

EXHIBIT A
LEGAL DESCRIPTION
PERMANENT 30' WIDTH SEWER EASEMENT

Being a portion of Tract 3, Lot 3R of Lake Arlington Industrial Park, an addition of the City of Fort Worth, Tarrant County, Texas, as described in the plat as recorded in Instrument Number D212052244 of the Plat Records, Tarrant County, Texas (P.R.T.C.T), and described in deed to 7000 Rosedale Partners LLC and recorded in Instrument Number D220132234 of the Deed Records, Tarrant County, Texas (D.R.T.C.T.) and being more particularly described as follows:

BEGINNING at an iron rod found in the south line of Rosedale Street (a variable width right of way) and in the north line of Tract 3, Lot 3R Lake Arlington Industrial Park Addition also being the at the beginning of a tangent curve to the right, whose radius is 5,650 feet and whose chord bears N 72°06'29" W, a distance of 12.49 feet, from which an iron rod found in the common line of Rosedale Street (a variable width right of way) and Tract 3, Lot 3R Lake Arlington Industrial Park Addition bears N 72°06'29" W, a distance of 196.54 feet

THENCE along said tangent curve to the right through a central angle of 00°50'16", an arc length of 82.60 feet to a 5/8" iron rod set with plastic cap stamped "DEOTTE RPLS 4673" on the common line of Rosedale Street (a variable width right of way) and Tract 3, Lot 3R Lake Arlington Industrial Park Addition.

THENCE N 88°36'24" W departing the common line of Rosedale Street (a variable width right of way) and Tract 3, Lot 3R Lake Arlington Industrial Park Addition, a distance of 105.80 feet to a 5/8" iron rod set with plastic cap stamped "DEOTTE RPLS 4673".

THENCE S 89°30'18" W, a distance of 265.69 feet to a 5/8" iron rod set with plastic cap stamped "DEOTTE RPLS 4673".

THENCE S 88°24'18" W, a distance of 467.95 feet to a 5/8" iron rod set with plastic cap stamped "DEOTTE RPLS 4673".

THENCE S 89°28'53" W, a distance of 605.31 feet to a 5/8" iron rod set with plastic cap stamped "DEOTTE RPLS 4673" said point also being in the west line of a 30' Sewer Easement as described in Instrument Number D182008660 (D.R.T.C.T.).

THENCE S 40°18'50" W along the west line of said 30' Sewer Easement,, a distance of 63.78 feet to a 5/8" iron rod set with plastic cap stamped "DEOTTE RPLS 4673".

THENCE S 01°41'03" W along the west line of said 30' Sewer Easement, a distance of 18.26 feet to a 5/8" iron rod set with plastic cap stamped "DEOTTE RPLS 4673" said point also being on the common line of Tract 3, Lot 3R Lake Arlington Industrial Park Addition and a tract conveyed to Handley Power LLC as described in Instrument Number D214194535 (D.R.T.C.T.)

THENCE S 89°54'45" W along the common line of Tract 3, Lot 3R Lake Arlington Industrial Park Addition and said Handley Power LLC tract, a distance of 30.43 feet to a 5/8" iron rod set with plastic cap stamped "DEOTTE RPLS 4673".

THENCE N 09°35'43" E departing the common line of Tract 3, Lot 3R Lake Arlington Industrial Park Addition and said Handley Power LLC tract, a distance of 3.04 feet to a 5/8" iron rod set with plastic cap stamped "DEOTTE RPLS 4673".

THENCE N 01°41'03" E, a distance of 71.85 feet to a 5/8" iron rod set with plastic cap stamped "DEOTTE RPLS 4673".

THENCE N 44°28'53" E, a distance of 30.38 feet to a 5/8" iron rod set with plastic cap stamped "DEOTTE RPLS 4673".

THENCE N 89°28'53" E, a distance of 653.08 feet to a 5/8" iron rod set with plastic cap stamped "DEOTTE RPLS 4673".

THENCE N 88°24'18" E, a distance of 467.96 feet to a 5/8" iron rod set with plastic cap stamped "DEOTTE RPLS 4673".

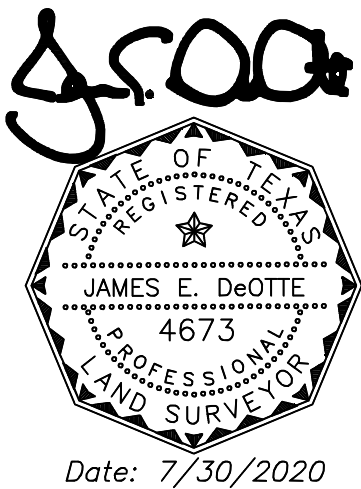
THENCE N 89°30'18" E, a distance of 266.47 feet to a 5/8" iron rod set with plastic cap stamped "DEOTTE RPLS 4673".

THENCE S 88°36'24" E, a distance of 16.06 feet to a 5/8" iron rod set with plastic cap stamped "DEOTTE RPLS 4673" said point also being in the common line of Rosedale Street (a variable width right of way) and Tract 3, Lot 3R Lake Arlington Industrial Park Addition.

THENCE S 72°06'29" E along the common line of Rosedale Street (a variable width right of way) and Tract 3, Lot 3R Lake Arlington Industrial Park Addition, a distance of 12.49 feet to the POINT OF BEGINNING containing 46,844 square feet or 1.076 acres more or less of which 2,113 square feet or 0.049 acres lies within existing easements.

NOTES:

- 1) All bearings and coordinates are in US survey feet surface using a scale factor of 1.000137001 and referenced to the Texas Coordinate System, Nad-83, The North Central Zone 4202.
- 2) Exhibit B of same date accompanies this legal description.

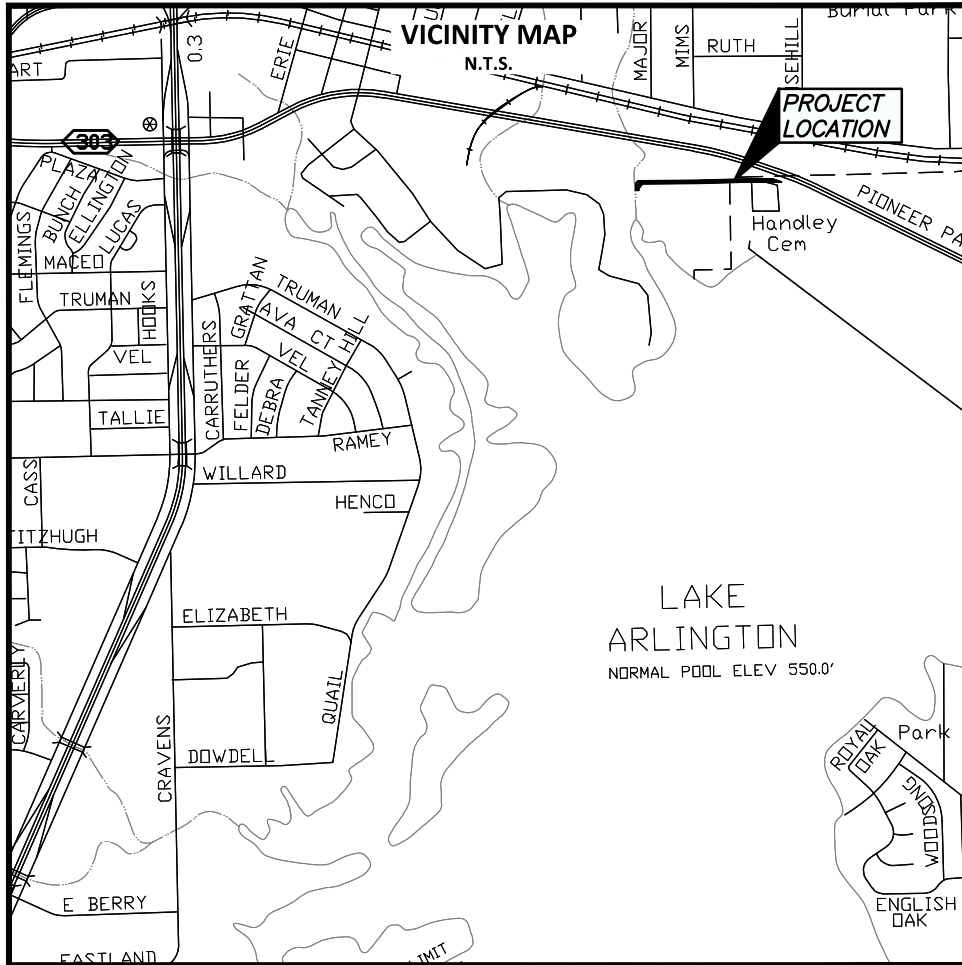


James E. DeOtte
Registered Professional Land Surveyor
No. 4673

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

EXHIBIT B

PAGE 4 OF 9



NOTES:

BEARINGS ARE REFERENCED TO TWO IRON RODS FOUND FOR THE CONTROLLING MONUMENTS AND POINT OF COMMENCING. ALL DISTANCE AND AREAS SHOWN ARE SURFACE

LEGAL DESCRIPTION OF SAME DATE ACCOMPANIES THIS PLAT.

5/8" CAPPED IRON RODS STAMPED "DEOTTE RPLS 4673" WILL BE SET AT CORNERS OF THE EASEMENT

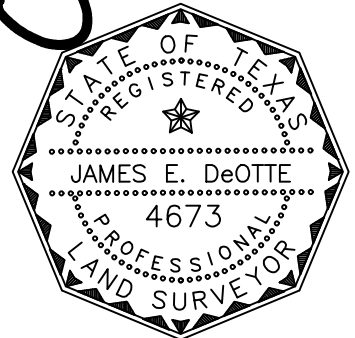


City of Fort Worth

200 TEXAS STREET
FORT WORTH, TX. 76102

EXHIBIT A SHOWING A
PARCEL OF PROPERTY
OUT OF
**TRACT 3, LOT 3R LAKE ARLINGTON
INDUSTRIAL PARK ADDITION**
SITUATED IN THE
SARAH G JENNINGS SURVEY
TARRANT COUNTY, TEXAS
AS DESCRIBED IN
D220132234
DEED RECORDS OF TARRANT COUNTY TEXAS

J. E. DeOtte



Date: 7/30/2020

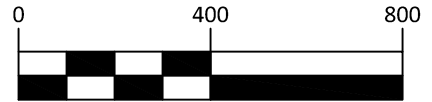
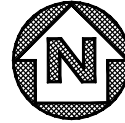
PROJECT: LAKE ARLINGTON LIFT STATION AND FORCE MAIN	CITY PROJECT No. 100995
PERMANENT VARIABLE WIDTH SEWER EASEMENT	PARCEL NO. 58
LAND ACQUISITION AREA: 46,844 SQ FT OR 1.076 AC	
JDEI JOB No. 201704200	DRAWN BY: PWY
	PAGE 4 OF 9

LEGEND:

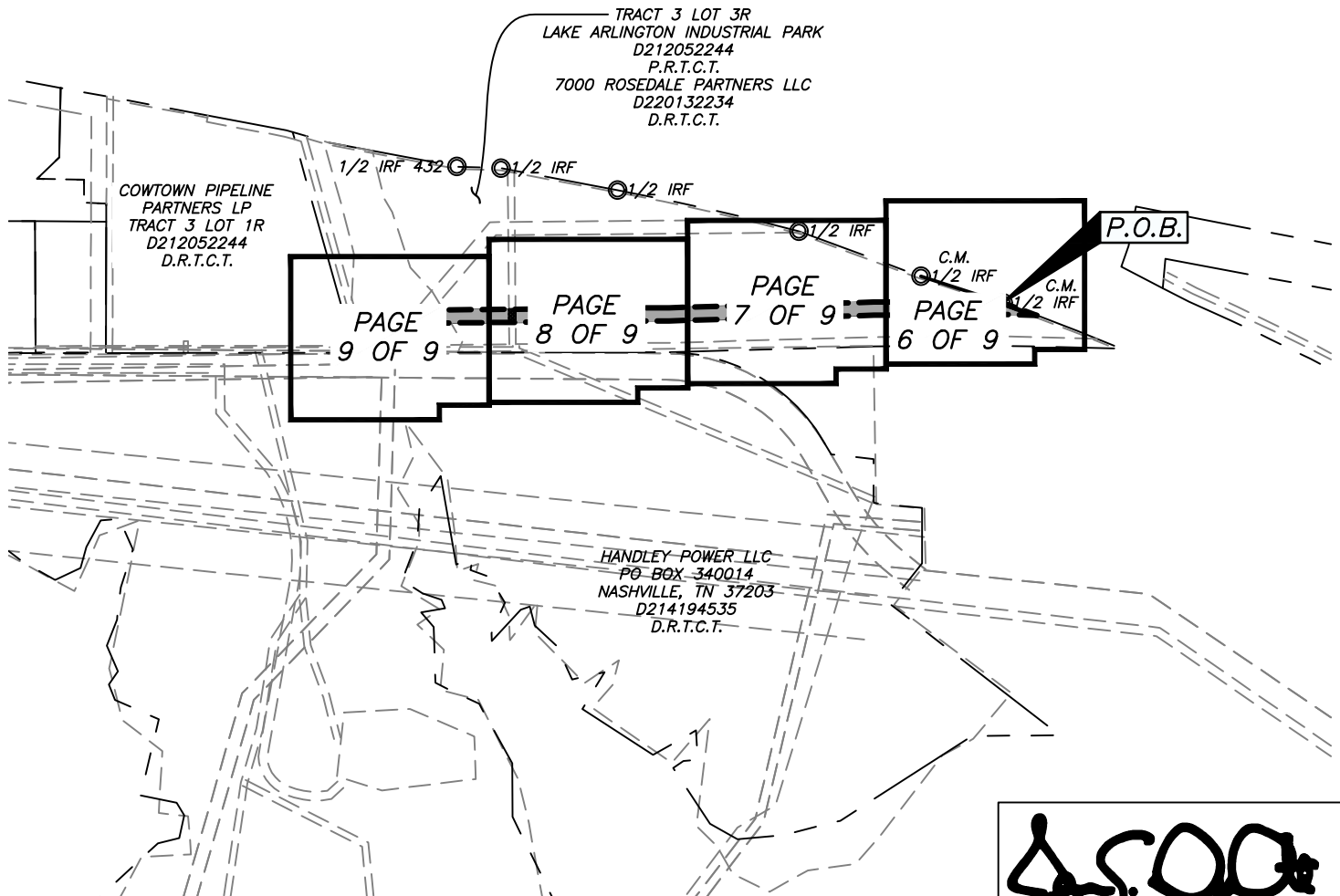
PROPERTY BOUNDARY ————
 EX. EASEMENT - - - - -
 PROP. EASEMENT ██████████
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 PLAT RECORDS TARRANT COUNTY TEXAS P.R.T.C.T.

EXHIBIT B

PAGE 5 OF 9



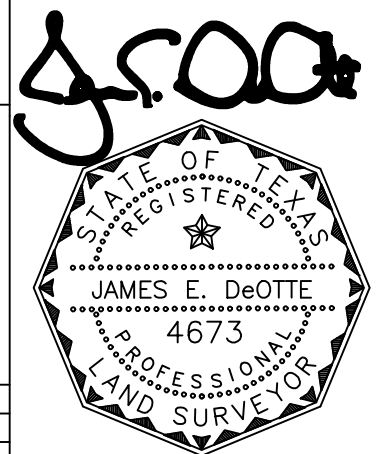
GRAPHIC SCALE IN FEET



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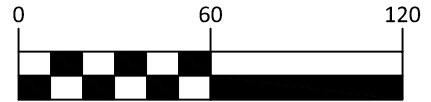
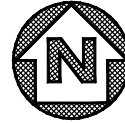
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JAMES DeOTTE ENGINEERING, INC. · 2201 DOTTIE LYNN PKWY., SUITE 119 FORT WORTH, TX. 76120 · 817-446-6877	
TBPE FIRM Reg. No. 8917 · TBLs Firm Reg. No. 101014-00	

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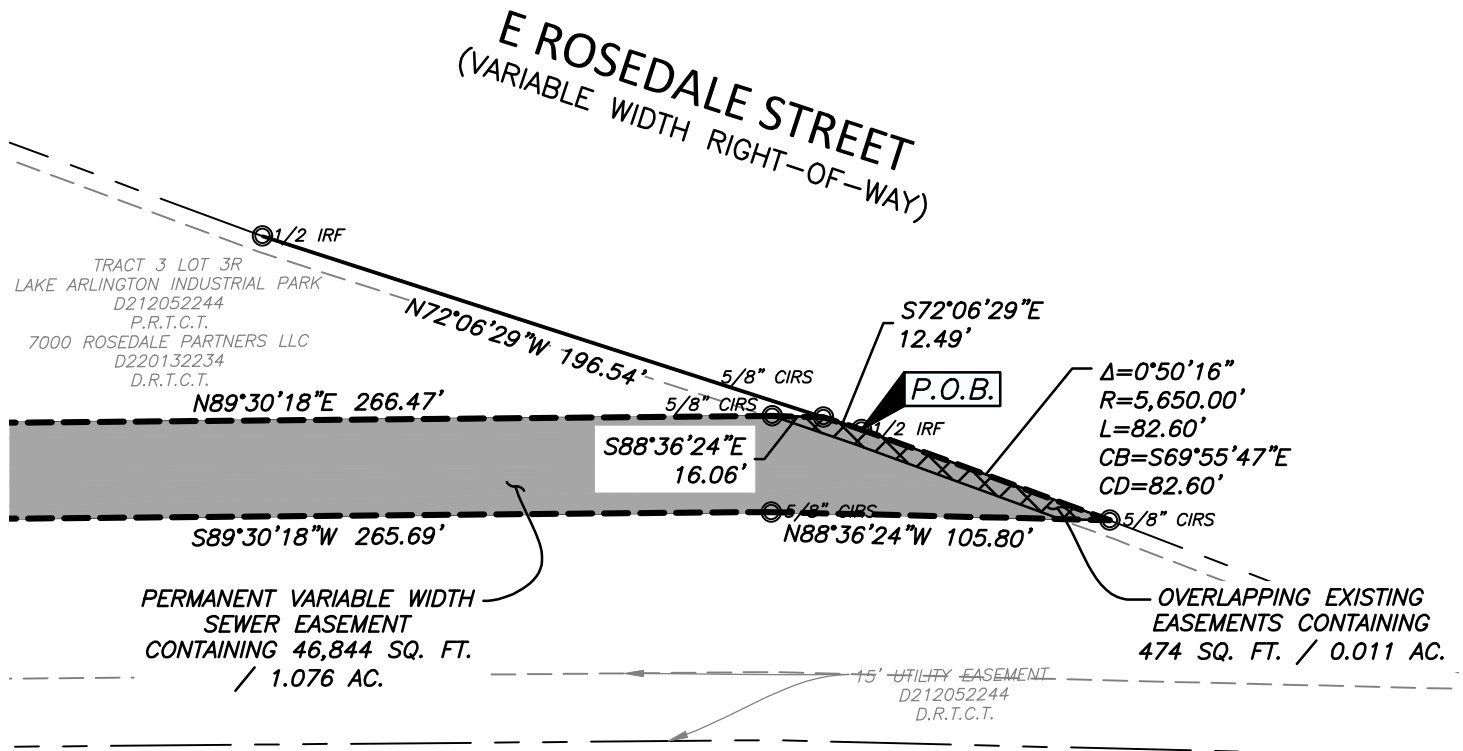
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PAGE 6 OF 9



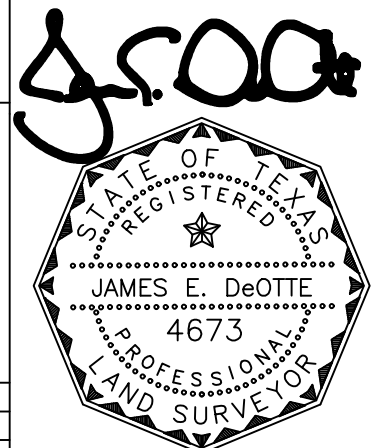
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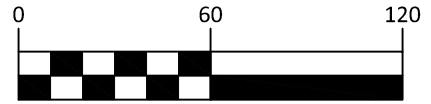
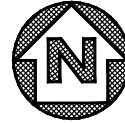
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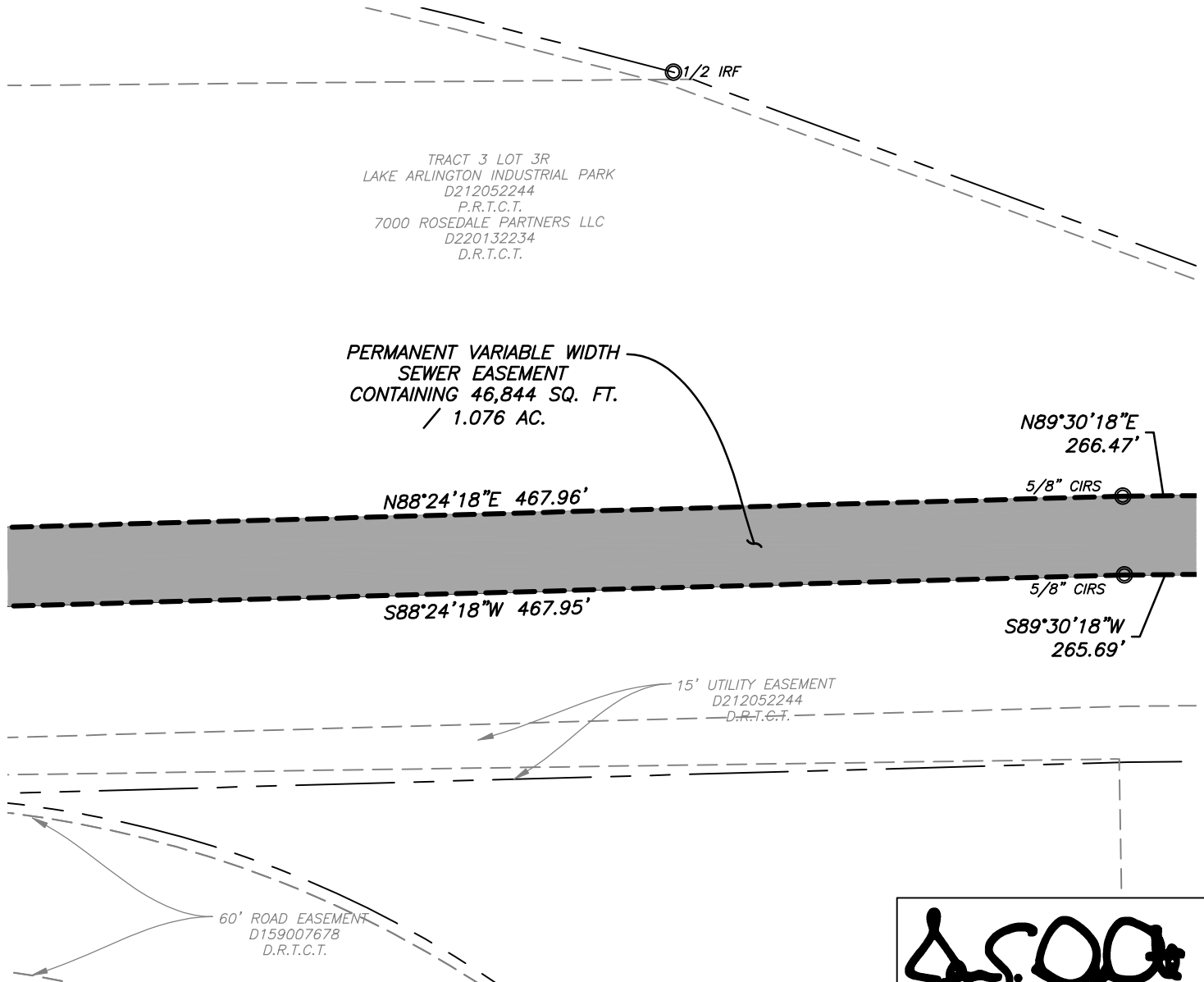
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PAGE 7 OF 9



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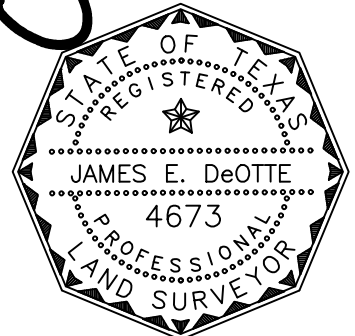


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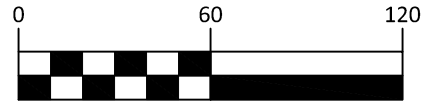
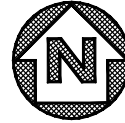
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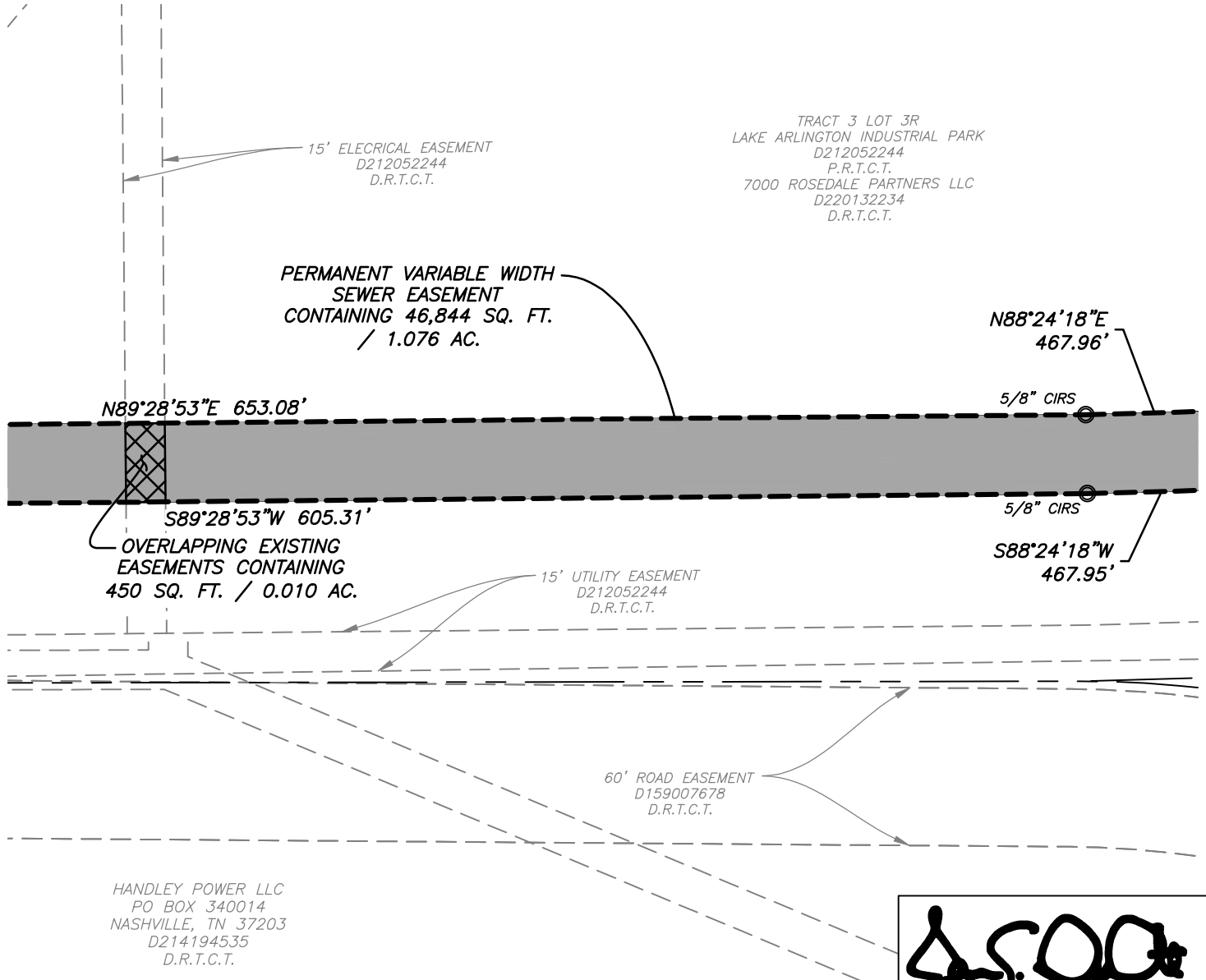
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 D212052244
 P.R.T.C.T.
 7000 ROSEDALE PARTNERS LLC
 D220132234
 D.R.T.C.T.

HANDLEY POWER LLC
 PO BOX 340014
 NASHVILLE, TN 37203
 D214194535
 D.R.T.C.T.

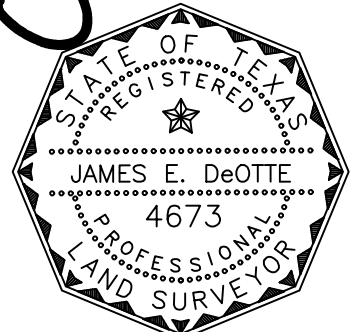


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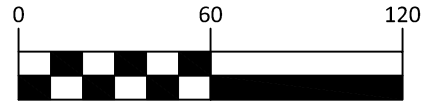
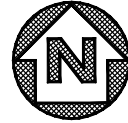
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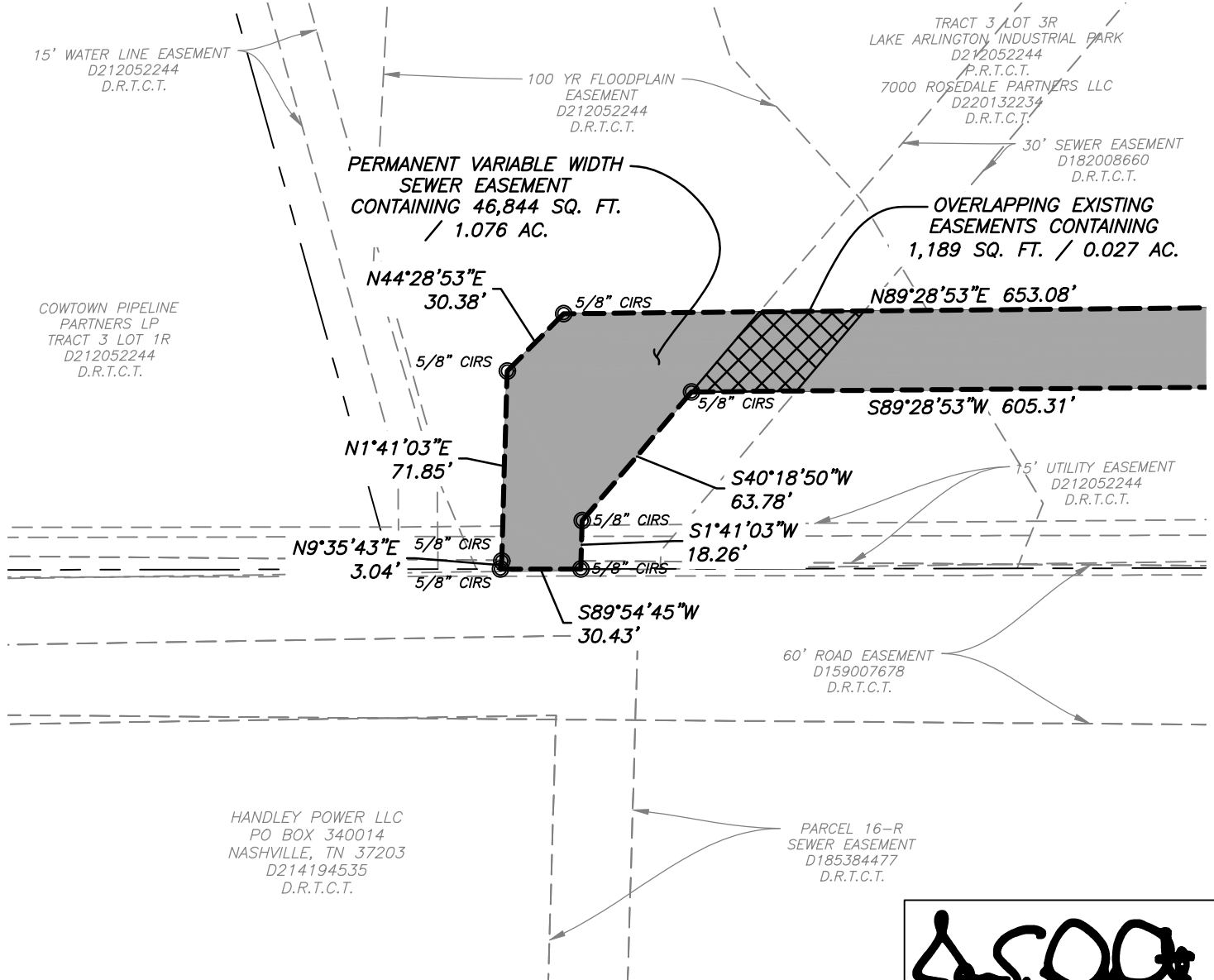
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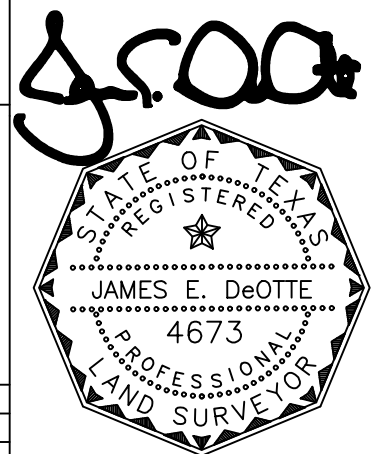


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