

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 conveyed to KLLB AIV LLC by Instrument Number D222052099 Official Public Records of Tarrant County Texas (O.P.R.T.C.T.), and being more particularly described as follows:

COMMENCING at a capped iron rod with red cap stamped "KHA" found for the northeast 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, said point also being a southeast corner of said KLLB AIV LLC tract 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 southeast corner of JLM Tract 1 and for the northeast corner of a tract conveyed to E-STEEL II LLC by 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) bears S 27°14'34" E, a distance of 235.45 feet;

THENCE S 89°39'53" W, along the south line of said KLLB AIV LLC tract and the north line of JLM Tract 1, a distance of 193.53 feet to a 5/8" iron rod set with plastic cap stamped "DEOTTE RPLS 4673" for the POINT OF BEGINNING;

THENCE S 89°39'53" W, along the south line of said KLLB AIV LLC tract and the north line of JLM Tract 1, a distance of 25.00 feet to a 5/8" iron rod set with plastic cap stamped "DEOTTE RPLS 4673";

THENCE N 00°20'07" W, departing the south line of said KLLB AIV LLC tract and the north line of JLM Tract 1, a distance of 39.70 feet to a 5/8" iron rod set with plastic cap stamped "DEOTTE RPLS 4673" in the north line of said KLLB AIV LLC tract and in the south line of a tract conveyed to ONCOR ELECTRIC DELIVER COMPANY LLC by Instrument Number D153016284 (O.P.R.T.C.T.);

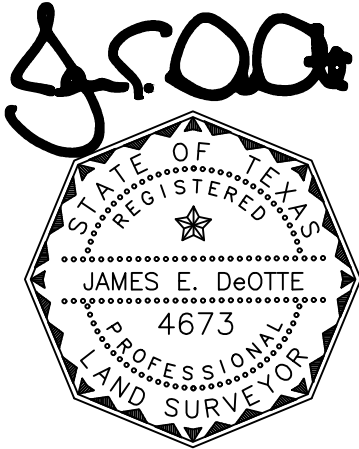
THENCE N 89°40'38" E, along the north line of KLLB AIV LLC tract and the south line of said Oncor Tract, a distance of 25.00 feet to a 5/8" iron rod set with plastic cap stamped "DEOTTE RPLS 4673";

THENCE S 00°20'07" E, departing the north line of said KLLB AIV LLC tract and the south line of said Oncor Tract, a distance of 39.69 feet to the POINT OF BEGINNING and containing 993 square feet or 0.023 acres more or less.

<i>REVISION#</i>	<i>DESCRIPTION</i>	<i>DATE</i>
1	UPDATED OWNERSHIP	06/14/2022

**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.



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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

<i>REVISION#</i>	<i>DESCRIPTION</i>	<i>DATE</i>
1	UPDATED OWNERSHIP	06/14/2022

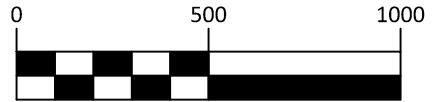
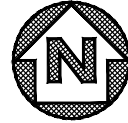


**LEGEND:**

- PROPERTY BOUNDARY —————
- EX. EASEMENT - - - - -
- PROP. EASEMENT ▬▬▬▬▬▬
- IRON ROD FOUND CIRF
- 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**

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GRAPHIC SCALE IN FEET

ONCOR ELECTRIC DELIVERY CO LLC  
PO BOX 139100  
DALLAS, TX 75313

D153016284 TRACT 6  
O.P.R.T.C.T.

KLLB AIV LLC  
C/O KENNEDY LEWIS  
INVESTMENT  
MANAGEMENT LLC  
111 W 33RD ST  
SUITE 1910  
NEW YORK, NY 10120  
D222052099  
O.P.R.T.C.T.

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)

P.O.B.

C.M.

CIRF KHA RED

P.O.C.

CIRF KHA RED

C.M.

BUSINESS HWY 287 N

REVISION#	DESCRIPTION	DATE
1	UPDATED OWNERSHIP	06/14/2022



**City of Fort Worth**

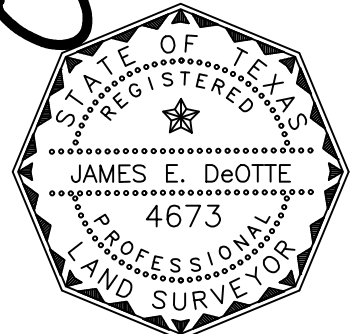
200 TEXAS STREET  
FORT WORTH, TX. 76102

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

AS RECORDED IN  
D222052099

OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY TEXAS

*J. E. DeOtte*



Date: 6/14/2022

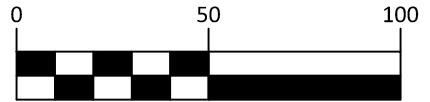
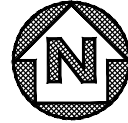
PROJECT: NORTHSIDE IV WATERLINE	CITY PROJECT No. 102687
PROPOSED WATER FACILITY EASEMENT	PARCEL NO. 07 PWFE
LAND ACQUISITION AREA: 993 SQ FT OR 0.023 AC	
JDEI JOB No. 202100700	DRAWN BY: CBC
	PAGE 4 OF 5

**LEGEND:**

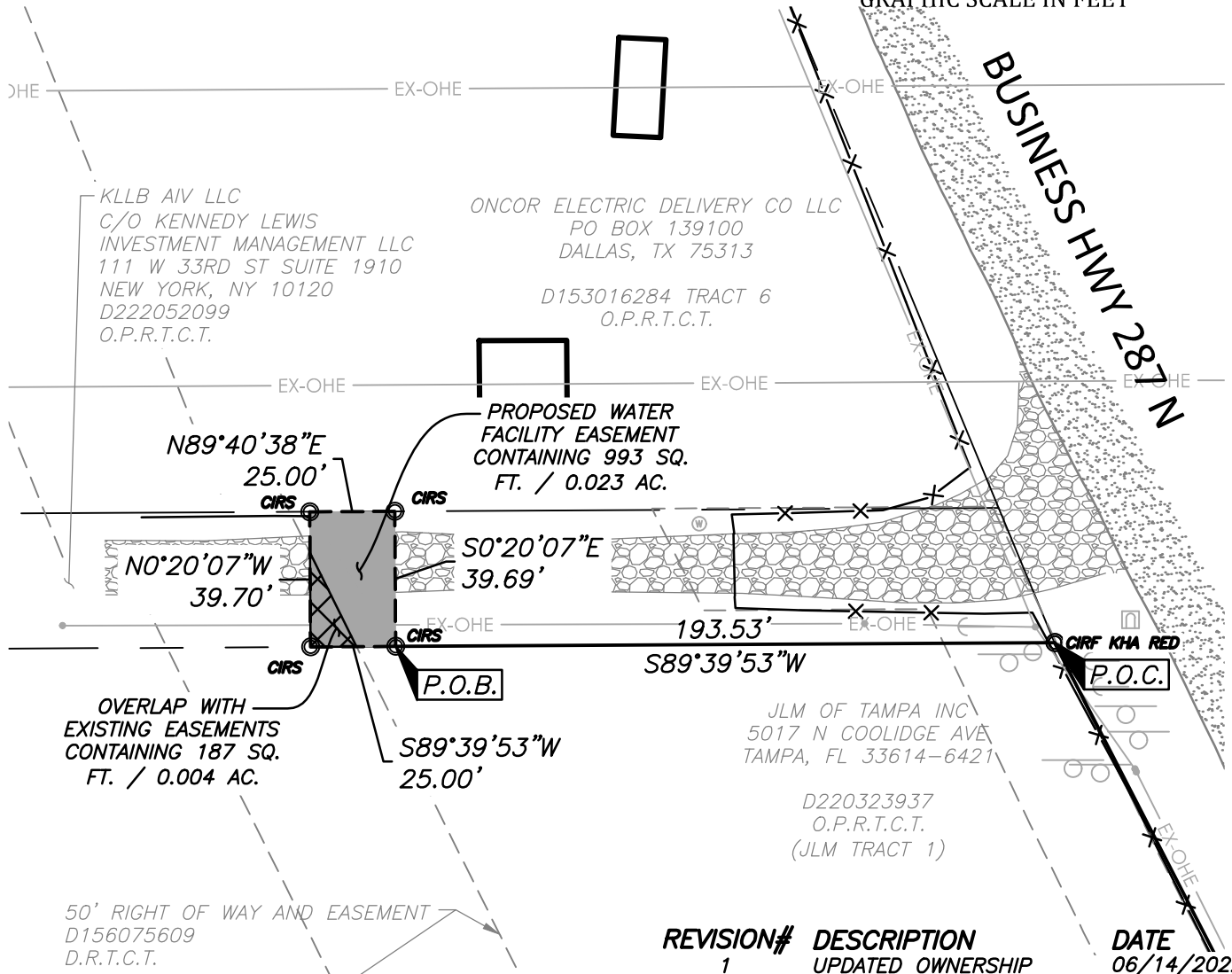
PROPERTY BOUNDARY	
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5/8" IRON ROD SET WITH PLASTIC CAP STAMPED "DEOTTE RPLS 4673"	CIRS
OFFICIAL PUBLIC RECORDS TARRANT COUNTY TEXAS	O.P.R.T.C.T.

**EXHIBIT B**

PAGE 5 OF 5



GRAPHIC SCALE IN FEET



REVISION#	DESCRIPTION	DATE
1	UPDATED OWNERSHIP	06/14/2022



**City of Fort Worth**

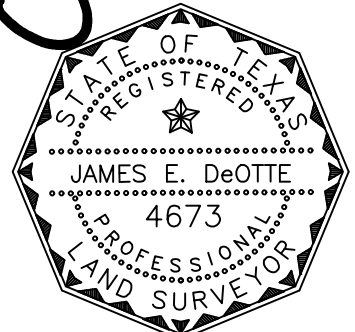
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