



P.O. BOX 992 | 6477 FM 311, SPRING BRANCH, TX 78070
WWW.SHERWOODSURVEYING.COM
TBPELS FIRM #10044200

23ONCOR010
BOAT CLUB SUBSTATION CUT-IN

DATE 4/3/2024

EXHIBIT A
TRANSMISSION EASEMENT

BEING A 0.110 ACRE TRACT OF LAND SITUATED IN THE WILLIAM E. CONWELL SURVEY, ABSTRACT NO. 342, LOCATED IN THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AND BEING A PORTION OF LOT 1R, BLOCK 1, EAGLE MOUNTAIN WATER TREATMENT PLANT, A SUBDIVISION OF RECORD IN CABINET A, SLIDE 5913, OF THE MAP RECORDS OF TARRANT COUNTY, TEXAS, SAID 0.110 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED IN TWO (2) PARTS AS FOLLOWS:

PART 1: 0.055 ACRES

BEGINNING, AT A POINT IN THE WESTERLY LINE OF SAID LOT 1R, BLOCK 1, BEING THE EASTERLY LINE OF THAT CERTAIN 22.569 ACRE TRACT CONVEYED TO TEXAS ELECTRIC SERVICE COMPANY OF RECORD IN VOLUME 2643, PAGE 496 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS (GRID COORDINATES N: 6997467.89, E: 2298480.85), FOR THE NORTHWESTERLY CORNER HEREOF, FROM WHICH A FOUND 1/2 INCH IRON ROD MARKING THE NORTHWESTERLY CORNER OF SAID LOT 1R, BLOCK 1, BEING THE EASTERLY LINE OF SAID 22.569 ACRE TRACT, BEARS N 00° 15' 45" E, A DISTANCE OF 459.14 FEET;

THENCE, INTO AND ACROSS SAID LOT 1R, BLOCK 1, THE FOLLOWING COURSES:

N 89° 59' 59" E, A DISTANCE OF 30.00 FEET TO THE NORTHEASTERLY CORNER HEREOF;

S 00° 15' 45" W, A DISTANCE OF 80.00 FEET TO THE SOUTHEASTERLY CORNER HEREOF;

N 89° 59' 49" W, A DISTANCE OF 30.00 FEET TO THE SOUTHWESTERLY CORNER HEREOF;

N 00° 15' 45" E, A DISTANCE OF 80.00 FEET TO THE **POINT OF BEGINNING**, CONTAINING AN AREA OF 0.055 ACRES OF LAND, MORE OR LESS.



PART 2: 0.055 ACRES

BEGINNING, AT A POINT IN THE WESTERLY LINE OF SAID LOT 1R, BLOCK 1, BEING THE EASTERLY LINE OF THAT CERTAIN 22.569 ACRE TRACT CONVEYED TO TEXAS ELECTRIC SERVICE COMPANY OF RECORD IN VOLUME 2643, PAGE 496 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS (GRID COORDINATES N: 6997047.89, E: 2298478.92), FOR THE NORTHWESTERLY CORNER HEREOF, FROM WHICH A FOUND 1/2 INCH IRON ROD MARKING THE NORTHWESTERLY CORNER OF SAID LOT 1R, BLOCK 1, BEING THE EASTERLY LINE OF SAID 22.569 ACRE TRACT, BEARS N 00° 15' 45" E, A DISTANCE OF 879.15 FEET;

THENCE, INTO AND ACROSS SAID LOT 1R, BLOCK 1, THE FOLLOWING COURSES:

N 90° 00' 00" E, A DISTANCE OF 30.00 FEET TO THE NORTHEASTERLY CORNER HEREOF;

S 00° 15' 45" W, A DISTANCE OF 80.00 FEET TO THE SOUTHEASTERLY CORNER HEREOF;

N 89°59' 49" W, A DISTANCE OF 30.00 FEET TO THE SOUTHWESTERLY CORNER HEREOF, FROM WHICH A 1 INCH IRON ROD MARKING THE SOUTHWESTERLY CORNER OF SAID LOT 1R, BLOCK 1, BEING THE SOUTHEASTERLY CORNER OF SAID 22.569 ACRE TRACT BEARS S 00° 15' 45" W, A DISTANCE OF 128.29 FEET;

N 00° 15' 45" E, A DISTANCE OF 80.00 FEET TO THE **POINT OF BEGINNING**, CONTAINING AN AREA OF 0.055 ACRES OF LAND, MORE OR LESS.

I, MELISSA T. HINTON, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

A SURVEY EXHIBIT WAS PREPARED ON THIS SAME DATE. BASIS OF BEARING IS NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE.

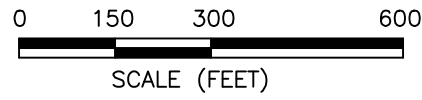
Melissa T. Hinton

4-3-2024

MELISSA T. HINTON

DATE

R.P.L.S. #6521 STATE OF TEXAS



LEGEND

- 1/2" IRON ROD FOUND (UNLESS NOTED)
- P.O.B. POINT OF BEGINNING
- CM CONTROLLING MONUMENT

P.O.B. PART 1
N:6997467.89
E:2298480.85
(GRID)

TRANSMISSION
EASEMENT
PART 1
0.055 ACRES
(2,400 SQ. FT.)

P.O.B. PART 2
N:6997047.89
E:2298478.92
(GRID)

TESCO
CONC. MONUMENT
(CM)

LEGAL DESCRIPTION

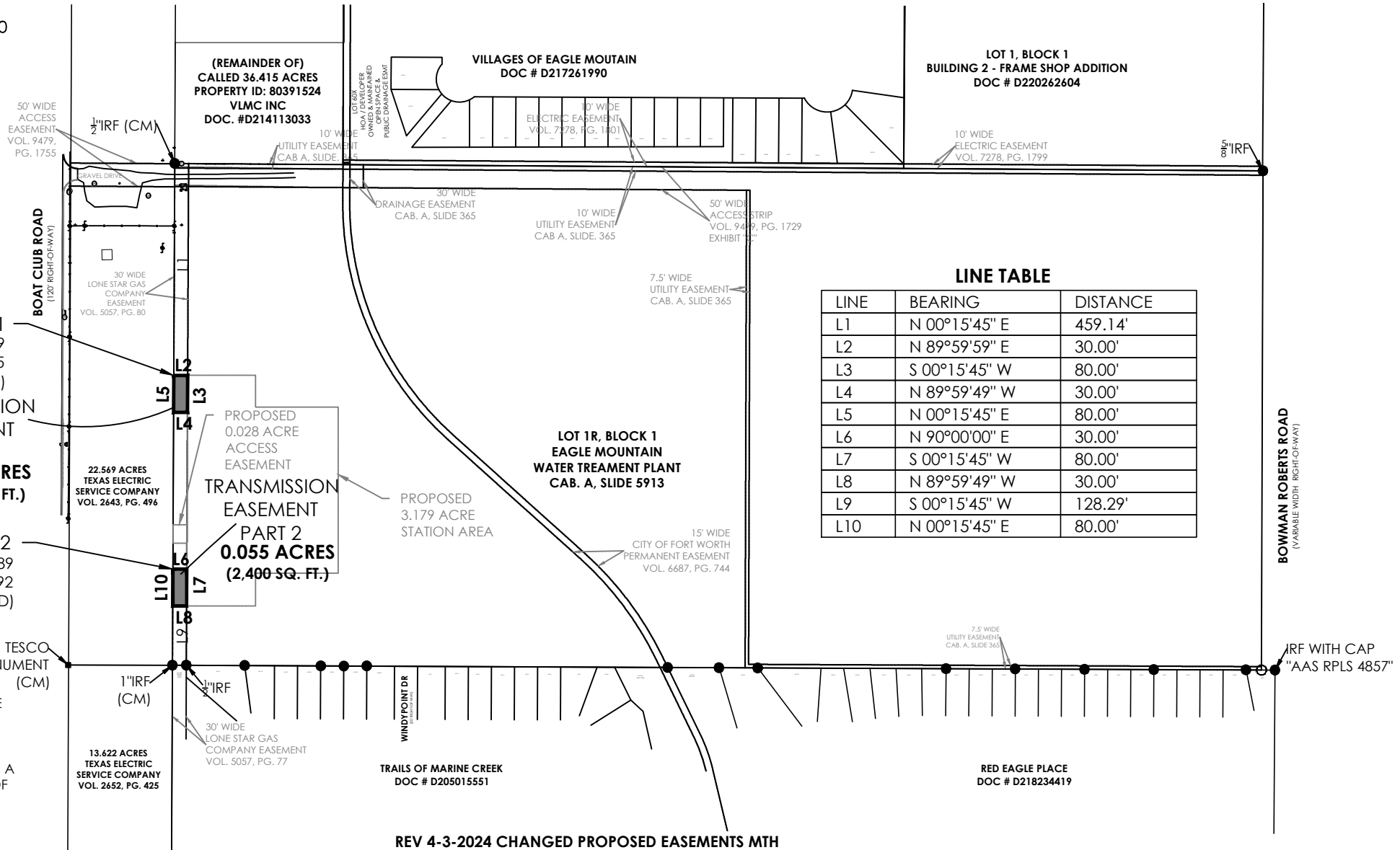
BEING A 0.110 ACRE TRACT OF LAND SITUATED IN THE WILLIAM E. CONWELL SURVEY, ABSTRACT NO. 342, LOCATED IN THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AND BEING A PORTION OF LOT 1R, BLOCK 1, EAGLE MOUNTAIN WATER TREATMENT PLANT, A SUBDIVISION OF RECORD IN CABINET A, SLIDE 5913, OF THE MAP RECORDS OF TARRANT COUNTY, TEXAS.

SURVEYOR NOTES:

THIS BOUNDARY SURVEY WAS COMPLETED WITHOUT ADDITIONAL RESEARCH TO DETERMINE IF OTHER MATTERS OF RECORD, IF ANY, MIGHT AFFECT THIS PROPERTY, SUCH AS EASEMENTS, SETBACKS, OR OTHER ENCUMBRANCES.

BASIS OF BEARING IS NAD83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, COORDINATES AND DISTANCES ARE SHOWN IN GRID.

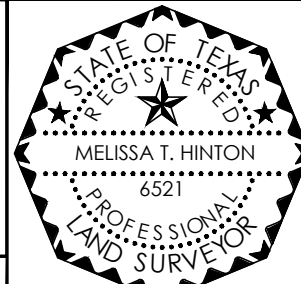
DATE OF FIELDWORK: 03/01/2023



REV 4-3-2024 CHANGED PROPOSED EASEMENTS MTH

SHERWOOD SURVEYING & S.U.E.
UTILITIES | RESIDENTIAL | COMMERCIAL | INDUSTRIAL
6477 FM 311, P.O. BOX 992 TBPELS FIRM#10044200
SPRING BRANCH, TEXAS 78070
PHONE (830) 228-5788 FAX (830) 885-2170

DATE: 04/03/2024 DRAWN BY: MTH PROJECT No. 23ONCOR010



SURVEYORS CERTIFICATE

I, MELISSA T. HINTON, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, REGISTRATION NUMBER 6521, HEREBY STATE THAT DURING THE MONTH OF MARCH, 2023, A SURVEY OF THE REAL PROPERTY SHOWN HEREON WAS MADE UPON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

Melissa T. Hinton 4/3/2024
MELISSA T. HINTON
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6521