Inc.
TBPLS Firm No. 10101400
2201 Dottie Lynn Parkway, Suite 119
Fort Worth, Texas 76120
(817) 446 – 6877

LEGEND:

- PROPERTY BOUNDARY ---
- EX. EASEMENT ---
- PROP. EASEMENT
- CAPPED IRON ROD SET CIRS
- IRON ROD FOUND IRF
- DEED RECORDS TARRANT COUNTY TEXAS D.R.T.C.T.
- PLAT RECORDS TARRANT COUNTY TEXAS P.R.T.C.T.

EXHIBIT B

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GRAPHIC SCALE IN FEET

TRACT 3 LOT 3R
LAKE ARLINGTON INDUSTRIAL PARK
D212052244
P.R.T.C.T.
7000 ROSEDALE PARTNERS LLC
D220132234
D.R.T.C.T.

TEMPORARY CONSTRUCTION
EASEMENT CONTAINING
97,889 SQ. FT. / 2.247 AC.

MATCH LINE

MATCH LINE

N88°24'18"E 467.97'

S88°24'18"W 467.96'

5/8" CIRS

15' UTILITY EASEMENT
D212052244
D.R.T.C.T.

60' ROAD EASEMENT
D159007678
D.R.T.C.T.

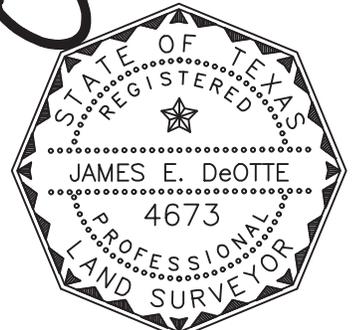


City of Fort Worth

200 TEXAS STREET
FORT WORTH, TX. 76102

EXHIBIT A SHOWING A
PARCEL OF PROPERTY
OUT OF
TRACT 3, LOT 3R LAKE ARLINGTON
INDUSTRIAL PARK ADDITION
SITUATED IN THE
SARAH G JENNINGS SURVEY
TARRANT COUNTY, TEXAS
AS DESCRIBED IN
D220132234
DEED RECORDS OF TARRANT COUNTY TEXAS

J. E. DeOtte



Date: 7/30/2020

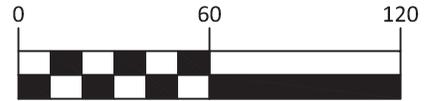
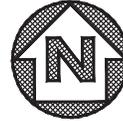
PROJECT: LAKE ARLINGTON LIFT STATION AND FORCE MAIN	CITY PROJECT No. 100995
TEMPORARY CONSTRUCTION EASEMENT	PARCEL NO. 58
LAND ACQUISITION AREA: 97,889 SQ FT OR 2.247 AC	
JDEI JOB No. 201704200	DRAWN BY: PWY
	PAGE 7 OF 9

LEGEND:

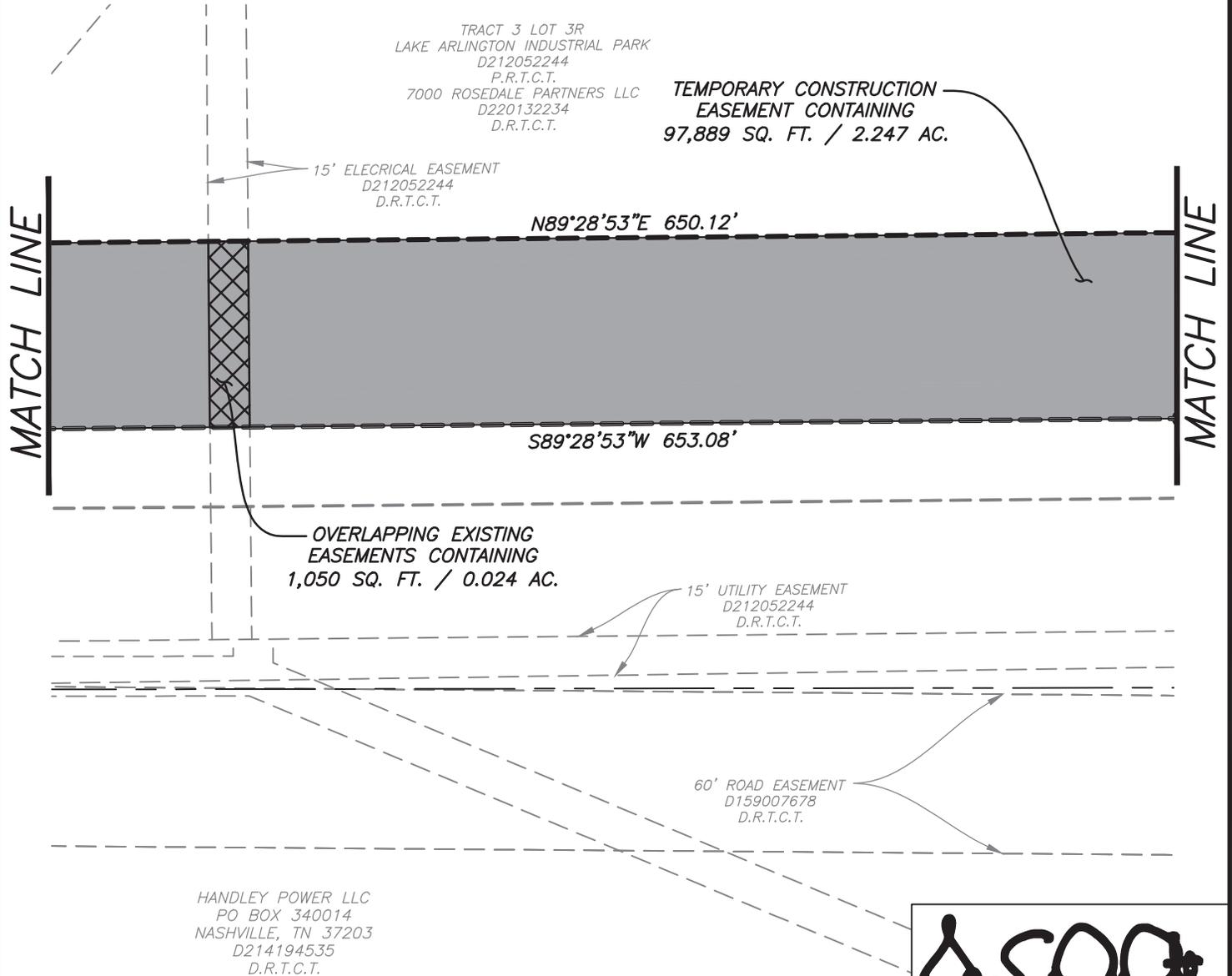
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EXHIBIT B

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GRAPHIC SCALE IN FEET

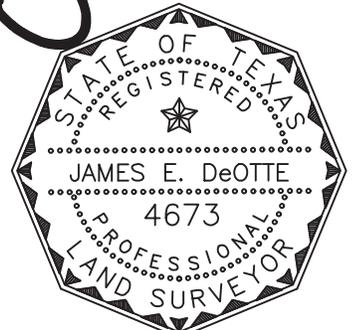


City of Fort Worth

200 TEXAS STREET
FORT WORTH, TX. 76102

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