

**EXHIBIT A
TANK SITE TRACT**

Being a tract of land in the HT&B RR CO Survey, Abstract No. 648, the M. B. Higbee and V. O. Hildreth Survey, Abstract No. 2721, in Parker County, Texas, being a part of those tracts of land described in Special Warranty Deed to Walsh Ranches Limited Partnership as recorded in Volume 1699, Page 1765 in the Deed Records of Parker County, Texas, and being more particularly described as follows:

COMMENCING at a found Axle for the southwest corner of said Walsh Tract and being called to be on the north right-of-way line of the Texas and Pacific Railway Company;

THENCE North 00 degrees 13 minutes 49 seconds West, with the common line between said Walsh tract and that tract of land described in Deed Without Warranty to Boswell Interests, Ltd. As recorded in Volume 1976, Page 331 in the Official Public Records of Parker County, Texas (O.P.R.P.C.T.), a distance of 3,668.72 feet to a point for corner;

THENCE North 90 degrees 00 minutes 00 seconds East, departing said common line, a distance of 213.81 feet to a 1/2-inch set iron rod with yellow plastic cap stamped "HALFF" (hereinafter referred to as "with cap") for the POINT OF BEGINNING, being on the east line of that 50 foot wide Easement 4 described as Natural Gas Pipeline Easement to Atmos Energy Corporation as recorded in Document No. 201315140 O.P.R.P.C.T. and also in Document No. D213174809 in the Official Records of Tarrant County, Texas;

THENCE North 00 degrees 06 minutes 09 seconds West, along said east line, a distance of 210.00 feet to a 1/2-inch set iron rod with cap for corner;

THENCE North 90 degrees 00 minutes 00 seconds East, departing said east line, a distance of 210.00 feet to a 1/2-inch set iron rod with cap for corner;

THENCE South 00 degrees 06 minutes 09 seconds East, a distance of 210.00 feet to a 1/2-inch set iron rod with cap for corner;

THENCE North 90 degrees 00 minutes 00 seconds West, a distance of 210.00 feet to the POINT OF BEGINNING AND CONTAINING 44,100 square feet or 1.0124 acres of land, more or less.

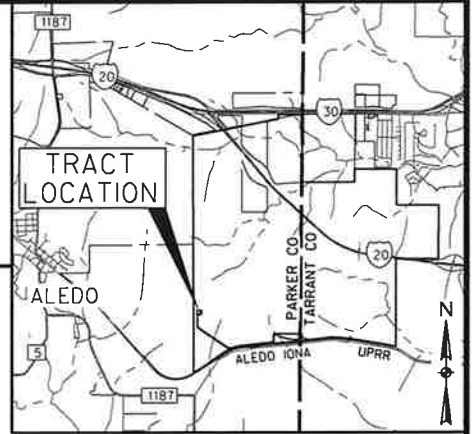
A plat accompanies this legal description.

Basis of bearing is NAD 83 (1993) Texas Coordinate System, Texas North Central Zone (4202), based upon Leica SmartNet Network system. Distances shown are surface values using a scale factor of 1.00012.

TANK SITE TRACT
44,100 SF
1.012 ACRES

POINT OF BEGINNING

M. B. HIGBEE AND
V. O. HILDRETH SURVEY
ABSTRACT NO. 2721



LOCATION MAP
N.T.S.

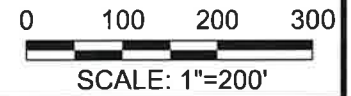
SPECIAL WARRANTY DEED
WALSH RANCHES LIMITED PARTNERSHIP
VOL. 1699, PG. 1765
D.R.P.C.T.

METES AND BOUNDS TAKEN FROM

DEED
FLEMING OIL COMPANY
A REMAINDER OF A CALLED 3804.9 ACRES
VOL. 304, PG. 232
D.R.P.C.T.

BEARING/DISTANCE
TABLE

1	N90° 00' 00"E 213.81'
2	N00° 06' 09"W 210.00'
3	N90° 00' 00"E 210.00'
4	S00° 06' 09"E 210.00'
5	N90° 00' 00"W 210.00'



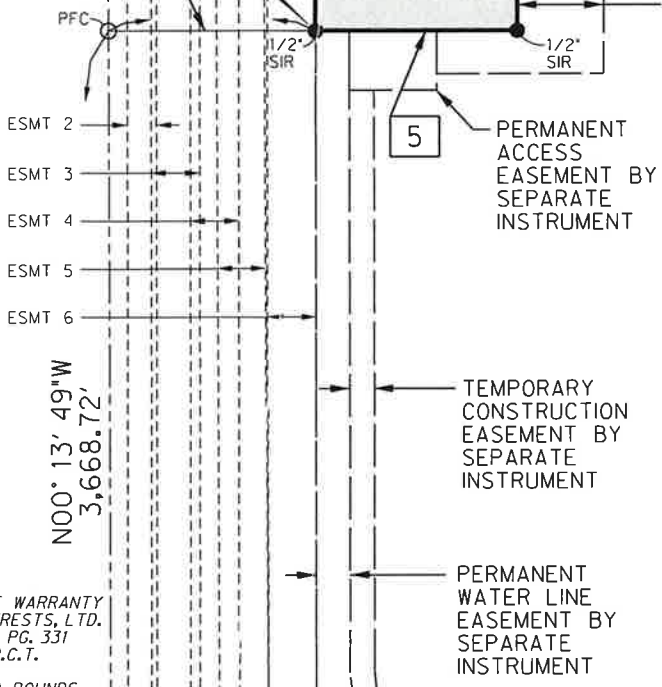
HT&B RR CO SURVEY
ABSTRACT NO. 648

NOTE:
SEE SHEET 3 OF 3 FOR PARENT TRACT
AND LIST OF EXISTING EASEMENTS.

DEED WITHOUT WARRANTY
BOSWELL INTERESTS, LTD.
VOL. 1976, PG. 331
O.P.R.P.C.T.

METES AND BOUNDS
TAKEN FROM

SPECIAL WARRANTY DEED
PATRICIA DEAN BOSWELL
PARCEL 6,
1001-325/1000 ACRES
VOL. 1441, PG. 400
D.R.P.C.T.



N00° 13' 49"W
3,668.72'

POINT OF COMMENCING

A LEGAL DESCRIPTION
ACCOMPANIES THIS EXHIBIT



EXHIBIT B
BOUNDARY SURVEY
1.012 ACRE
TANK SITE TRACT
SITUATED IN THE
HT&B RR CO SURVEY, ABSTRACT No. 648
M.B. HIGBEE and V.O. HILDRETH SURVEY,
ABSTRACT No. 2721
IN
PARKER COUNTY TEXAS

LEGEND

	TRACT BOUNDARY
	EXISTING PROPERTY LINE
	ABSTRACT LINE
	PROPOSED EASEMENT
	EXISTING EASEMENT
(CM)	CONTROL MONUMENT
FIR ●	FOUND IRON ROD (UNLESS NOTED OTHERWISE)
1/2" SIR ●	1/2" SET IRON ROD WITH YELLOW PLASTIC CAP STAMPED 'HALFF'
PFC ○	POINT FOR A CORNER
D.R.P.C.T.	DEED RECORDS OF PARKER COUNTY TEXAS
O.P.R.P.C.T.	OFFICIAL PUBLIC RECORDS OF PARKER COUNTY TEXAS



Basis of Bearing is (NAD 83) (1993) Texas Coordinate System, Texas North Central Zone (4202), based upon Leica SmartNet Network system. Distances shown are surface values, using a scale factor of 1.00012.



DGN: V101-BS-43439.dgn

AVO: 43439.001

DATE: OCTOBER 27, 2021

PAGE NO.: 2 OF 3

I, Douglas A. Calhoun, Registered Professional Land Surveyor, do hereby certify that this parcel was prepared from a survey made on the ground under my supervision and direction.

C:\IRC5740\MON\F5\FW_CR.pdf
Sheet
10/27/2021 7:35:22 AM
HALFF
143000a\43439\001\CADD\Sheet\FW\Legal_Exhibits\101-BS-43439.dgn

ESMT 1 MEMORANDUM OF NATURAL GAS, GAS LIFT, AND PRODUCED WATER PIPELINE EASEMENT BARNETT GATHERING, LP 50' PIPELINE EASEMENT EXHIBIT 0 DOC. NO. D212068611 O.P.R.T.C.T. AND VOL. 2902, PG. 1589 D.R.P.C.T	ESMT 2 MEMORANDUM OF NATURAL GAS PIPELINE EASEMENT SOUTHWESTERN GAS PIPELINE, INC. 30' EASEMENT VOL. 2069, PG. 1577 O.P.R.P.C.T.	ESMT 3 MEMORANDUM OF NATURAL GAS LIQUIDS PIPELINE EASEMENT CROSSTEX NGL PIPELINE L.P. 50' PIPELINE EASEMENT, EXHIBIT D VOL. 2669, PG. 1735 O.R.P.C.T.
ESMT 4 MEMORANDUM OF NATURAL GAS, GAS LIFT, AND PRODUCED WATER PIPELINE EASEMENT BARNETT GATHERING, LP 50' PIPELINE EASEMENT EXHIBIT 1 DOC. NO. D212068611 O.P.R.T.C.T. AND VOL. 2902, PG. 1589 D.R.P.C.T	ESMT 5 RECORDING MEMORANDUM OF EASEMENT AGREEMENT TEXAS EXPRESS PIPELINE LLC 50' PERMANENT EASEMENT DOC. NO. 201300618 O.P.R.P.C.T.	ESMT 6 NATURAL GAS PIPELINE EASEMENT ATMOS ENERGY CORPORATION 50' WIDE EASEMENT 4 DOC. NO. 201315140 O.P.R.P.C.T. AND DOC. NO. D213174809 O.R.T.C.T.



A LEGAL DESCRIPTION
ACCOMPANIES THIS EXHIBIT

EXHIBIT B
BOUNDARY SURVEY
1.012 ACRE
TANK SITE TRACT
SITUATED IN THE
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IN
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DGN: V102-BS-43439.dgn
AVO: 43439.001
DATE: OCTOBER 25, 2021
PAGE NO.: 3 OF 3

I, Douglas A. Calhoun, Registered Professional Land Surveyor, do hereby certify that this parcel was prepared from a survey made on the ground under my supervision and direction.

C:\IRC5740 MON FS FW CR.plt
Sheet
10/27/2021 7:33:17 AM
HALFF
I:\43000\43439\001\CADD\Sheets\Final\Legal Exhibits\102-BS-43439.dgn