

**EXHIBIT A**

**Temporary Construction Easement**

37,427 Square Feet or 0.859 Acres

MEP & PRR Co Survey,

Section 19, Abst. No. 1138

City of Fort Worth, Tarrant County, Texas

**BEING** a tract of land situated within the M.E.P. & P.R.R. Co Survey, Section 19, Abstract Number 1138, City of Fort Worth, Tarrant County, Texas, and being a portion of a tract of land as described by deed to Wesley A. Cleveland III as recorded in Document Number D216280650, Deed Records, Tarrant County, Texas (DRTCT), and being more particularly described by metes and bounds as follows: (Bearings referenced to North American Datum of 1983(2011) epoch 2010.00 - Texas Coordinate System of 1983, North Central Zone using the AllTerra RTKNet Cooperative Network. Distances shown are U.S. Survey feet in surface values)

**COMMENCING** at a found 5/8-inch iron rod having a Texas State Plane (NAD83), Texas North Central Zone (4202) Grid coordinate of Northing: 7,027,444.69, Easting: 2,297,644.52 for the northeast corner of the said Cleveland tract, same being the northwest corner of a tract of land as described by deed to JAK & Associates, Inc. as recorded in Document Number D222002581, DRTCT, and being in the south line of a tract of land as described as Tract Three to Barbara Shelton, Trustee of the Tom Shelton Marital Trust, E.I.N. 755-6570617 as recorded in Document Numbers D201240323, D202038279, D202038271, and D202038273, DRTCT;

**THENCE** South 89°22'06" West, with the common line between the said Cleveland tract and the said Shelton tract, a distance of 25.00 feet to the **POINT OF COMMENCING** of the hereon described tract;

**THENCE** departing the said common line and over and across the said Cleveland tract the following courses and distances:

South 00°27'12" East, a distance of 823.02 feet to a point;

South 44°32'38" West, a distance of 12.64 feet to a point from which a found 5/8-inch capped iron rod marked "BROOKES BAKER SURVEYORS" for the southwest corner of the aforesaid JAK & Associates tract, same being the northwest corner of a tract of land as described by deed to C.L. Industries South Central, Inc. bears South 19°01'59" East, a distance of 106.51 feet;

South 00°27'22" East, a distance of 671.30 feet to a point;

South 44°30'39" West, a distance of 47.06 feet to a point;

South 00°25'18" East, a distance of 58.11 feet to a point;

South 45°29'21" East, a distance of 47.06 feet to a point;

South 00°27'22" East, a distance of 212.33 feet to a point having a Texas State Plane (NAD83), Texas North Central Zone (4202) Grid coordinate of Northing: 7,025,604.47, Easting: 2,297,625.19 in the apparent north right-of-way line of Peden Road (no dedication found);

**THENCE** South 89°31'33" West, with the said apparent north right-of-way line, a distance of 20.00 feet to a point;

**THENCE** departing the said apparent north right-of-way line and over and across the said Cleveland tract the following courses and distances:

North 00°27'22" West, a distance of 204.05 feet to a point;

North 45°29'21" West, a distance of 46.96 feet to a point;

North 00°29'21" West, a distance of 74.75 feet to a point;

North 44°30'39" East, a distance of 47.07 feet to a point;

North 00°27'22" West, a distance of 671.31 feet to a point;

North 44°32'38" East, a distance of 12.64 feet to a point;

North 00°27'12" West, a distance of 814.67 feet to a point in the common line between the said Cleveland tract and the aforementioned Shelton tract;

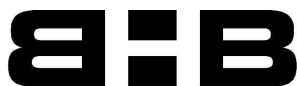
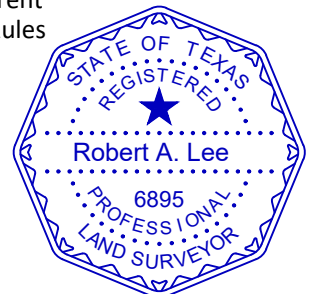
**THENCE** North 89°22'06" East, with the said common line, a distance of 20.00 feet to the **POINT OF BEGINNING** and containing 37,427 square feet or 0.859 acres of land more or less.

SURVEYOR'S CERTIFICATION

I, Robert A. Lee, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby declare that this survey is true and correct and was prepared from an actual survey made under my supervision on the ground. Further, this survey conforms to the general rules of procedures and practices of the most current Texas Engineering and Land Surveying Practice Acts and Rules Concerning Practice and Licensure.



Robert A. Lee  
State of Texas Registered Professional Land Surveyor  
RPLS No. 6895  
Date: March 28, 2025



**BAIRD, HAMPTON & BROWN**

engineering and surveying

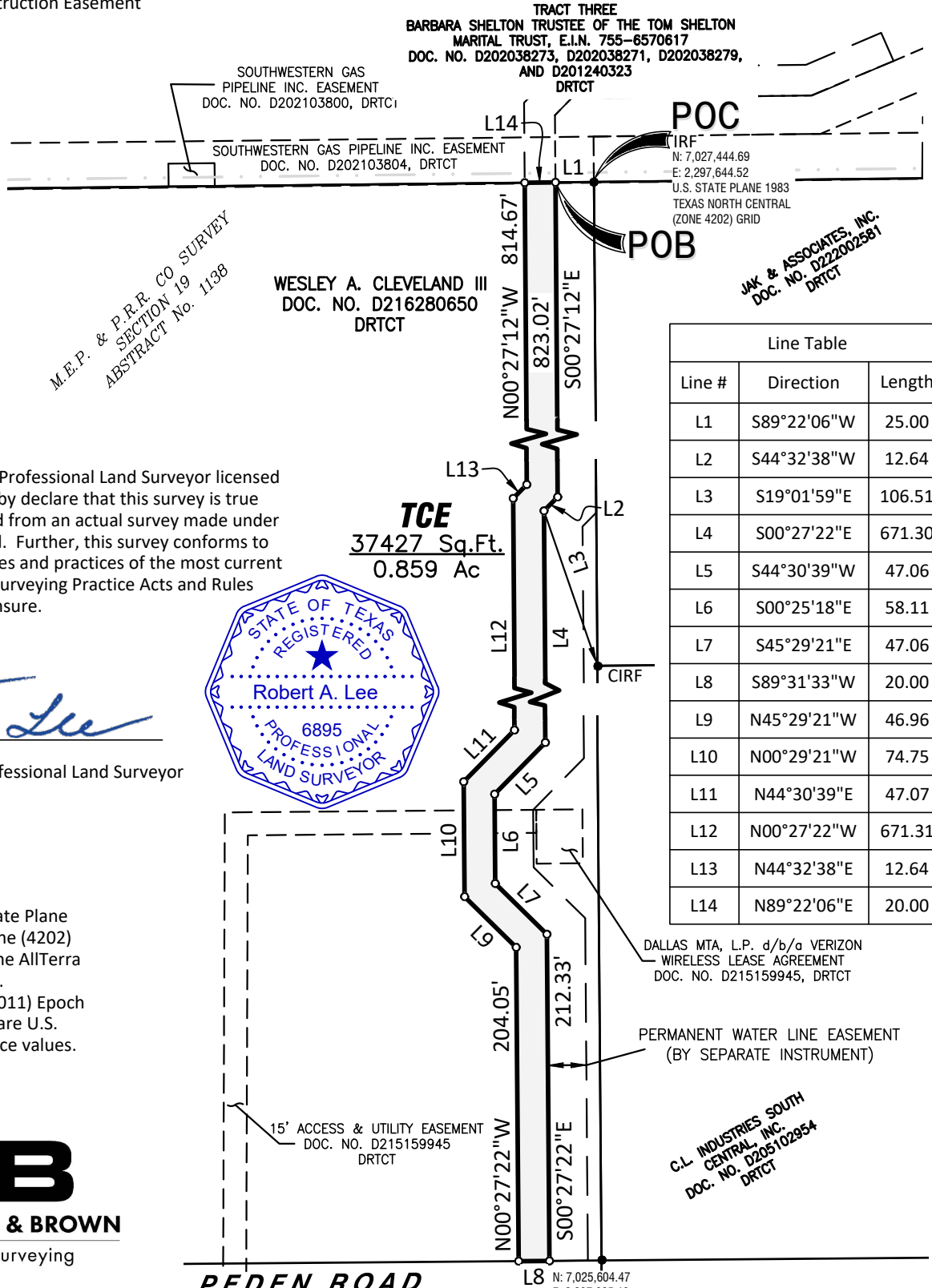
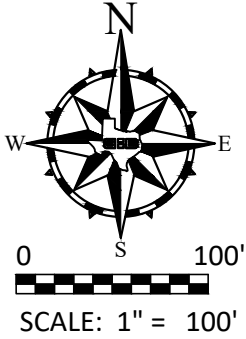
3801 William D. Tate Ave, Ste 500 Grapevine, TX 76051  
rlee@bhinc.com • 817.251.8550 • bhinc.com  
TBPE Firm #44 • TBPLS FIRM #10011302

# EXHIBIT B

## Temporary Construction Easement 37,427 Square Feet or 0.859 Acres MEP & PRR Co Survey, Section 19, Abst. No. 1138 City of Fort Worth, Tarrant County, Texas

### LEGEND

- CIRF.....5/8" Capped Iron Rod Marked  
"BROOKES BAKER SURVEYORS" Found
- IRF.....5/8" Iron Rod Found
- DRDCT.....Deed Records, Denton County,  
Texas
- POB.....Point of Beginning
- TCE.....Temporary Construction Easement



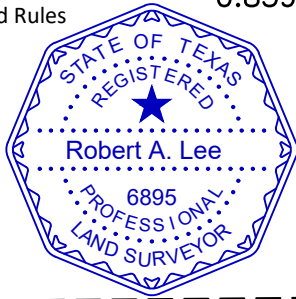
Line Table		
Line #	Direction	Length
L1	S89°22'06"W	25.00
L2	S44°32'38"W	12.64
L3	S19°01'59"E	106.51
L4	S00°27'22"E	671.30
L5	S44°30'39"W	47.06
L6	S00°25'18"E	58.11
L7	S45°29'21"E	47.06
L8	S89°31'33"W	20.00
L9	N45°29'21"W	46.96
L10	N00°29'21"W	74.75
L11	N44°30'39"E	47.07
L12	N00°27'22"W	671.31
L13	N44°32'38"E	12.64
L14	N89°22'06"E	20.00

### SURVEYOR'S CERTIFICATION

I, Robert A. Lee, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby declare that this survey is true and correct and was prepared from an actual survey made under my supervision on the ground. Further, this survey conforms to the general rules of procedures and practices of the most current Texas Engineering and Land Surveying Practice Acts and Rules Concerning Practice and Licensure.

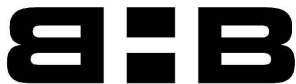
*Robert A. Lee*

Robert A. Lee  
State of Texas Registered Professional Land Surveyor  
RPLS No. 6895  
Date: March 28, 2025



### NOTES

Basis of bearing being U.S. State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network.  
Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values.



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**PEDEN ROAD**

N: 7,025,604.47  
E: 2,297,625.19  
U.S. STATE PLANE 1983  
TEXAS NORTH CENTRAL  
(ZONE 4202) GRID