

EXHIBIT "A"
ONCOR ELECTRIC DELIVERY COMPANY, LLC EASEMENT
BLOCK 2
VILLAGE CREEK PLANT ADDITION
JUAN ARMENDARIS SURVEY, ABSTRACT No. 57
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

BEING a 5,060 square foot (0.1162 acre) parcel of land in the Juan Armendaris Survey, Abstract No. 57, City of Fort Worth, Tarrant County, Texas, and being a part of Block 2, Village Creek Plant Addition, an addition to the City of Fort Worth recorded in Volume 388-213, Page 47, Plat Records, Tarrant County, Texas (P.R.T.C.T.), same being conveyed to the City of Fort Worth in Warranty Deed recorded in Volume 7687, Page 346 and Volume 8570, Page 1931, Deed Records, Tarrant County, Texas (D.R.T.C.T.) and being more particularly described by metes and bounds as follows:

BEGINNING at a point for corner from which BM-SOL-2 (controlling monument), a plant control point recorded in Village Creek Water Reclamation Facility Plant Control Network, published in February 2019, bears South 34°09'44" West, a distance of 982.92 feet, said point of beginning having a Texas Coordinate System of 1983 (2011) grid coordinate of Northing = 6972790.79, Easting = 2385788.07;

THENCE over and across said Block 2, the following courses and distances:

North 00°00'00" East, a distance of 10.00 feet to a point for corner;

South 89°59'59" East, a distance of 42.90 feet to a point for corner;

North 00°01'23" West, a distance of 297.10 feet to a point for corner, from which BM-SOL-1 (controlling monument), a plant control point recorded in Village Creek Water Reclamation Facility Plant Control Network, published in February 2019, bears North 11°05'05" East, a distance of 2,305.86 feet;

North 90°00'00" East, a distance of 22.62 feet to a point for corner;

North 00°00'00" East, a distance of 5.00 feet to a point for corner;

North 90°00'00" East, a distance of 20.00 feet to a point for corner;

South 00°00'00" East, a distance of 5.00 feet to a point for corner;

North 89°59'44" East, a distance of 39.01 feet to a point for corner;

South 00°00'00" East, a distance of 18.70 feet to a point for corner;

North 90°00'00" East, a distance of 2.50 feet to a point for corner;

South 00°00'00" East, a distance of 15.00 feet to a point for corner;

North 90°00'00" West, a distance of 15.00 feet to a point for corner;

North 00°00'00" East, a distance of 15.00 feet to a point for corner;

North 90°00'00" East, a distance of 2.50 feet to a point for corner;

North 00°00'00" East, a distance of 8.70 feet to a point for corner;

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North 90°00'00" West, a distance of 15.00 feet to a point for corner;
South 00°00'00" East, a distance of 8.70 feet to a point for corner;
North 90°00'00" East, a distance of 2.50 feet to a point for corner;
South 00°00'00" East, a distance of 15.00 feet to a point for corner;
North 90°00'00" West, a distance of 15.00 feet to a point for corner;
North 00°00'00" East, a distance of 15.00 feet to a point for corner;
North 90°00'00" East, a distance of 2.50 feet to a point for corner;
North 00°00'00" East, a distance of 8.70 feet to a point for corner;
North 90°00'00" West, a distance of 4.00 feet to a point for corner;
South 00°00'00" East, a distance of 5.00 feet to a point for corner;
North 90°00'00" West, a distance of 20.00 feet to a point for corner;
North 00°00'00" East, a distance of 5.00 feet to a point for corner;
North 90°00'00" West, a distance of 12.50 feet to a point for corner;
South 00°00'00" West, a distance of 297.10 feet to a point for corner;

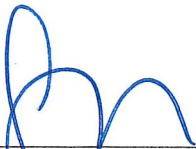
THENCE South 90°00'00" West, a distance of 52.89 feet to the **POINT OF BEGINNING**, containing 5,060 square feet (0.1162 acres) of land, more or less.

NOTE: All bearings are referenced to the Texas Coordinate System of 1983, North Central Zone (4202) North American Datum of 1983 (2011). The surface adjustment factor for this project is 1.00012. Distances and areas shown are surface. Coordinates shown are grid.

* SURVEYOR'S CERTIFICATE *

TO ALL PARTIES INTERESTED IN TITLE TO THE PREMISES SURVEYED, I DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED FROM PUBLIC RECORDS AND FROM AN ACTUAL AND ACCURATE SURVEY UPON THE GROUND AND THAT SAME IS TRUE AND CORRECT.

JQ Infrastructure, LLC

By: _____


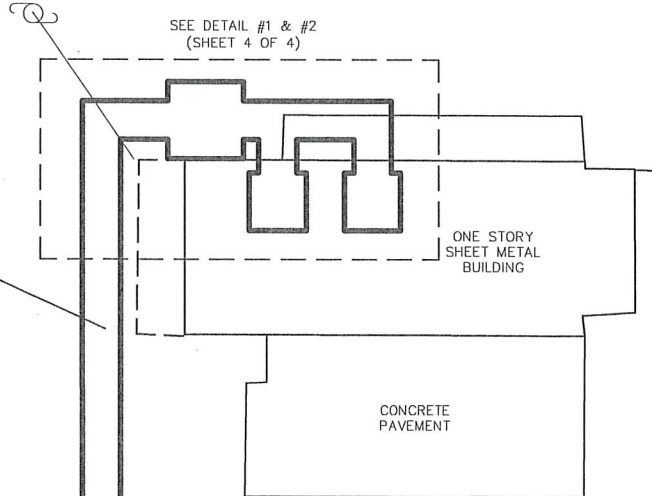
Sean I. Compton, RPLS
Registered Professional Land Surveyor
Texas No. 6766
Date of Survey: January 7, 2020



(Exhibit "A") Page 2 of 5

PLAT OF EXHIBIT "A"

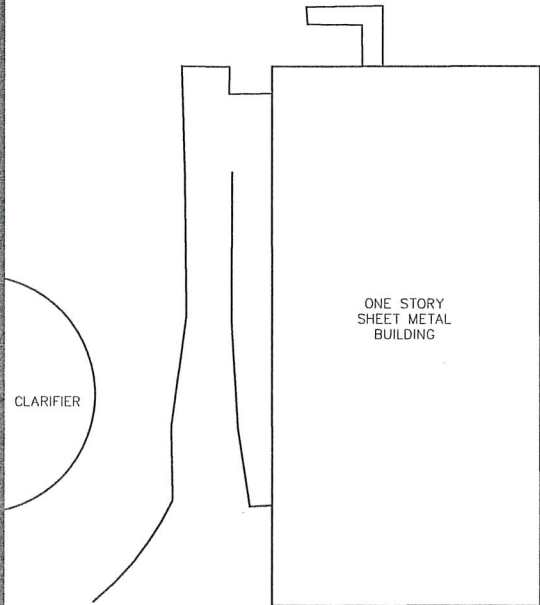
ONCOR ELECTRIC
DELIVERY COMPANY,
LLC EASEMENT
5,060 SQ. FT.
(0.1162 ACRES)



BLOCK 2
VILLAGE CREEK PLANT ADDITION
VOLUME 388-213, PAGE 47,
P.R.T.C.T.

REMAINDER OF CALLED
481.3795 ACRES
TO CITY OF FORT WORTH
VOLUME 7687, PAGE 346
D.R.T.C.T.

(SEE SHEET 4 OF 4 FOR
PROPERTY BOUNDARY DETAILS)

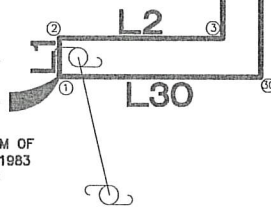


LEGEND	
●	MONUMENT FOUND (AS NOTED)
○	CALCULATED POINT
—	SURVEY LINE
—	EASEMENT LINE
—	PROPERTY LINE (AS NOTED)
D.R.T.C.T.	DEED RECORDS TARRANT COUNTY, TEXAS
P.R.T.C.T.	OFFICIAL PUBLIC RECORDS TARRANT COUNTY TEXAS
C.M.	CONTROLLING MONUMENT

NOTES:

- ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM OF 1983 (2011). THE SURFACE ADJUSTMENT FACTOR FOR THIS PROJECT IS 1.00012. COORDINATES SHOWN ARE GRID VALUES.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. THERE MAY BE EASEMENTS AND/OR COVENANTS AFFECTING THIS PROPERTY NOT SHOWN HEREON.

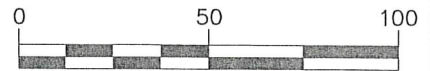
POINT OF
BEGINNING



JUAN ARMENDARIS SURVEY
ABSTRACT No. 57



GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

ONCOR ELECTRIC DELIVERY COMPANY, LLC

ELECTRICAL EASEMENT

VILLAGE CREEK WATER RECLAMATION FACILITY - BIOSOLIDS

SURVEY: JUAN ARMENDARIS SURVEY, ABSTRACT No. 57

LOCATION: FORT WORTH, TARRANT COUNTY, TEXAS

SUBJECT TRACT ACREAGE: 480.694 ACRES (BY DEED)

PAGE 3 OF 5

JOB NO. 4190201

DRAWN BY: SES

CAD FILE: ONCOR EASEMENT.dwg

DATE: 01/07/2021

CHK. BY: SIC

SCALE: 1" = 50'

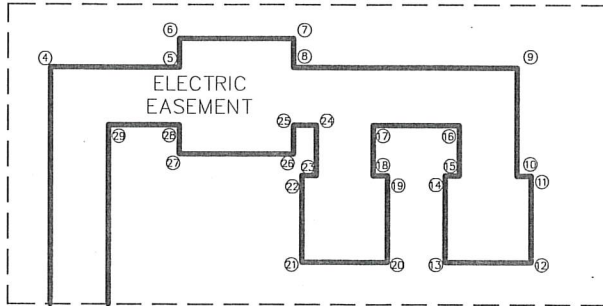
JQ INFRASTRUCTURE - 100 GLASS STREET, SUITE 201, DALLAS, TX. 75207 - 214-752-9098



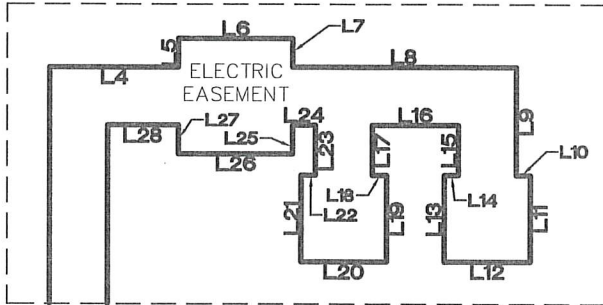
TEXAS REGISTERED SURVEYING FIRM 10193718

PLAT OF EXHIBIT "A"

DETAIL #1



DETAIL #2



Line Table		
Line #	Length	Direction
L1	10.00	N00°00'00"E
L2	42.90	S89°59'59"E
L3	297.10	N00°01'23"W
L4	22.62	N90°00'00"E
L5	5.00	N00°00'00"E
L6	20.00	N90°00'00"E
L7	5.00	S00°00'00"E
L8	39.01	N89°59'44"E
L9	18.70	S00°00'00"E
L10	2.50	N90°00'00"E
L11	15.00	S00°00'00"E
L12	15.00	N90°00'00"W
L13	15.00	N00°00'00"E
L14	2.50	N90°00'00"E
L15	8.70	N00°00'00"E
L16	15.00	N90°00'00"W
L17	8.70	S00°00'00"E
L18	2.50	N90°00'00"E
L19	15.00	S00°00'00"E
L20	15.00	N90°00'00"W
L21	15.00	N00°00'00"E
L22	2.50	N90°00'00"E
L23	8.70	N00°00'00"E
L24	4.00	N90°00'00"W
L25	5.00	S00°00'00"E
L26	20.00	N90°00'00"W
L27	5.00	N00°00'00"E
L28	12.50	N90°00'00"W
L29	297.10	S00°00'00"W
L30	52.89	S90°00'00"W

Easement Corner Coordinate Table		
Point #	Northing	Easting
1	6972790.79	2385788.07
2	6972800.79	2385788.07
3	6972800.79	2385830.97
4	6973097.88	2385830.85
5	6973097.88	2385853.47
6	6973102.88	2385853.47
7	6973102.88	2385873.47
8	6973097.89	2385873.47
9	6973097.88	2385912.47
10	6973079.18	2385912.47
11	6973079.18	2385914.97
12	6973064.18	2385914.97
13	6973064.18	2385899.97
14	6973079.18	2385899.97
15	6973079.18	2385902.47

Easement Corner Coordinate Table		
Point #	Northing	Easting
16	6973087.88	2385902.47
17	6973087.88	2385887.47
18	6973079.18	2385887.47
19	6973079.18	2385889.97
20	6973064.18	2385889.97
21	6973064.18	2385874.97
22	6973079.18	2385874.97
23	6973079.18	2385877.47
24	6973087.88	2385877.47
25	6973087.88	2385873.47
26	6973082.88	2385873.47
27	6973082.88	2385853.47
28	6973087.88	2385853.47
29	6973087.88	2385840.96
30	6972790.79	2385840.96

NOTES:

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ONCOR ELECTRIC DELIVERY COMPANY, LLC

ELECTRICAL EASEMENT

VILLAGE CREEK WATER RECLAMATION FACILITY – BIOSOLIDS

SURVEY: JUAN ARMENDARIS SURVEY, ABSTRACT No. 57

LOCATION: FORT WORTH, TARRANT COUNTY, TEXAS

SUBJECT TRACT ACREAGE: 480.694 ACRES (BY DEED)

PAGE 4 OF 5

JOB NO. 4190201

DRAWN BY: SES

CAD FILE: ONCOR EASEMENT.dwg

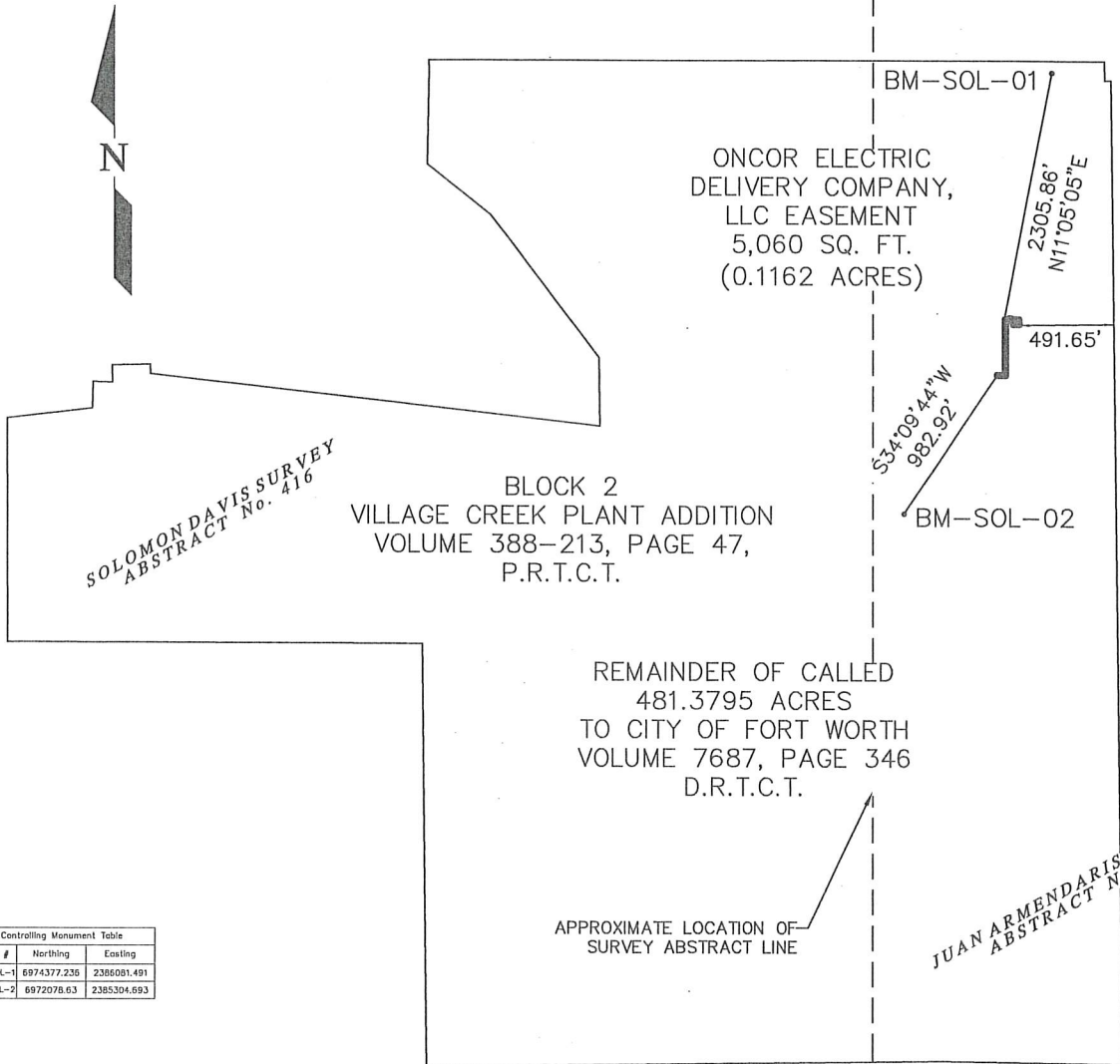
DATE: 01/07/2021

CHK. BY: SIC

SCALE: not to scale



PLAT OF EXHIBIT "A"



Controlling Monument Table		
Point #	Northing	Easting
BM-SOL-1	6974377.236	2386081.491
BM-SOL-2	6972076.63	2385304.693

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- BOUNDARY COORDINATES SHOWN HEREON WERE CALCULATED BY CONVERTING NORTH AMERICAN DATUM OF 1927 COORDINATES SHOWN ON PLAT RECORDED IN VOLUME 388-213, PAGE 47, P.R.T.C.T. TO NORTH AMERICAN DATUM OF 1983 (2011). NO PHYSICAL BOUNDARY MONUMENTATION WAS RECOVERED AS PART OF THIS SURVEY.
- BM-SOL-1 AND BM-SOL-2 RECOVERED AS PUBLISHED IN "VILLAGE CREEK WATER RECLAMATION FACILITY PLANT CONTROL NETWORK" PUBLISHED BY SPOONER & ASSOCIATES IN FEBRUARY 2019.

BLOCK 1
VILLAGE CREEK PLANT ADDITION
VOLUME 388-213, PAGE 47,
P.R.T.C.T.

ONCOR ELECTRIC DELIVERY COMPANY, LLC

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VILLAGE CREEK WATER RECLAMATION FACILITY -- BIOSOLIDS

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PAGE 5 OF 5

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