

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 called 6.466 acre tract of land conveyed to E-STEEL II LLC, as described in Instrument Number D209280915 of the Official Public Records of Tarrant County, Texas (O.P.R.T.C.T.), hereinafter referred to as E-Steel Tract 1, and being more particularly described as follows:

COMMENCING at a capped iron rod with red cap stamped "KHA" found for the southeast 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 in the northeast corner of 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) 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 S 89°26'20" W, a distance of 1355.39 feet, said iron rod with red cap stamped "KHA" also being the northwest corner of E-Steel 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.);

THENCE S 89°26'20" W, along the south line of JLM Tract 1 and the north line of E-Steel Tract 2, a distance of 607.86 feet to a 1/2" iron rod with plastic cap stamped " BRITATIN 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 00°34'00" E, departing the south line of JLM Tract 1 and along the east line of JLM Tract 2 and the west line of E-Steel Tract 2, a distance of 379.28 feet to a 1/2" iron rod found for the POINT OF BEGINNING said point being in the east line of JLM Tract 2 the southwest corner of E-Steel tract 2 and the northwest corner of E-Steel Tract 1;

THENCE N 87°52'45" E, departing the east line of JLM Tract 2 and along the south line of E-Steel Tract 1 and the north line of E-Steel Tract 2, a distance of 25.01 feet to a point;

THENCE S 00°34'00" E, departing the south line of E-Steel Tract 1 and across E-Steel Tract 2, a distance of 0.70 feet to a point;

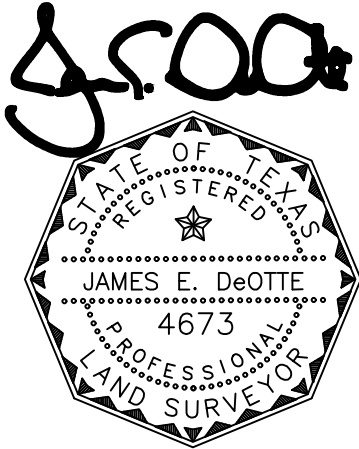
THENCE S 00°28'11" E, a distance of 309.30 feet to a 5/8" iron rod set with plastic cap stamped "DEOTTE RPLS 4673" in the south line of E-Steel Tract 2 and in the north line of Lot 2, Block 1 D & R Leasing Addition as described in Instrument Number D213284473 (O.P.R.T.C.T.);

THENCE S 87°52'45" W, along the south line of E-Steel Tract 2 and the north line of Lot 2, Block 1 D & R Leasing Addition, a distance of 25.01 feet to a 1/2" iron rod found in the east line of JLM Tract 2 and for the southwest corner of E-Steel Tract 2 and the northwest corner of Lot 2, Block 1 D & R Leasing Addition;

THENCE N 00°28'11" W, along the common line of E-Steel Tract 2 and JLM Tract 2, a distance of 310.00 feet to the POINT OF BEGINNING and containing 7,750 square feet or 0.178 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.



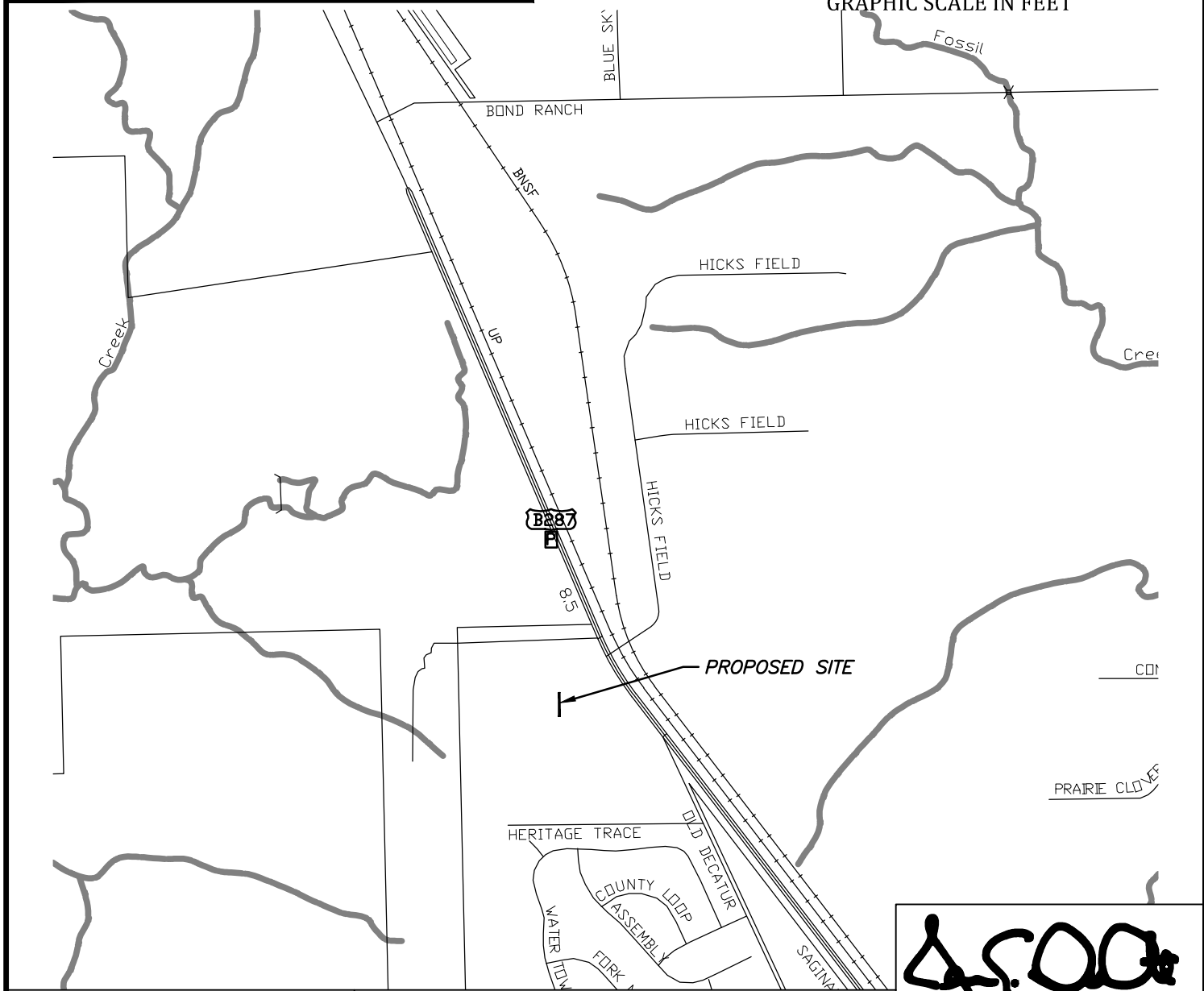
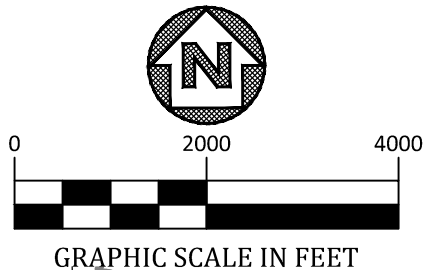
James E. DeOtte
Registered Professional Land Surveyor
No. 4673

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
D209280915
OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY TEXAS

J.E. DeOtte

PROJECT: NORTHSIDE IV WATERLINE	CITY PROJECT No. 102687
PROPOSED WATER FACILITY EASEMENT	PARCEL NO. 04 PWFE
LAND ACQUISITION AREA: 7,750 SQ FT OR 0.178 AC	
JDEI JOB No. 202100700	DRAWN BY: CBC
	PAGE 4 OF 7

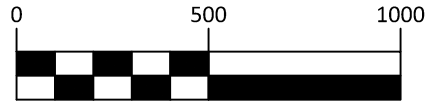
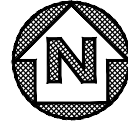
Date: 5/27/2022

LEGEND:

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

EXHIBIT B

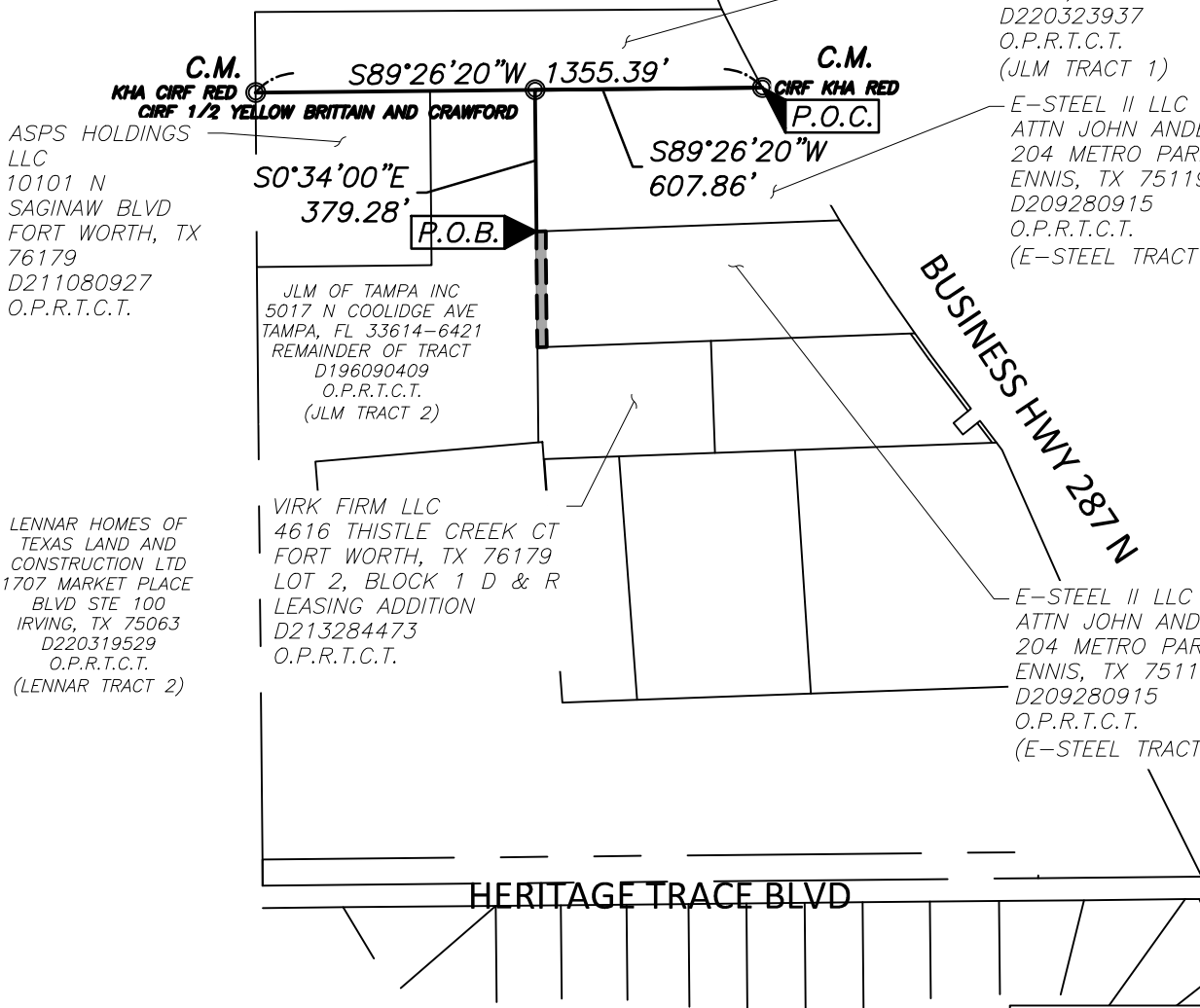
PAGE 5 OF 7



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)

E-STEEL II LLC
ATTN JOHN ANDERSON
204 METRO PARK BLVD
ENNIS, TX 75119-7031
D209280915
O.P.R.T.C.T.
(E-STEEL 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
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
D220319529
O.P.R.T.C.T.
(LENNAR TRACT 2)

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.

E-STEEL II LLC
ATTN JOHN ANDERSON
204 METRO PARK BLVD
ENNIS, TX 75119-7031
D209280915
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(E-STEEL TRACT 2)



City of Fort Worth

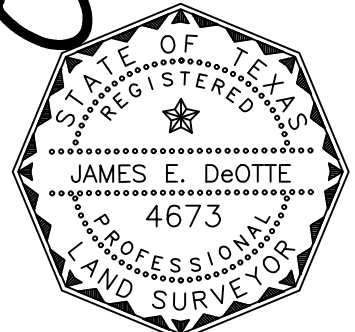
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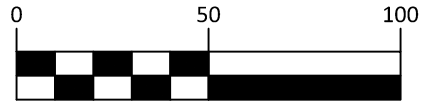
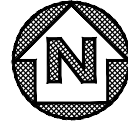
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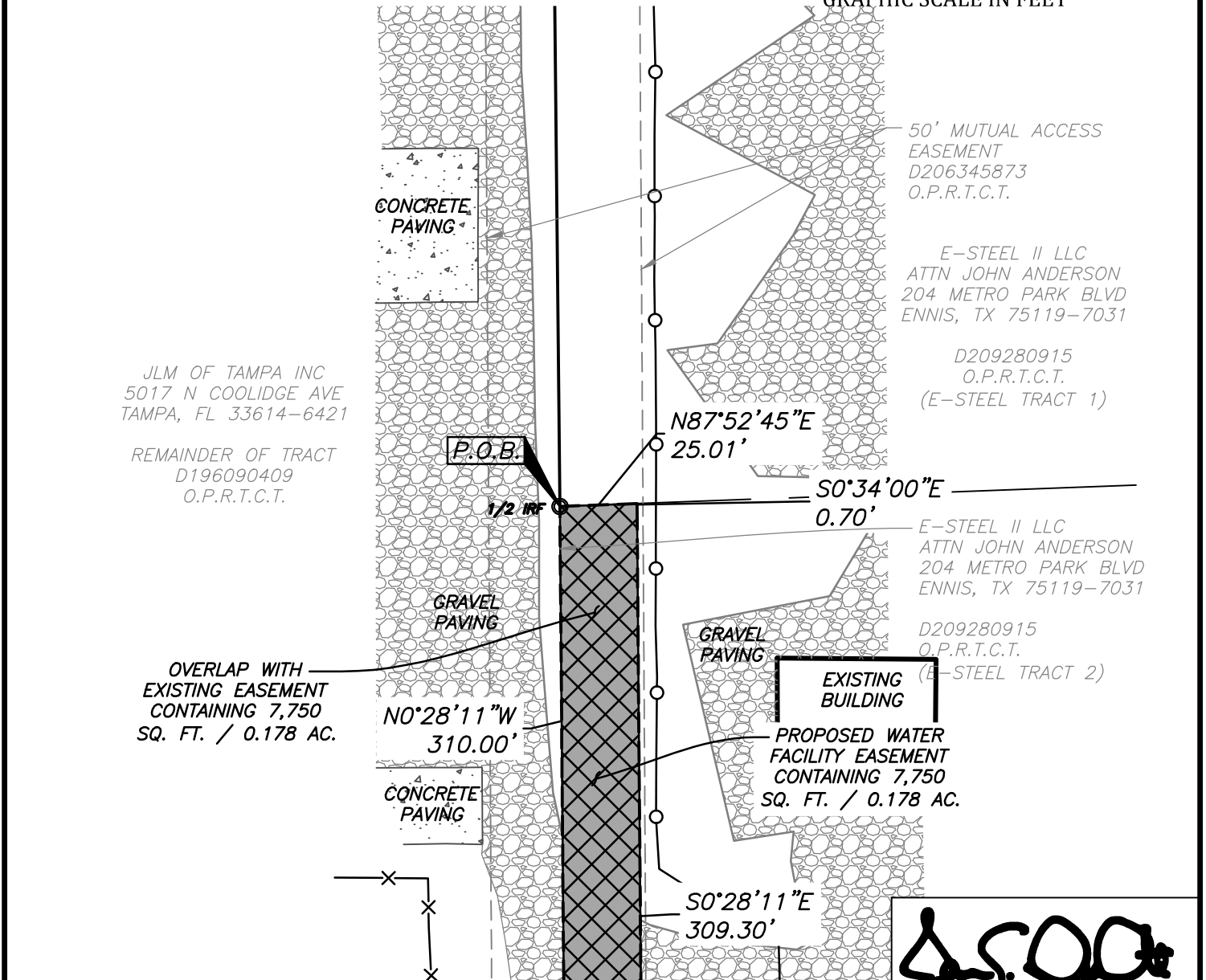
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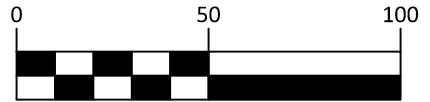
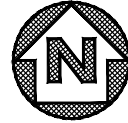
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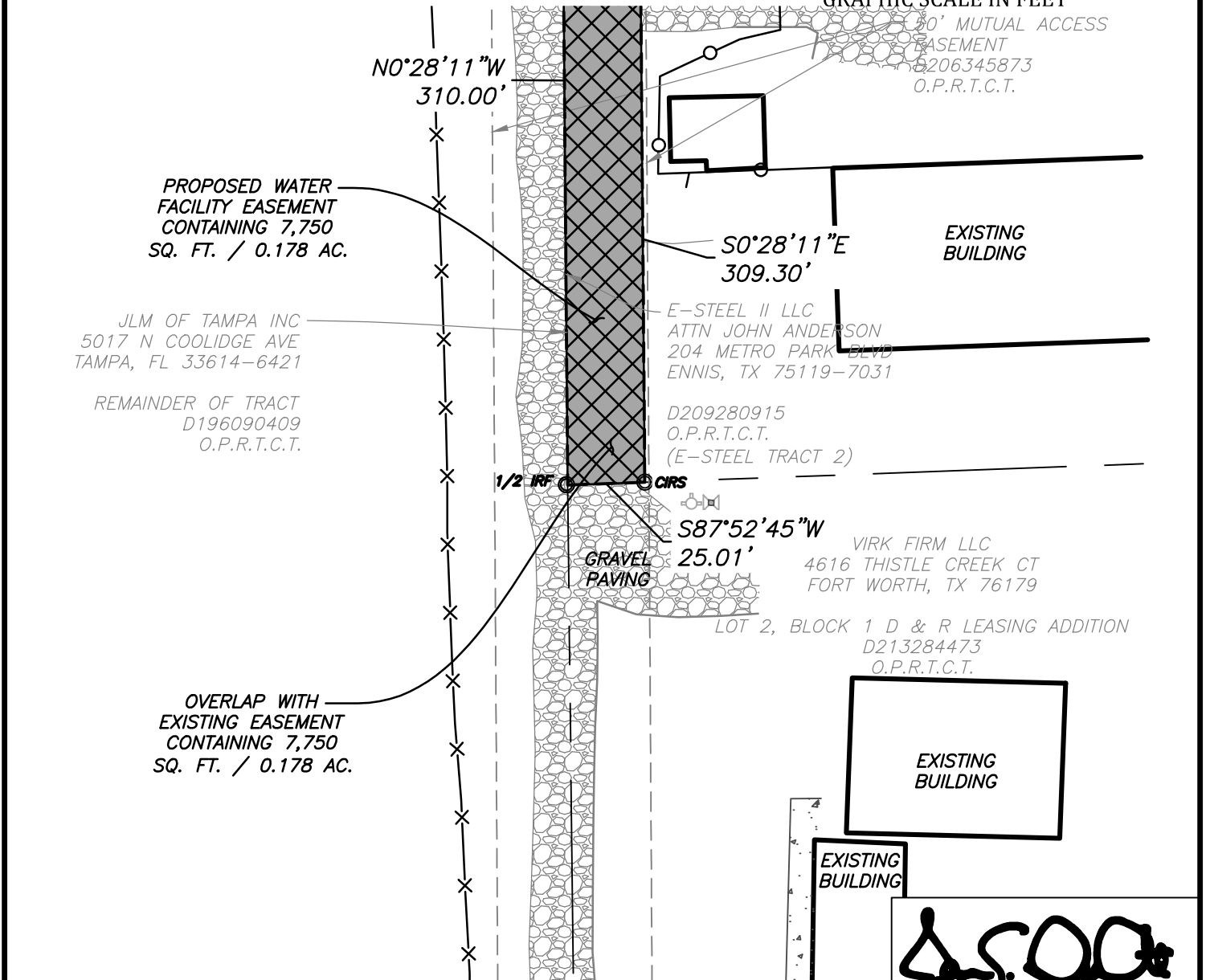
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EXHIBIT B

PAGE 7 OF 7



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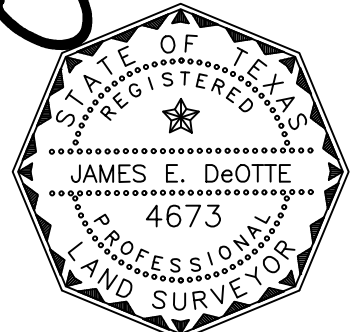
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