

EXHIBIT "A"

0 100 200



GRAPHIC SCALE IN FEET

E-1  
10' TXU ELECTRIC COMPANY UTILITY EASEMENT  
INSTRUMENT NO. D201212256  
D.R.T.C.T.

HANGER 44N

LEASE 44N

POINT OF BEGINNING  
1/2" IRF PACHECO KOCH"  
FROM WHICH THE SE LEASE  
CORNER OF 44N BEARS  
N 80°14'35" E 272.31'  
N: 6,986,271.77  
E: 2,319,155.34

SSCO (2)  
ICV  
SE  
BLDG COR

HANGER 43N  
METAL BUILDING

EDGE OF CONCRETE

PROPOSED LEASE AREA  
79,181 SQUARE FEET  
OR 1.818 ACRES

LOT B-1, BLOCK 1  
MEACHAM AIRPORT  
VOLUME A, PAGE 2445  
P.R.T.C.T.

LOT LINE

5/8" IRF

TANK

TANK

LEASE 39N

LEASE 40N

LOT A-2, BLOCK 1  
MEACHAM AIRPORT  
VOLUME A, PAGE 2445  
P.R.T.C.T.

LOT A-1, BLOCK 1  
MEACHAM AIRPORT  
VOLUME A, PAGE 2445  
P.R.T.C.T.

DESCRIPTION:

BEING 79,181 SQUARE FEET OF LAND LOCATED IN THE S.A.&M.G.R.R. CO. SURVEY, ABSTRACT NO. 1464 AND THE C. PUTNAM SURVEY, ABSTRACT NO. 1250, IN THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AND BEING A PART OF LOT 1R, BLOCK 1, MEACHAM AIRPORT ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS (P.R.T.C.T.) AND BEING A PART OF LOT B-1, BLOCK 1, MEACHAM AIRPORT ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME A, PAGE 2445, P.R.T.C.T. AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING IN THE WEST LINE OF LEASE 40N AT MEACHAM AIRPORT AT A 1/2 INCH IRON ROD STAMPED "PACHECO AND KOCH" FOUND AT THE MOST SOUTHERLY SOUTHEAST CORNER OF LEASE 44N AT MEACHAM AIRPORT FROM WHICH THE MOST EASTERLY SOUTHEAST CORNER OF SAID LEASE 44N BEARS NORTH 80° 14'35" EAST, A DISTANCE OF 272.31 FEET;

THENCE S08° 55' 17"E, ALONG SAID WEST LEASE LINE, A DISTANCE OF 115.59 FEET, TO A POINT AT THE MOST NORTHERLY NORTHWEST CORNER OF LEASE 39N AT MEACHAM AIRPORT;

THENCE ALONG THE NORTH LINE OF SAID LEASE 39N THE FOLLOWING THREE (3) COURSES AND DISTANCES:

S81° 06' 10"W, A DISTANCE OF 111.09, FEET TO A 5/8 INCH IRON ROD FOUND;

S09° 29' 12"E, A DISTANCE OF 35.33 FEET TO A POINT;

S81° 09' 27"W, A DISTANCE OF 398.74 FEET TO A POINT AT THE NORTHWEST CORNER OF SAID LEASE 39N;

THENCE N08° 46' 34"W, A DISTANCE OF 44.44 FEET TO A POINT;

THENCE S81° 13' 26"W, A DISTANCE OF 138.02 FEET TO A POINT;

THENCE S48° 13' 26"W, A DISTANCE OF 26.25 FEET TO A POINT;

THENCE N11° 30' 15"W, ALONG A LINE 93.00 FEET FROM THE APPROXIMATE CENTERLINE OF A TAXIWAY, A DISTANCE OF 70.87 FEET TO A POINT;

THENCE S65° 46' 34"E, A DISTANCE OF 30.27 FEET TO A POINT;

THENCE N81° 13' 26"E, A DISTANCE OF 138.02 FEET TO A POINT;

THENCE N08° 46' 34"W, A DISTANCE OF 66.78 FEET TO A POINT;

THENCE N81° 10' 46"E, A DISTANCE OF 99.43 FEET TO A POINT;

THENCE S08°44'32"E, A DISTANCE OF 21.68 FEET TO A POINT;

THENCE N81°09'17"E, A DISTANCE OF 32.05 FEET TO A POINT;

THENCE N08°44'32"W, A DISTANCE OF 21.67 FEET TO A POINT IN THE SOUTH LINE OF LEASE 43N;

THENCE N81° 10' 46"E, WITH THE SOUTH LINE OF SAID LEASE 43N AND SAID 44N, A DISTANCE OF 377.62 FEET TO THE POINT OF BEGINNING, CONTAINING 79.181 OR 1.818 ACRES, MORE OR LESS;

NOTES:

1. BASIS OF BEARINGS DERIVED FROM THE TEXAS COORDINATE SYSTEM OF 1983, NAD83 (2011), NORTH CENTRAL ZONE (4202). THE DISTANCES ARE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 0.999880014. COORDINATES SHOWN ARE GRID VALUES.

2. SHIELD ENGINEERING GROUP DID NOT ABSTRACT THE PROPERTY FOR EASEMENTS, RIGHT-OF-WAY OR ANY OTHER ENCUMBRANCES. THE LANDS DEPICTED HEREON CAN BE SUBJECT TO OTHER EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD, NOT SHOWN OR REFERENCED.

3. THIS EXHIBIT DOES NOT REFLECT ANY UNDERGROUND UTILITIES, EASEMENT OF RECORD OR OTHER ENCUMBRANCES THAT MAY AFFECT THE SUBJECT TRACT.

LEGEND

- P.R.T.C.T. PLAT RECORDS, TARRANT COUNTY, TEXAS  
D.R.T.C.T. DEED RECORDS, TARRANT COUNTY, TEXAS  
○ CALCULATED POINT  
○ SANITARY SEWER CLEAN OUT  
○ IRRIGATION CONTROL VALVE  
○ CHAIN LINK FENCE  
SDMH STORM DRAIN MANHOLE

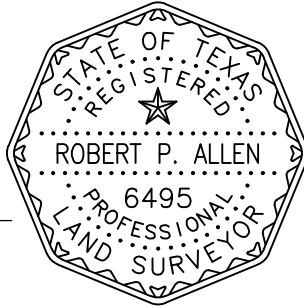


SHIELD  
ENGINEERING GROUP

TBPE FIRM #F-11039 - TBPLS FIRM #10193890  
1600 West 7th Street, Suite 200, Fort Worth, TX 76102 - 817.810.0696

LEASE EXHIBIT  
BROADIES LEASE

BEING A PART OF MEACHAM AIRPORT ADD.  
LOT B-1, BLOCK 1  
VOLUME A, PAGE 2445 AND  
LOT 1R, BLOCK 1  
INSTRUMENT NO. D216220061  
P.R.T.C.T.  
CITY OF FORT WORTH,  
TARRANT COUNTY, TEXAS



ROBERT P. ALLEN  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6495

DATE 10-07-2020