

EXHIBIT A
LEGAL DESCRIPTION
TEMPORARY CONSTRUCTION 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 of land conveyed to JLM OF TAMPA INC, as described in Instrument Number D196090409 of the Official Public Records of Tarrant County, Texas (O.P.R.T.C.T.), hereinafter referred to as JLM Tract 2, 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 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) 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 southwest corner of JLM 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 607.87 feet to a 1/2" iron rod with yellow plastic cap stamped "BRITAIN AND CRAWFORD" for the POINT OF BEGINNING in the south line of JLM Tract 1 and for a northeast corner of JLM Tract 2, and for the northwest corner of E-Steel Tract 2;

THENCE S 00°34'00" E, departing the south line of JLM Tract 1 and along the west line of E-Steel Tract 2 and an east line of JLM Tract 2, a distance of 379.28 feet to a 1/2" iron rod found in the east line of JLM Tract 2 and for a southwest corner of E-Steel Tract 2, and for the northwest 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 1;

THENCE S 00°28'11" E, along the west line of E-Steel Tract 1 and an east line of JLM Tract 2, a distance of 310.00 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 1, and for the northwest corner of Lot 2, Block 1 D & R Leasing Addition as described in Instrument Number D213284473 (O.P.R.T.C.T.);

THENCE S 00°38'59" E, along the west line of Lot 2, Block 1 D & R Leasing Addition and an east line of JLM Tract 2, a distance of 254.02 feet to a 5/8" iron rod set with plastic cap stamped "DEOTTE RPLS 4673" for a southwest corner of JLM Tract 2 and a southwesterly corner of Lot 2, Block 1 D & R Leasing Addition and being in the north line of a tract conveyed to JLM OF TAMPA INC by Instrument Number D196009135 (O.P.R.T.C.T.), hereinafter referred to as JLM Tract 3;

THENCE S 85°01'25" W, departing the west line of Lot 2, Block 1 D & R Leasing Addition and along a south line of JLM Tract 2 and the north line of JLM Tract 3, a distance of 20.06 feet to a point in the north line of JLM Tract 3;

THENCE N 00°38'59" W, departing the north line of JLM Tract 3, a distance of 255.56 feet to a point;

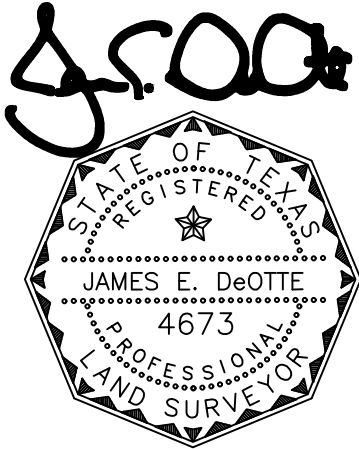
THENCE N 00°28'11" W, a distance of 310.01 feet to a point;

THENCE N 00°34'00" W, a distance of 379.26 feet to a point in the south line of JLM Tract 1 and the north line of JLM Tract 2;

THENCE N 89°26'40" E, along the south line of JLM Tract 1 and the north line of JLM Tract 2, a distance of 20.00 feet to the POINT OF BEGINNING and containing 18,882 square feet or 0.433 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.



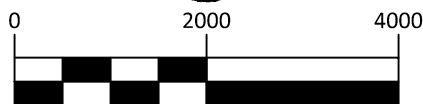
James E. DeOtte
Registered Professional Land Surveyor
No. 4673

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

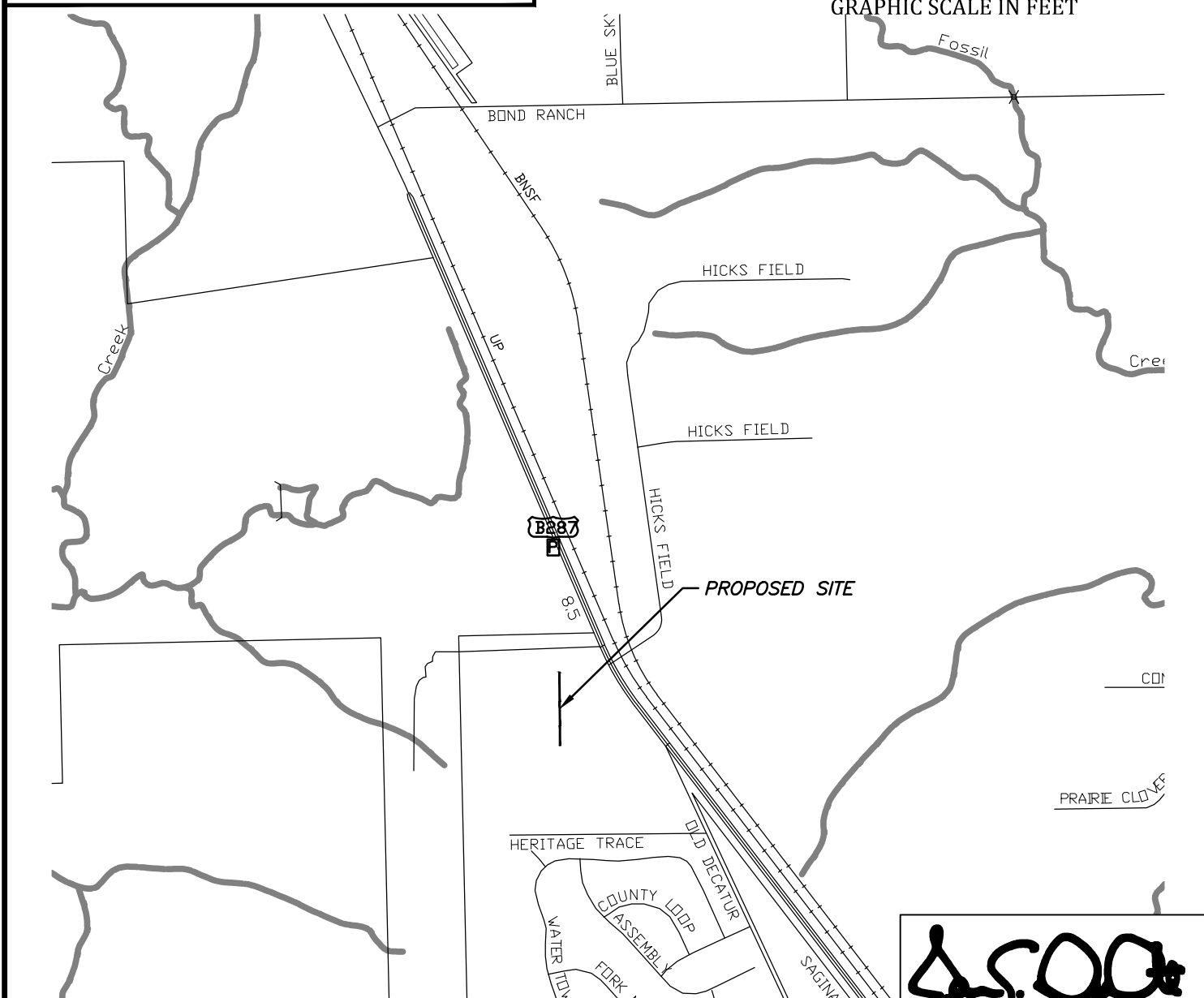
LEGEND:

- 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 9



GRAPHIC SCALE IN FEET



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
D196090409
OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY TEXAS

J.E. DeOtte

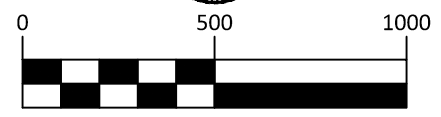
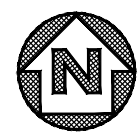
PROJECT: NORTHSIDE IV WATERLINE	CITY PROJECT No. 102687
PROPOSED TEMPORARY CONSTRUCTION EASEMENT	PARCEL NO. 03 TCE
LAND ACQUISITION AREA: 18,882 SQ FT OR 0.433 AC	
JDEI JOB No. 202100700	DRAWN BY: CBC
	PAGE 4 OF 9

Date: 5/27/2022

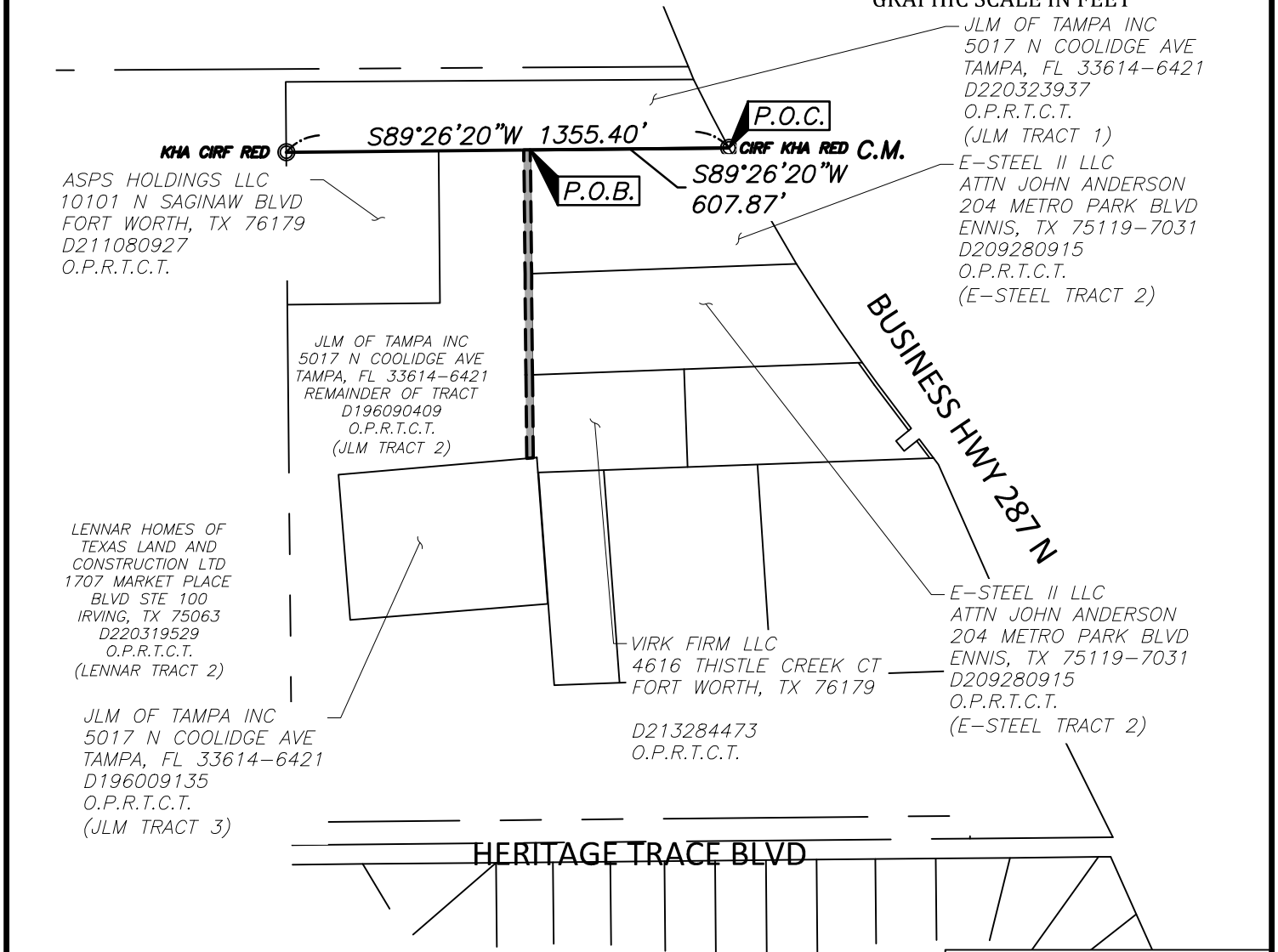
LEGEND:

- 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

EXHIBIT B
PAGE 5 OF 9



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)

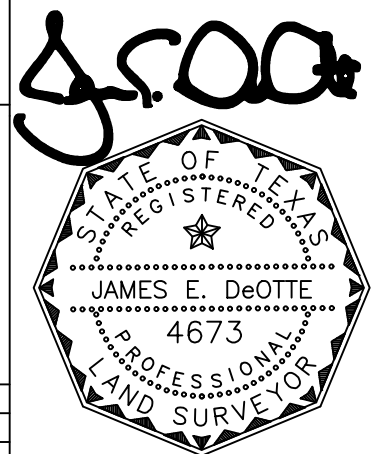
JLM OF TAMPA INC
5017 N COOLIDGE AVE
TAMPA, FL 33614-6421
D196009135
O.P.R.T.C.T.
(JLM TRACT 3)

VIRK FIRM LLC
4616 THISTLE CREEK CT
FORT WORTH, TX 76179
D213284473
O.P.R.T.C.T.

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)



EXHIBIT A SHOWING A
PARCEL OF PROPERTY
SITUATED IN THE
BENJAMIN THOMAS SURVEY
TARRANT COUNTY, TEXAS
AS RECORDED IN
D196090409
OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY TEXAS



PROJECT: NORTHSIDE IV WATERLINE	CITY PROJECT No. 102687
PROPOSED TEMPORARY CONSTRUCTION EASEMENT	PARCEL NO. 03 TCE
LAND ACQUISITION AREA: 18,882 SQ FT OR 0.433 AC	
JDEI JOB No. 202100700	DRAWN BY: CBC
	PAGE 5 OF 9

Date: 5/27/2022

LEGEND:






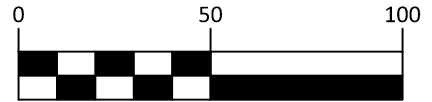
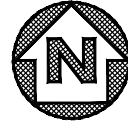
PROPERTY BOUNDARY	
EX. EASEMENT	
PROP. EASEMENT	
IRON ROD FOUND	
5/8" IRON ROD SET WITH PLASTIC CAP STAMPED "DEOTTE RPLS 4673"	
OFFICIAL PUBLIC RECORDS	O.P.R.T.C.T.
TARRANT COUNTY TEXAS	

EXHIBIT B

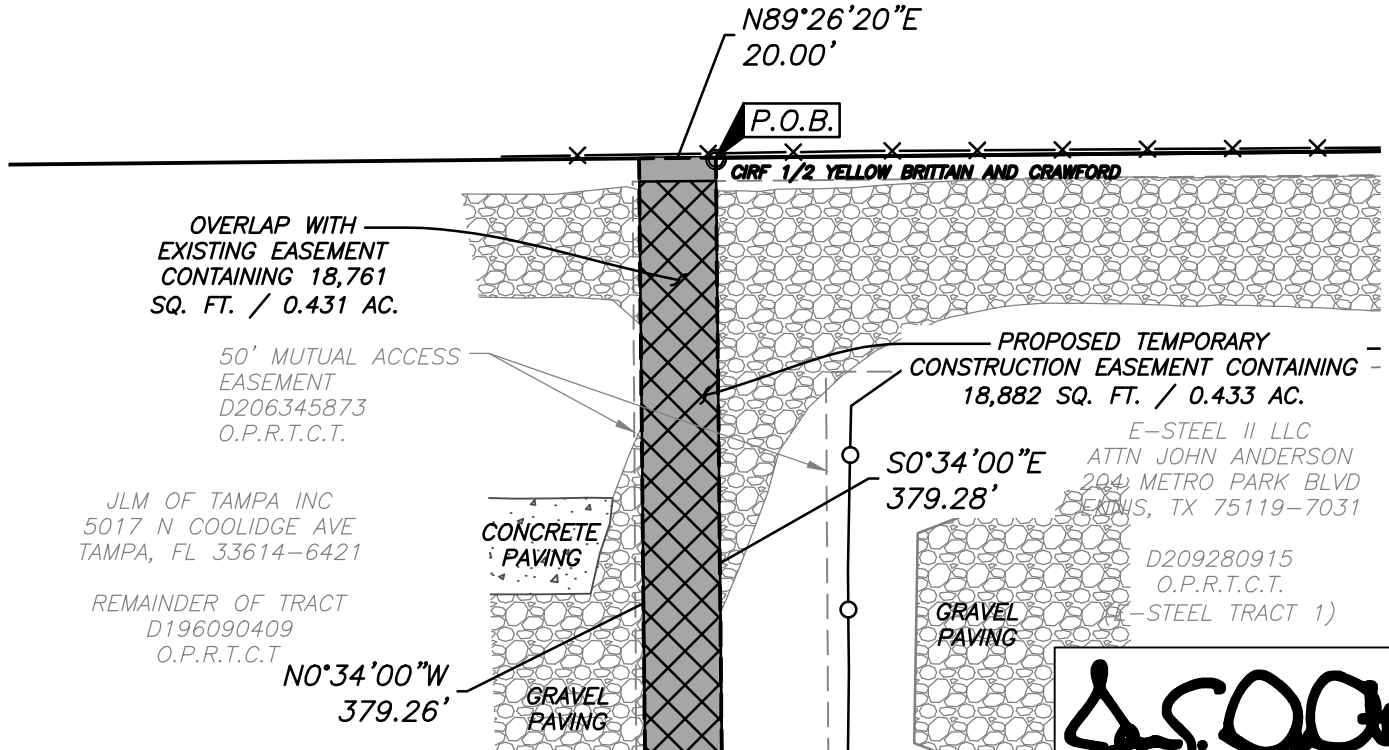
PAGE 6 OF 9



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)



JLM OF TAMPA INC
5017 N COOLIDGE AVE
TAMPA, FL 33614-6421

REMAINDER OF TRACT
D196090409
O.P.R.T.C.T.

E-STEEL II LLC
ATTN JOHN ANDERSON
204 METRO PARK BLVD
FORTH, TX 75119-7031

D209280915
O.P.R.T.C.T.
(E-STEEL TRACT 1)



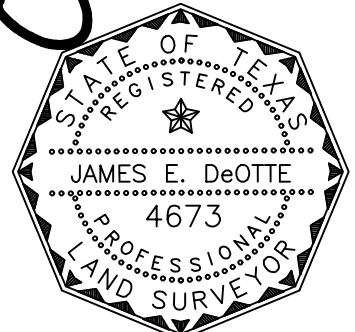
City of Fort Worth

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
D196090409
OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY TEXAS

J.E. DeOtte



Date: 5/27/2022

PROJECT: NORTHSIDE IV WATERLINE	CITY PROJECT No. 102687
PROPOSED TEMPORARY CONSTRUCTION EASEMENT	PARCEL NO. 03 TCE
LAND ACQUISITION AREA: 18,882 SQ FT OR 0.433 AC	
JDEI JOB No. 202100700	DRAWN BY: CBC
	PAGE 6 OF 9

LEGEND:






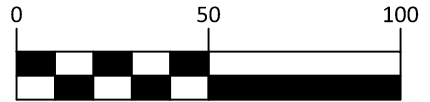
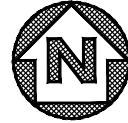
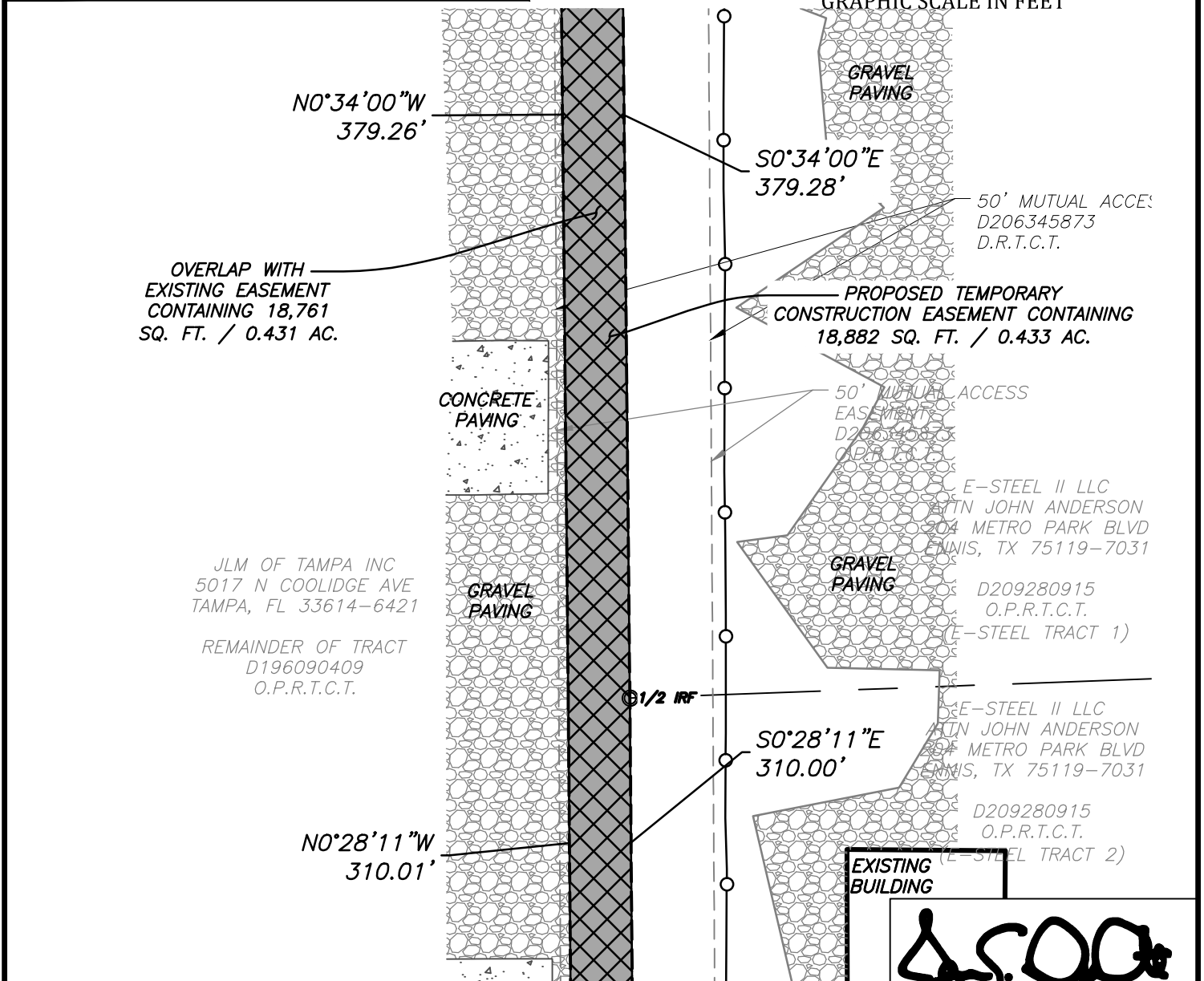
PROPERTY BOUNDARY	
EX. EASEMENT	
PROP. EASEMENT	
IRON ROD FOUND	 IRF
5/8" IRON ROD SET WITH PLASTIC CAP STAMPED "DEOTTE RPLS 4673"	 CIRS
OFFICIAL PUBLIC RECORDS TARRANT COUNTY TEXAS	O.P.R.T.C.T.

EXHIBIT B

PAGE 7 OF 9



GRAPHIC SCALE IN FEET



City of Fort Worth

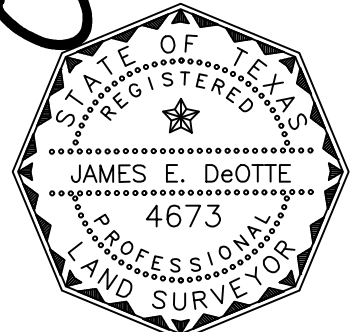
200 TEXAS STREET
FORT WORTH, TX. 76102

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

AS RECORDED IN
D196090409

OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY TEXAS

J. DeOtte



Date: 5/27/2022

PROJECT: NORTHSIDE IV WATERLINE	CITY PROJECT No. 102687
PROPOSED TEMPORARY CONSTRUCTION EASEMENT	PARCEL NO. 03 TCE
LAND ACQUISITION AREA: 18,882 SQ FT OR 0.433 AC	
JDEI JOB No. 202100700	DRAWN BY: CBC
	PAGE 7 OF 9

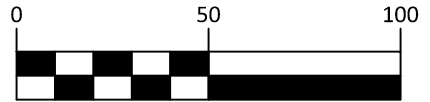
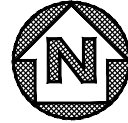
JAMES DeOTTE ENGINEERING, INC. • 2201 DOTTIE LYNN PKWY., SUITE 119 FORT WORTH, TX. 76120 • 817-446-6877
TBPE FIRM Reg. No. 8917 • TBLs Firm Reg. No. 101014-00

EXHIBIT B

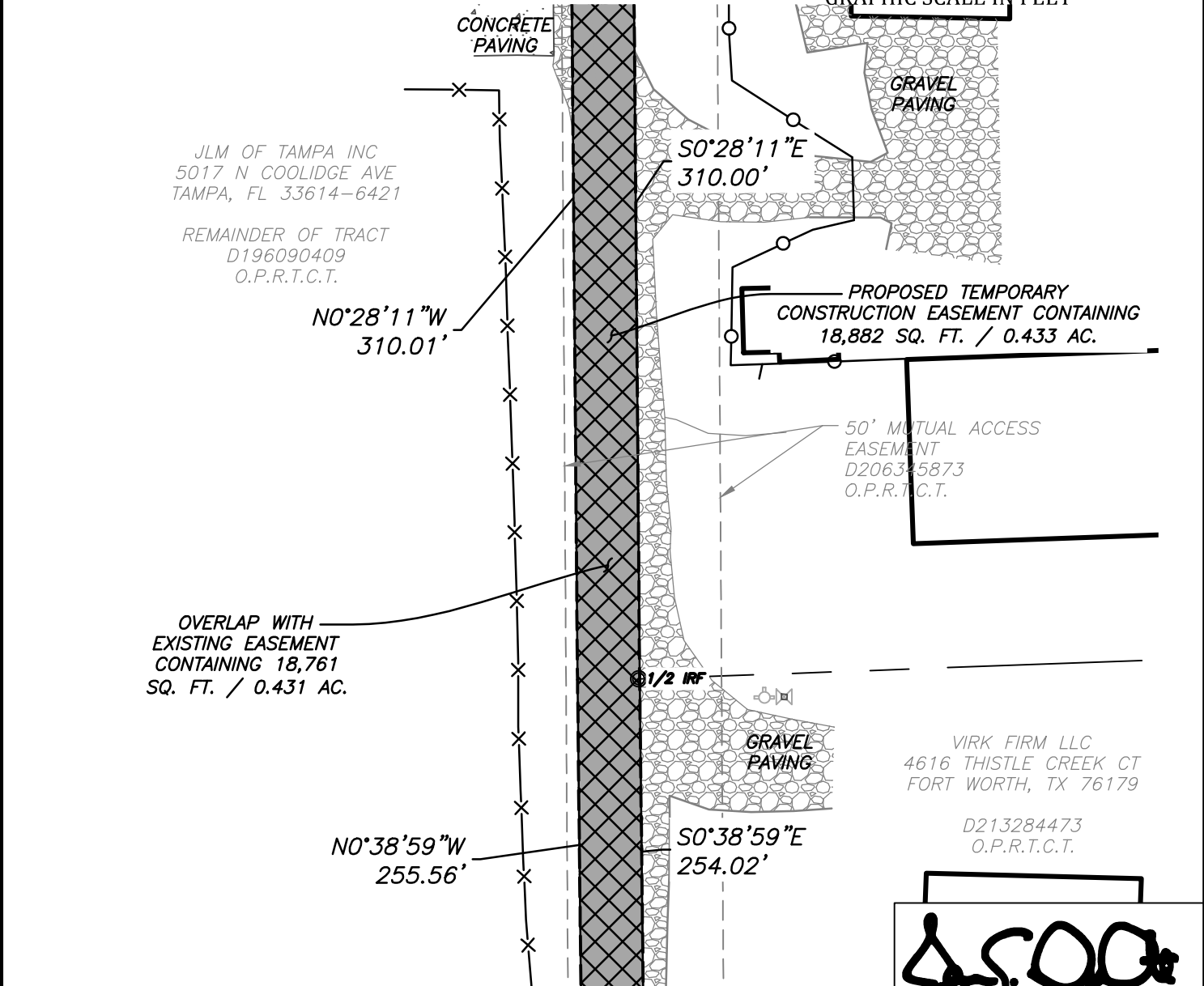
PAGE 8 OF 9

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



GRAPHIC SCALE IN FEET



VIRK FIRM LLC
4616 THISTLE CREEK CT
FORT WORTH, TX 76179

D213284473
O.P.R.T.C.T.



Date: 5/27/2022

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
D196090409
OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY TEXAS

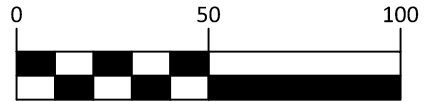
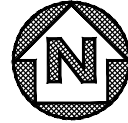
PROJECT: NORTHSIDE IV WATERLINE	CITY PROJECT No. 102687
PROPOSED TEMPORARY CONSTRUCTION EASEMENT	PARCEL NO. 03 TCE
LAND ACQUISITION AREA: 18,882 SQ FT OR 0.433 AC	
JDEI JOB No. 202100700	DRAWN BY: CBC
	PAGE 8 OF 9

EXHIBIT B

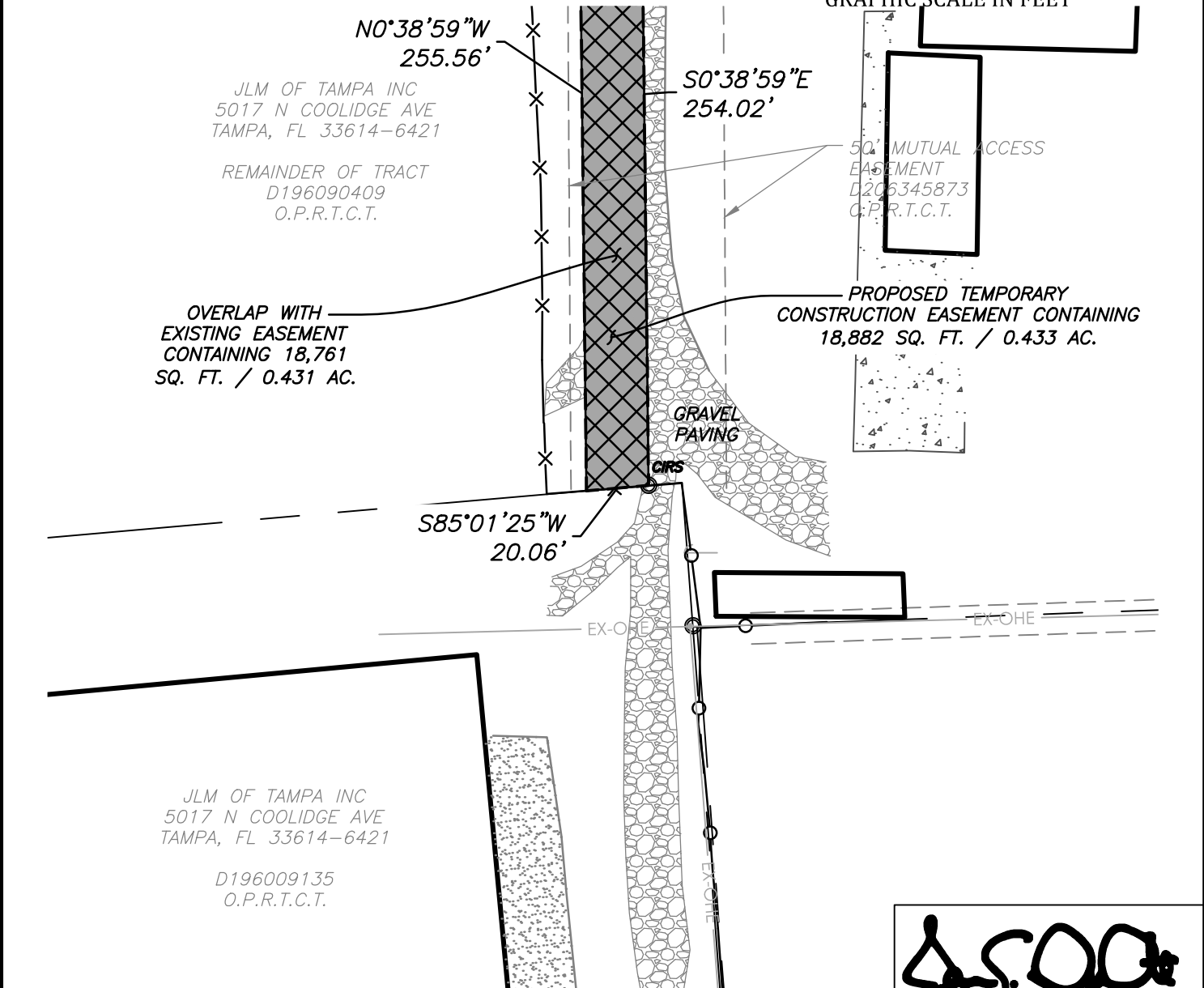
PAGE 9 OF 9

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



GRAPHIC SCALE IN FEET



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
D196090409
 OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY TEXAS

J. E. DeOtte

PROJECT: NORTHSIDE IV WATERLINE		CITY PROJECT No. 102687
PROPOSED TEMPORARY CONSTRUCTION EASEMENT		PARCEL NO. 03 TCE
LAND ACQUISITION AREA: 18,882 SQ FT OR 0.433 AC		
JDEI JOB No. 202100700	DRAWN BY: CBC	PAGE 9 OF 9

Date: 5/27/2022