

EXHIBIT "A"

ANNEXATION TO THE CITY OF EVERMAN

Being 8.463 acres of land situated in Blocks 38 and 39, Shelby County School Lands Survey, Abstract No. 1375, City of Fort Worth, Tarrant County, Texas, also being a portion of County Road 1051 (Enon Avenue), a variable-width right-of-way; and being more particularly described by metes and bounds as follows:

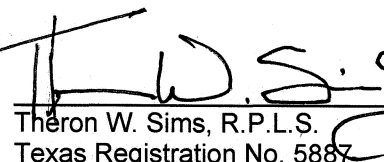
BEGINNING at the intersection of the north line of said County Road 1051 and the east line of that certain tract of land described in deed to Saul & Rosa Auguilar, as recorded in Instrument No. D210319211, Deed Records of Tarrant County, Texas (D.R.T.C.T.), also being in an easterly line of the City of Everman City limits, as described in City of Everman Ordinance No. 225, also being in a westerly line of the City of Fort Worth City limits, and being 30' north of the center of said County Road 1051;

THENCE N 89°20'49" E, leaving said easterly line of the City of Everman City limits (Ordinance No. 225) and said westerly line of the City of Fort Worth City limits, along the north line of said County Road 1051, 30' north of and parallel to the center of said County Road 1051, a distance of 2303.62 feet to the intersection of the north line of said County Road 1051 and the west line of County Road 1060 (Timberview Rd.), a 60' wide right-of-way;

THENCE S 00°35'36" E, leaving the north line of said County Road 1051, passing over and across said County Road 1051, at a distance of 81.02 feet, passing a 60-D nail found at the southeast corner clip of the intersection of the south line of said County Road 1051 and the west line of said County Road 1060, continuing along the west line of said County Road 1060, in all, a distance of 160.00 feet to the most northeasterly corner of the City of Everman ETJ, as described in City of Everman Ordinance No. 504, and also being in a southerly line of the City of Fort Worth City limits;

THENCE S 89°20'49" W, leaving the west line of said County Road 1060, along said southerly line of the City of Fort Worth City limits, and along a northerly line of the City of Everman ETJ (Ordinance No. 504), 130' south of and parallel to the center of said County Road 1051, a distance of 2304.34 feet to said easterly line of the City of Everman City limits (Ordinance No. 255), also being a northwesterly corner of the City of Everman ETJ (Ordinance No. 504), and also being a southwesterly corner of the City of Fort Worth City limits;

THENCE N 00°20'09" W, leaving said northerly line of said City of Everman ETJ (Ordinance No. 504), along said easterly line of the City of Everman City limits (Ordinance No. 225), and along said westerly line of the City of Fort Worth City limits, at a distance of 99.97 feet, passing a 1/2 inch iron rod found in the south line of said County Road 1051, continuing, in all, a distance of 160.00 feet to the **POINT OF BEGINNING** and containing 368,637 square feet or 8.463 of an acre of land.

 Date: December 3, 2025
Theron W. Sims, R.P.L.S.
Texas Registration No. 5887



Surveyed on the ground November 26, 2025.

"This document was prepared under 22 Texas Administrative Code §138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

BLOCK 32

BLOCK 39
SHELBY CO. SCHOOL LAND SURVEY
ABST. No. 1375

SAUL & ROSA AGUILAR
INST. No. D210319211
D.R.T.C.T.

EDGECONNEX DALLAS PROPERTY 2-D, LLC
INST. No. D225168524
D.R.T.C.T.

ANNEXATION TO THE
CITY OF EVERMAN
368,637 SF
8.463 ACRES



SCALE 1"=100'

EAST LINE
CITY OF EVERMAN
ORDINANCE No. 225

POB

CR 1051 (ENON AVE.)

VARIABLE WIDTH R-O-W

N89°20'49"E, 2303.62'

30.00'

CENTERLINE CR 1051 (ENON AVE.)

5/8" IRF
1/2" IRF

1/2" IRF

FORT WORTH CITY LIMITS
EVERMAN ETJ

S89°20'49"W, 2304.34'

130.00'

BIBLE BAPTIST CHURCH OF EVERMAN, TEXAS
VOL. 9153, PG. 1919
D.R.T.C.T.

THE JOE AND LINDA OBREGON
IRREVOCABLE LIVING TRUST
TRACT TWO
INST. No. D223040983
D.R.T.C.T.

ALAN BROWN
INST. No. D224116911
D.R.T.C.T.

LONNIE GLENN
VOL. 10417, PG. 123
D.R.T.C.T.

CAVALO INVESTMENTS, LLC
INST. No. D218283539
D.R.T.C.T.

NORTH LINE
CITY OF EVERMAN
ORDINANCE No. 504

MATCHLINE (SHEET 3)

NOTES:

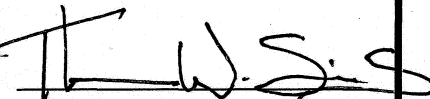
1) Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone; NAD83(2011) 2010.00) as derived locally from Allterra Central's Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) methods. An average Combination Factor of 1.000148415 was used to scale grid coordinates and distances to surface. All coordinates shown are surface.

2) Integral parts of this survey:
a. Legal Description
b. Sketch

3) ● is 5/8" iron rod set with cap stamped "TNP" unless otherwise noted.

BLOCK 38

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THERON W. SIMS, R.P.L.S.
TEXAS REGISTRATION NO. 5887



DATE: DECEMBER 3, 2025

SURVEYED ON THE GROUND
NOVEMBER 26, 2025



teague nall & perkins

5237 N. Riverside Drive, Suite 100

Fort Worth, Texas 76137

817.336.5773 ph 817.332.7756 fx

www.tnpinc.com / TBPLS Registration No. 100116-00

ANNEXATION OF
8.463 ACRES OF LAND

Situated in Blocks 38 and 39, Shelby County
School Lands Survey, Abstract No. 1375,
City of Fort Worth, Tarrant County, Texas.

BLOCK 39
SHELBY CO. SCHOOL LAND SURVEY
ABST. No. 1375

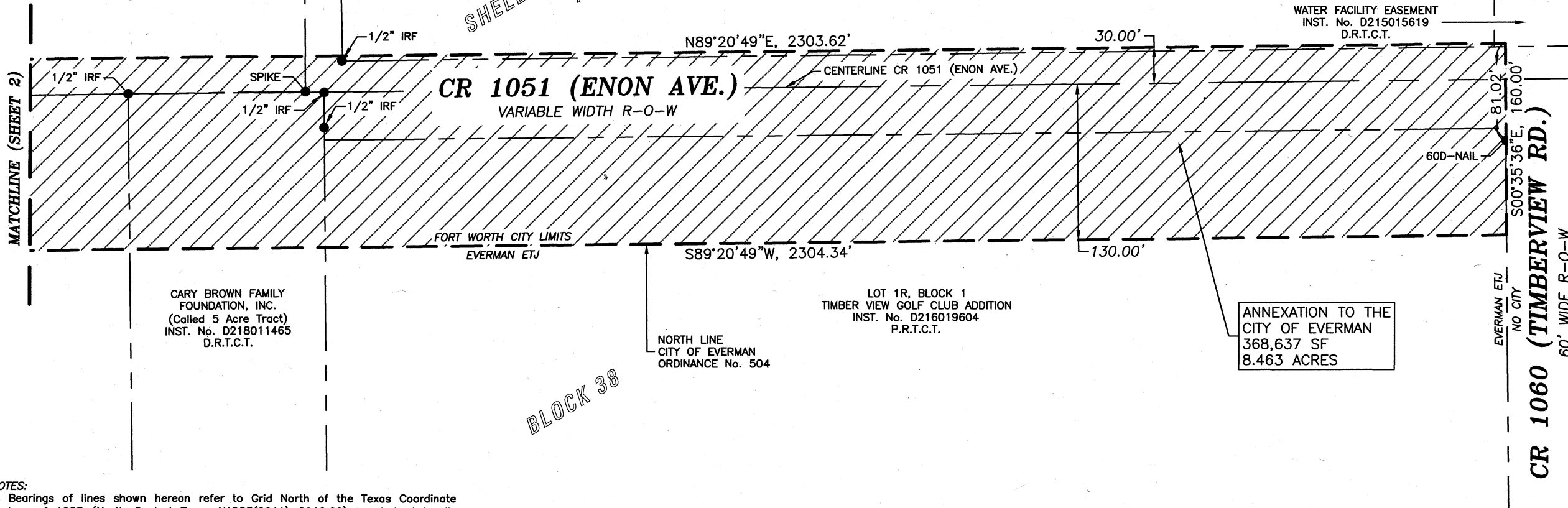
EDGECONNEX DALLAS PROPERTY 2-D, LLC
INST. No. D225168524
D.R.T.C.T.

LOT 1, BLOCK 1
KARANGES ADDITION
CAB. A, SLIDE 3268
P.R.T.C.T.

WATER FACILITY EASEMENT
INST. No. D215015619
D.R.T.C.T.



SCALE 1"=100'



NOTES:

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