

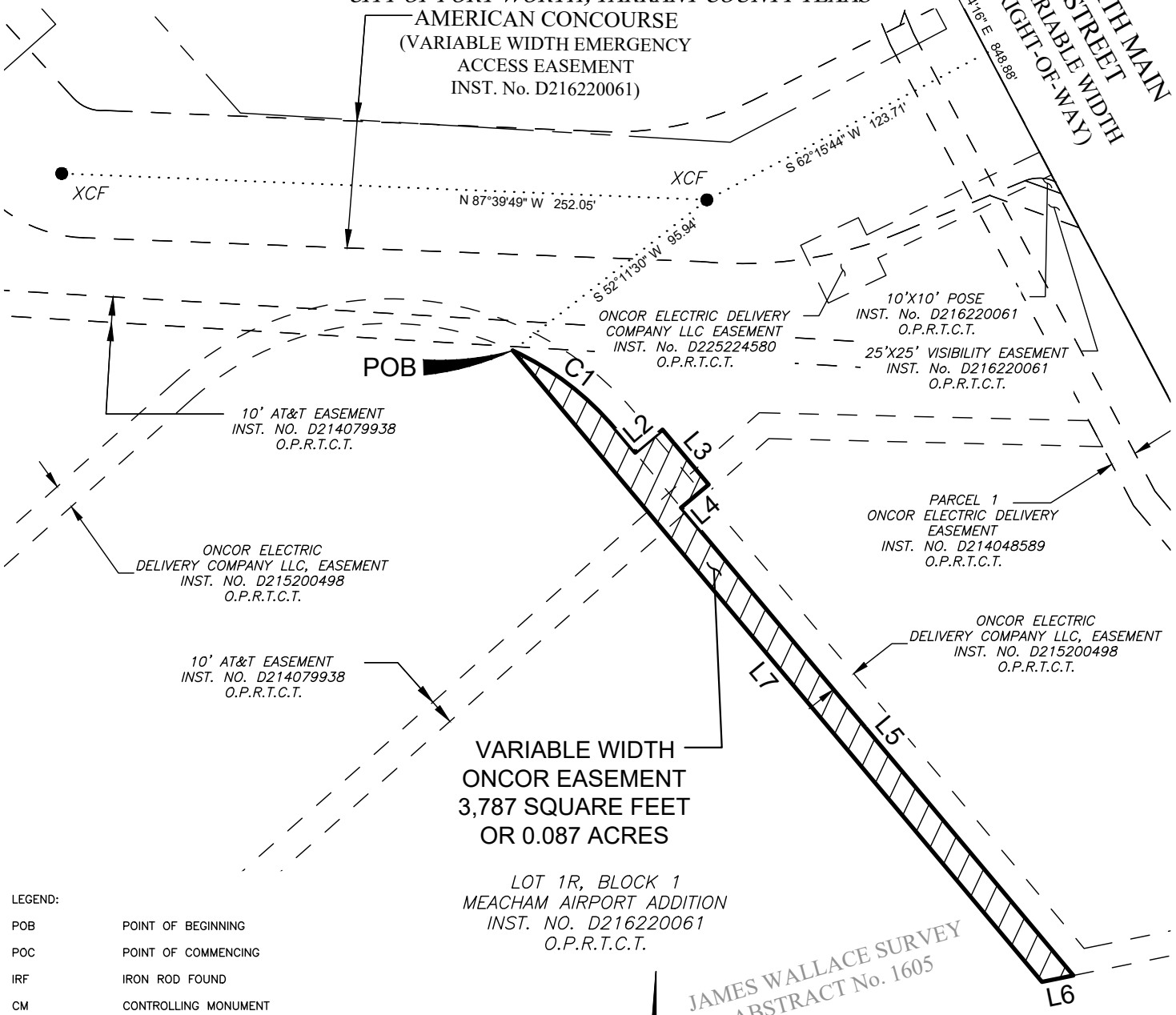
DRAWING: S:\PROJECTS\2015047.01 COFW SURVEY SERVICES\2015047.12 MEACHAM LEASE SURVEYS\MEACHAM UTILITY EASEMENT\01 DRAWINGS\EASEMENTS\221030140 E-3 (ONCOR).DWG SAVED BY: CODY WATSON DATE: 01/30/20

# EXHIBIT "A"

VARIABLE WIDTH ONCOR EASEMENT  
3,787 SQFT OR 0.087 ACRES OF LAND  
JAMES WALLACE SURVEY, ABSTRACT 1605  
CITY OF FORT WORTH, TARRANT COUNTY TEXAS

AMERICAN CONCOURSE  
(VARIABLE WIDTH EMERGENCY  
ACCESS EASEMENT  
INST. No. D216220061)

1/2 IRF  
POC  
S 27°44'16" E 848.88'  
NORTH MAIN STREET  
(VARIABLE WIDTH RIGHT-OF-WAY)



POB

PARCEL 1

VARIABLE WIDTH ONCOR EASEMENT  
3,787 SQUARE FEET  
OR 0.087 ACRES

LOT 1R, BLOCK 1  
MEACHAM AIRPORT ADDITION  
INST. NO. D216220061  
O.P.R.T.C.T.

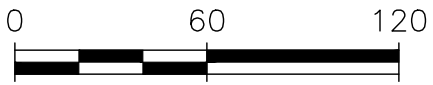
JAMES WALLACE SURVEY  
ABSTRACT No. 1605

LEGEND:

- POB POINT OF BEGINNING
- POC POINT OF COMMENCING
- IRF IRON ROD FOUND
- CM CONTROLLING MONUMENT

NOTES:

- LEGAL DESCRIPTION OF EVEN DATE ACCOMPANIES THIS EASEMENT DRAWING.
- BEARINGS REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD '83. ALL DISTANCES ARE GROUND DISTANCES.



GRAPHIC SCALE IN FEET



**SHIELD ENGINEERING**  
TBPELS ENGINEERING #F-11039, SURVEYING #10193890

*Cody Watson*  
CODY WATSON  
R.P.L.S. No. 7056  
DATED: 01-30-2026

DRAWING: S:\PROJECTS\2015047.01 COFW SURVEY SERVICES\2015047.12 MEACHAM LEASE SURVEYS\MEACHAM UTILITY EASEMENT\01 DRAWINGS\EASEMENTS\221030140 E-3 (ONCOR).DWG SAVED BY: CODY.WATSON DATE: 01/30/2026

# EXHIBIT "B"

*VARIABLE WIDTH ONCOR EASEMENT*  
*3,787 SQFT OR 0.087 ACRES OF LAND*  
*JAMES WALLACE SURVEY, ABSTRACT 1605*  
*CITY OF FORT WORTH, TARRANT COUNTY TEXAS*

BEING A TRACT OF LAND SITUATED IN THE JAMES WALLACE SURVEY, ABSTRACT NO. 1605, 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, ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NUMBER D216220061, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS (O.P.R.T.C.T.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2 INCH CAPPED IRON ROD FOUND IN THE EAST LINE OF SAID LOT 1R AND BEING COMMON WITH THE WEST RIGHT-OF-WAY LINE OF NORTH MAIN ST (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE SOUTH 27°44'16" E, WITH SAID COMMON EAST AND WEST LINE, A DISTANCE OF 848.88 TO A POINT;

THENCE OVER AND ACROSS SAID LOT 1R THE FOLLOWING COURSES AND DISTANCES:

SOUTH 62°15'44" WEST, A DISTANCE 123.71 FEET TO A X-CUT FOUND, FROM WHICH A X-CUT FOUND BEARS NORTH 87°39'49" WEST, A DISTANCE OF 252.05 FEET;

SOUTH 52°11'30" WEST, A DISTANCE OF 95.94 FEET TO THE POINT OF BEGINNING AND BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

WITH SAID NON-TANGENT CURVE TO THE RIGHT AN ARC DISTANCE OF 50.71 FEET, HAVING A RADIUS OF 115.00 FEET, A CENTRAL ANGLE OF 25°15'52", AND A CHORD BEARING AND DISTANCE OF SOUTH 52°36'07" EAST, 50.30 FEET TO A POINT;

SOUTH 39°58'11" EAST, A DISTANCE OF 12.21 FEET TO A POINT;

NORTH 50°01'49" EAST, A DISTANCE OF 14.01 FEET TO A POINT;

SOUTH 39°58'11" EAST, A DISTANCE OF 28.00 FEET TO A POINT;

SOUTH 50°01'49" WEST, A DISTANCE OF 14.01 FEET TO A POINT;

SOUTH 39°58'11" EAST, A DISTANCE OF 238.32 FEET TO A POINT;

SOUTH 78°30'27" WEST, A DISTANCE OF 12.51 FEET TO A POINT;

NORTH 39°58'11" WEST, A DISTANCE OF 321.64 FEET TO THE POINT OF BEGINNING AND CONTAINING 3,787 SQUARE FEET OR 0.087 ACRES OF LAND, MORE OR LESS.

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S39°58'11"E	12.21'
L2	N50°01'49"E	14.01'
L3	S39°58'11"E	28.00'
L4	S50°01'49"W	14.01'
L5	S39°58'11"E	238.32'
L6	S78°30'27"W	12.51'
L7	N39°58'11"W	321.64'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	50.71'	115.00'	25°15'52"	S52°36'07"E	50.30'

- NOTES:
1. EASEMENT DRAWING OF EVEN DATE ACCOMPANIES THIS LEGAL DESCRIPTION.
  2. BEARINGS REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD '83. ALL DISTANCES ARE GROUND DISTANCES.



SHIELD

ENGINEERING

TBPELS ENGINEERING #F-11039, SURVEYING #10193890

CODY WATSON  
R.P.L.S. No. 7056  
DATED: 01-30-2026