

EXHIBIT "A"

RICHARD VICKERY SURVEY
 ABSTRACT NO. 1591
 TARRANT COUNTY, TEXAS

FEBRUARY 2, 2003
 GONZALEZ ADDITION
 CABINET A, SLIDE 8189

JULY 22, 2021
 CITY OF FORT WORTH
 EXHIBIT "A", TRACT 1
 CALLED 64.895 ACRES
 D221211632
 OPRTCT

JOHN RINGER SURVEY
 ABSTRACT NO. 1347
 TARRANT COUNTY, TEXAS

JUNE 30, 1998
 M. N. OSBORNE LANDS
 D198143778
 CALLED 7.283 ACRES
 DRTCT

LOUIS CAHEN SURVEY
 ABSTRACT NO. 297
 TARRANT COUNTY, TEXAS

MAY 4, 1927
 CITY OF FORT WORTH
 CALLED 40 ACRES
 (RESIDUE)
 VOL. 966, PG. 225
 DRTCT

P.O.C.
 LAT: 32.812222'
 LONG: -97.380085'

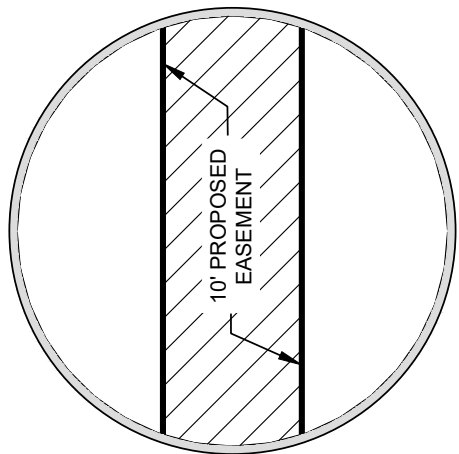
P.O.B.
 LAT: 32.809485'
 LONG: -97.370565'

MAY 4, 1927
 CITY OF FORT WORTH
 CALLED 67.00 ACRES
 (CALLED 0.43 ACRES
 WITHIN HALF OF THE ROAD)
 VOLUME 966, PAGE 226
 DRTCT

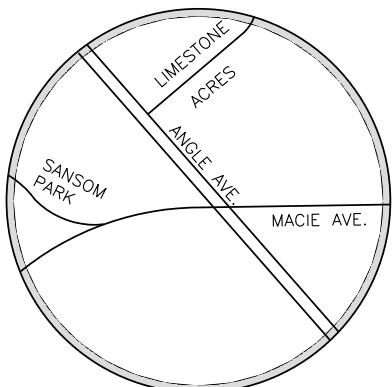
LINE TABLE		
LINE	DIRECTION	LENGTH
L5	S41°16'56"E	764.43'
L6	S41°34'38"E	490.87'
L7	N89°58'37"W	13.37'
L8	N41°34'38"W	482.01'
L9	N41°16'17"W	666.05'
L10	N41°20'53"W	46.87'
L11	S48°39'07"W	25.00'
L12	N41°20'53"W	10.00'

CURVE TABLE								
LINE	DIRECTION	LENGTH	CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
L13	N48°39'07"E	25.00'						
L14	N41°21'58"W	41.53'	C1	72.12'	1077.17'	3°50'11"	S53°44'31"E	72.11'
L15	N48°39'07"E	10.00'	C2	193.51'	1056.39'	10°29'45"	S46°35'39"E	193.24'

**ONCOR ELECTRIC DELIVERY
 COMPANY LLC EASEMENT
 0.292 ACRES (12,709 SQ. FT.)
 1,280.84 FEET OR 77.63 RODS**



TYPICAL EASEMENT
 N.T.S.



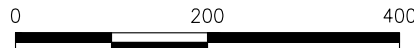
VICINITY MAP
 N.T.S.

CITY OF FORT WORTH
 UNKNOWN RECORDING
 (PID: 04310489)

APPROX. ABSTRACT LINE

MARINE CREEK

ROOSEVELT AVE.



1 INCH = 200 FT.



2024MFWN081 ROSEN SUB EXPANDED SCOPE
 WR23194219
**ONCOR ELECTRIC DELIVERY
 COMPANY LLC EASEMENT**

0.292 ACRES (12,709 SQ. FT.) IN
 RICHARD VICKERY SURVEY, A-1591
 TARRANT COUNTY, TEXAS

LEGEND

- ADJACENT LINE
- - - - SURVEY/ABSTRACT LINE
- RIGHT-OF-WAY LINE
- METAL FENCE
- X — BARBED-WIRE FENCE
- IRON ROD FOUND
- D.R.T.C.T. DEED RECORDS, TARRANT COUNTY, TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
- ▨ ONCOR ELECTRIC DELIVERY COMPANY LLC EASEMENT



www.landpoint.net

4100 INTERNATIONAL PLAZA
 SUITE 240
 FORT WORTH, TX 76109
 (817)554-1805
 TPELS REG. NO. 10194220

X:\2024\24-0065-4\Working\Plats and Field Notes\Plats\24-0065-4-ESMT BASE-US_CTY_FT_WORTH.dwg

EXHIBIT "A"

LEGAL DESCRIPTION

Being a 0.292 acre tract of land out of a parcel conveyed by Deed dated May 4, 1927 to City Of Fort Worth as recorded under Volume 966, Page 225 of the Deed Records of Tarrant County, Texas and being situated in the Richard Vickery Survey, Abstract Number 1591, Tarrant County, Texas, and also Louis Cahen Survey, Abstract Number 297, Tarrant County, Texas, and being more particularly described by metes and bounds as follows: (all courses herein are based on GPS observations referenced to the Texas State Plane Coordinate System (NAD83), North Central Zone):

COMMENCING at a 1/2-inch iron rod with cap stamped "CBG" found at the Southwest corner of Lot 1, Block 1, Gonzales Addition as recorded under Cabinet A, Slide 8186, same being the Southwest corner of a called 67.0 acre tract conveyed to the City of Fort Worth as recorded under Volume 966, Page 226, Deed Records Tarrant County Texas;

THENCE North 45°00'00" East, along the Southeast line of said Gonzales Addition common with the Northwest line of said 67.0 acre tract, a distance of 1,409.03 feet to a the common corner of said tracts, in the Southwest Right Of Way line of Angle Avenue;

THENCE South 55°42'19" East, along the northeast line of said 67.0 acre tract tract and the southwest Right-Of-Way line of said Angle Avenue, a distanced of 145.65 feet to a angle point;

THENCE South 55°42'31" East, continuing along the said lines a distanced of 366.58 feet to a angle point, same being the beginning of a curve to the right, With said curve to the right, having an arc length of 72.12 feet, a radius of 1077.17 feet, a delta angle of 03°50'11", a chord bearing of S53°44'31"E, a distance of 72.11 feet, the end of said curve, to the beginning of another curve to the right, With said curve to the right, having an arc length of 193.51 feet, a radius of 1056.39 feet, a delta angle of 10°29'45", a chord bearing of S46°35'39"E, a distance of 193.24 feet, the end of said curve;

THENCE South 41°20'52" East, a distance of 1,993.52 feet to the POINT OF BEGINNING of herein described tract of land;

THENCE South 41°16'56" West, along the Northeast line of a called 40 acre tract and said right-of-way, at 44.99 feet pass a 5/8" Iron Rod, 120 feet right, in the North Right-Of-Way line of said Angle Avenue, and at 144.90 feet pass a 1/2" Iron Rod, 119.89 feet right, in said North Right-Of-Way line, continuing in total a distance of 764.43 feet to an angle point;

THENCE South 41°34'38" West, continuing along said lines, passing at 454.51' the approximate centerline of Marine Creek, and continuing in total a distance of 490.87 feet to a point in a north line of Worth Hills Addition, as recorded in Document Number 309_16, Tarrant County Texas, common with the south line of a tract of land conveyed to The City of Fort Worth (unable to locate deed);

THENCE North 89°58'37" West, along said common line, a distance of 13.37 feet to a point for corner;

THENCE over and across said 40 acre tract;

North 41°34'38" West, a distance of 482.01 feet to a angle point;

North 41°16'17" West, a distance of 666.05 feet to a angle point;

North 41°20'53" West, a distance of 46.87 feet to a point;

South 48°39'07" West, a distance of 25.00 feet to a point;

North 41°20'53" West, a distance of 10.00 feet to a point;

North 48°39'07" East, a distance of 25.00 feet to a point;

North 41°20'53" West, a distance of 41.53 feet to a point;

THENCE North 41°20'53" West, a distance of 10.00 feet to the POINT OF BEGINNING and containing within these calls 0.292 acres or 12,709 square feet of land.

Oncor Electric Delivery Company, LLC electric line having a length of 1,280.84 feet or 77.63 rods.

X:\2024\24-0065-4\Working\Plats and Field Notes\Plats\24-0065-4-ESMT BASE-US_CTY_FT_WORTH.dwg



2024MFWN081 ROSEN SUB EXPANDED SCOPE
WR23194219
ONCOR ELECTRIC DELIVERY
COMPANY LLC EASEMENT

0.292 ACRES (12,709 SQ. FT.) IN
RICHARD VICKERY SURVEY, A-1591
TARRANT COUNTY, TEXAS

I, Ronald G. Harrison, certify that this exhibit was prepared under my direct supervision from a survey made on the ground on 09/06/2024, that this plat correctly represents the facts found at the time of said survey.



Ronald G. Harrison State of Texas R.P.L.S. No. 5342
09/27/2024



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4100 INTERNATIONAL PLAZA
SUITE 240
FORT WORTH, TX 76109
(817)554-1805
TBPELS REG. NO. 10194220