

EXHIBIT 'A'

METES AND BOUNDS

10' ONCOR EASEMENT

BEING a 0.0146 acre parcel of land situated in the J.R. Montgomery Survey, Abstract Number 1030, Tarrant County, Texas, in the City of Fort Worth, being a portion of Lots 5 and 6, Block 2, Drake Subdivision, an addition to the City of Fort Worth, as recorded in Volume 848, Page 437, and being a portion of the tract of land described in deed to The City of Fort Worth, as recorded in Volume 4050, Page 524, Deed Records of Tarrant County, Texas, said 0.0146 acre parcel of land being more particularly described as follows:

COMMENCING at a 5/8-inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" found on the southerly right-of-way line of West 7th Street (a variable width right-of-way);

THENCE along the southerly right-of-way line of West 7th Street South 89° 50' 20" East a distance of 107.05 feet to the POINT OF BEGINNING;

THENCE South 89° 50' 20" East a distance of 73.23 feet to a point;

THENCE South 63° 12' 59" West a distance of 22.07 feet to a point;

THENCE North 89° 50' 20" West a distance of 53.54 feet to a point;

THENCE North 00° 02' 58" East a distance of 10.00 feet to the POINT OF BEGINNING;

CONTAINING a computed area of 0.0146 acres (634 square feet) of land.

The basis of bearings for this survey is the Texas State Coordinate System, North Central Zone 4202, based upon GPS measurements. Distances and areas hereon are surface values. A combined scale factor of 0.999880014 was used for this project.

B001248.017

PAGE 1 OF 1

A drawing of even date accompanies this metes and bounds description.

JANUARY 7, 2021



550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121
TEXAS REGISTERED SURVEYING FIRM NO. 10098100



01-07-2021



ONCOR ELECTRIC DELIVERY COMPANY
EASEMENT
BEING 0.0146 ACRES OR 634 SQUARE FEET
69.39 FEET or 4.21 RODS in length
OF
THE CITY OF FORT WORTH
SITUATED IN THE
J.R. MONTGOMERY SURVEY
ABSTRACT NO. 1030
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS

EXHIBIT 'B'

WEST 7TH STREET
(VARIABLE WIDTH RIGHT-OF-WAY)

CITY OF FORT WORTH
VOLUME 4050
PAGE 524

0.0146 ACRES
634 SQUARE FEET

FOUND 5/8" IRON ROD
WITH CAP STAMPED
"DUNAWAY ASSOC LP"

POINT OF COMMENCING
FOUND 5/8" IRON ROD
WITH CAP STAMPED
"DUNAWAY ASSOC LP"

POINT OF BEGINNING

S89°50'20"E
73.23'

S89°50'20"E 57.06'

S89°50'20"E 107.05'

N00°02'58"E
10.00'

LOT 5

LOT 6

S63°12'59"W
22.07'

MUSEUM PLACE BLOCK A, LTD
TRACTS 3 & 4
DOCUMENT NUMBER
D208148858

N89°50'20"W
53.54'

LOT 4

60' RIGHT-OF-WAY
ABANDONED PER CITY
ORDINANCE #22483-10-2016
DOCUMENT NUMBER
D219183029

BLOCK 2
DRAKE SUBDIVISION
VOLUME 848, PAGE 437

LOT 1

J.R. MONTGOMERY
SURVEY
ABSTRACT NO. 1030

MUSEUM PLACE BLOCK A, LTD
DOCUMENT NUMBER
D208402984

LOT 3

LOT 2

BLOCK 5
VAN ZANDT'S
HILLSIDE ADDITION
VOLUME 204, PAGE 4

LOT 4

LOT 5

VAN CLIBURN WAY
(50' RIGHT-OF-WAY)



NOTE:

The basis of bearings for this survey is the Texas State Coordinate System, North Central Zone 4202, based upon GPS measurements. Distances and areas hereon are surface values. A combined scale factor of 0.999880014 was used for this project.



B001248.017

PAGE 1 OF 1

A metes and bounds description of even date accompanies this drawing.

JANUARY 7, 2021



550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121
TEXAS REGISTERED SURVEYING FIRM NO. 10098100



ONCOR ELECTRIC DELIVERY COMPANY
EASEMENT
BEING 0.0146 ACRES OR 634 SQUARE FEET
69.39 FEET or 4.21 RODS in length
OF
THE CITY OF FORT WORTH
SITUATED IN THE
J.R. MONTGOMERY SURVEY
ABSTRACT NO. 1030
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS