

EXHIBIT A
LEGAL DESCRIPTION
TEMPORARY CONSTRUCTION EASEMENT

Tract 1:

Being part of the I & G N RR Co Survey, Abstract 1956 and being part of the Jose A Gill, Survey Abstract 570, situated in the City of Fort Worth, Tarrant County, Texas and being a portion of a tract conveyed to PETE & JO BONDS FAMILY PARTNERSHIP by Instrument Number D213039813 Official Public Records of Tarrant County Texas (O.P.R.T.C.T.) and being more particularly described as follows:

COMMENCING at an iron rod with plastic cap stamped "BROOKS BAKER" for a northeast corner of said Pete & Jo Bonds Family Partnership tract and being an east corner of a tract conveyed to JOHN MILLARD BOND by Instrument Number D184347814 (O.P.R.T.C.T.) and being in the west right of way line of U.S. Highway 287 (Business) from which a 1 inch iron rod for the northeast corner of said Bond John Millard tract and being in the west right of way line of U.S. Highway 287 (Business) and being in the south right of way line of West Bonds Ranch Road, a 120 foot right of way, as described in D198229819 (O.P.R.T.C.T.) bears N 24°28'02" W, a distance of 146.44 feet;

THENCE S 68°03'38" W, departing the west right of way line of U.S. Highway 287 (Business) and along the south line of said John Millard Bond tract and a north line of said Pete & Jo Bonds Family Partnership, a distance of 55.05 feet to a 5/8" iron rod set with plastic cap stamped "DEOTTE RPLS 4673" for the POINT OF BEGINNING;

THENCE S 24°28'02" E, departing the south line of said John Millard Bond tract and a north line of said Pete & Jo Bonds Family Partnership, a distance of 356.43 feet to a 5/8" iron rod set with plastic cap stamped "DEOTTE RPLS 4673";

THENCE S 24°58'40" E, a distance of 1,063.89 feet to a 5/8" iron rod set with plastic cap stamped "DEOTTE RPLS 4673" at the beginning of a tangent curve to the right with a radius of 11,342.34 feet, whose chord bears S 23°59'50" E, a distance of 388.13 feet;

THENCE along said curve to the right, through a central angle of 01°57'39" a distance of 388.15 feet to a 5/8" iron rod set with plastic cap stamped "DEOTTE RPLS 4673";

THENCE S 22°44'22" W, a distance of 77.16 feet to a 5/8" iron rod set with plastic cap stamped "DEOTTE RPLS 4673";

THENCE S 22°15'38" E, a distance of 64.60 feet to a 5/8" iron rod set with plastic cap stamped "DEOTTE RPLS 4673" in the south line of said Pete & Jo Bonds Family Partnership and in the north line of Lot 1X OPEN SPACE, Block 32 of Cibolo Hill Addition as described in Instrument Number D220187858 (O.P.R.T.C.T.);

THENCE S 81°39'04" W, along the south line of said Pete & Jo Bonds Family Partnership and the north line of Lot 1X OPEN SPACE, Block 32 of Cibolo Hill Addition, a distance of 20.60 feet to a point;

THENCE N 22°15'38" W, departing the south line of said Pete & Jo Bonds Family Partnership and the north line of Lot 1X OPEN SPACE, Block 32 of Cibolo Hill Addition, a distance of 67.93 feet to a point;

THENCE N 22°44'22" E, a distance of 77.00 feet to point in a non-tangent curve to the left with a radius of 11,322.34 feet, whose chord bears N 24°01'07" W, a distance of 379.01 feet;

THENCE along said curve to the left, through a central angle of 01°55'05" a distance of 379.03 feet to a point;

THENCE N 24°58'40" W, a distance of 1,063.97 feet to a point;

THENCE N 24°28'02" W, a distance of 357.41 feet to a point in the north line of said Pete & Jo Bonds Family Partnership tract and a south line of said John Millard Bond tract;

THENCE N 68°03'38" E, along the north line of said Pete & Jo Bonds Family Partnership tract and a south line of said John Millard Bond tract, a distance of 20.02 feet to the POINT OF BEGINNING and containing 38,956 square feet or 0.894 acres more or less.

Tract 2:

Being part of the I & G N RR Co Survey, Abstract 1956 and being part of the Jose A Gill, Survey Abstract 570, situated in the City of Fort Worth, Tarrant County, Texas and being a portion of a tract conveyed to PETE & JO BONDS FAMILY PARTNERSHIP by Instrument Number D213039813 Official Public Records of Tarrant County Texas (O.P.R.T.C.T.) and being more particularly described as follows:

COMMENCING at an iron rod with plastic cap stamped "BROOKS BAKER" for a northeast corner of said Pete & Jo Bonds Family Partnership tract and being an east corner of a tract conveyed to JOHN MILLARD BOND by Instrument Number D184347814 (O.P.R.T.C.T.) and being in the west right of way line of U.S. Highway 287 (Business) from which a 1 inch iron rod for the northeast corner of said Bond John Millard tract and being in the west right of way line of U.S. Highway 287 (Business) and being in the south right of way line of West Bonds Ranch Road, a 120 foot right of way, as described in D198229819 (O.P.R.T.C.T.) bears N 24°28'02" W, a distance of 146.44 feet;

THENCE S 68°03'38" W, departing the west right of way line of U.S. Highway 287 (Business) and along the south line of said John Millard Bond tract and a north line of said Pete & Jo Bonds Family Partnership, a distance of 55.05 feet to a 5/8" iron rod set with plastic cap stamped "DEOTTE RPLS 4673";

THENCE S 24°28'02" E, departing the south line of said John Millard Bond tract and a north line of said Pete & Jo Bonds Family Partnership, a distance of 356.43 feet to a 5/8" iron rod set with plastic cap stamped "DEOTTE RPLS 4673";

THENCE S 24°58'40" E, a distance of 158.40 feet to a point;

THENCE N 65°01'20" E, a distance of 25.00 feet for the POINT OF BEGINNING;

THENCE N 65°01'20" E, a distance of 20.00 feet to a point

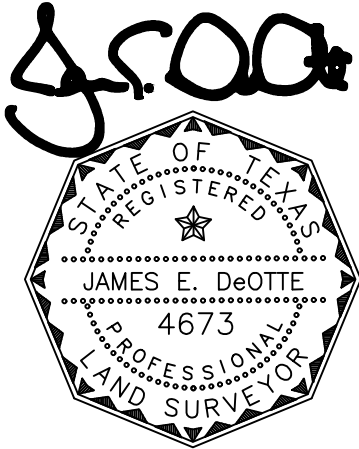
THENCE S 24°58'40" E, a distance of 159.29 feet to a point

THENCE S 65°01'20" W, a distance of 20.00 feet to a point

THENCE N 24°58'40" W, a distance of 159.29 feet to the POINT OF BEGINNING and containing 3,186 square feet or 0.073 acres more or less.

NOTES:

- 1) All bearings and coordinates are in US survey feet surface using a scale factor of 1.0001526298 and referenced to the Texas Coordinate System, Nad-83, The North Central Zone 4202.
- 2) Exhibit B of same date accompanies this legal description.



James E. DeOtte
Registered Professional Land Surveyor
No. 4673

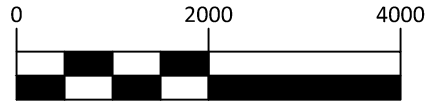
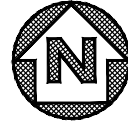
James DeOtte Engineering, Inc.
TBPLS Firm No. 10101400
2201 Dottie Lynn Parkway, Suite 119
Fort Worth, Texas 76120
(817) 446 – 6877

LEGEND:

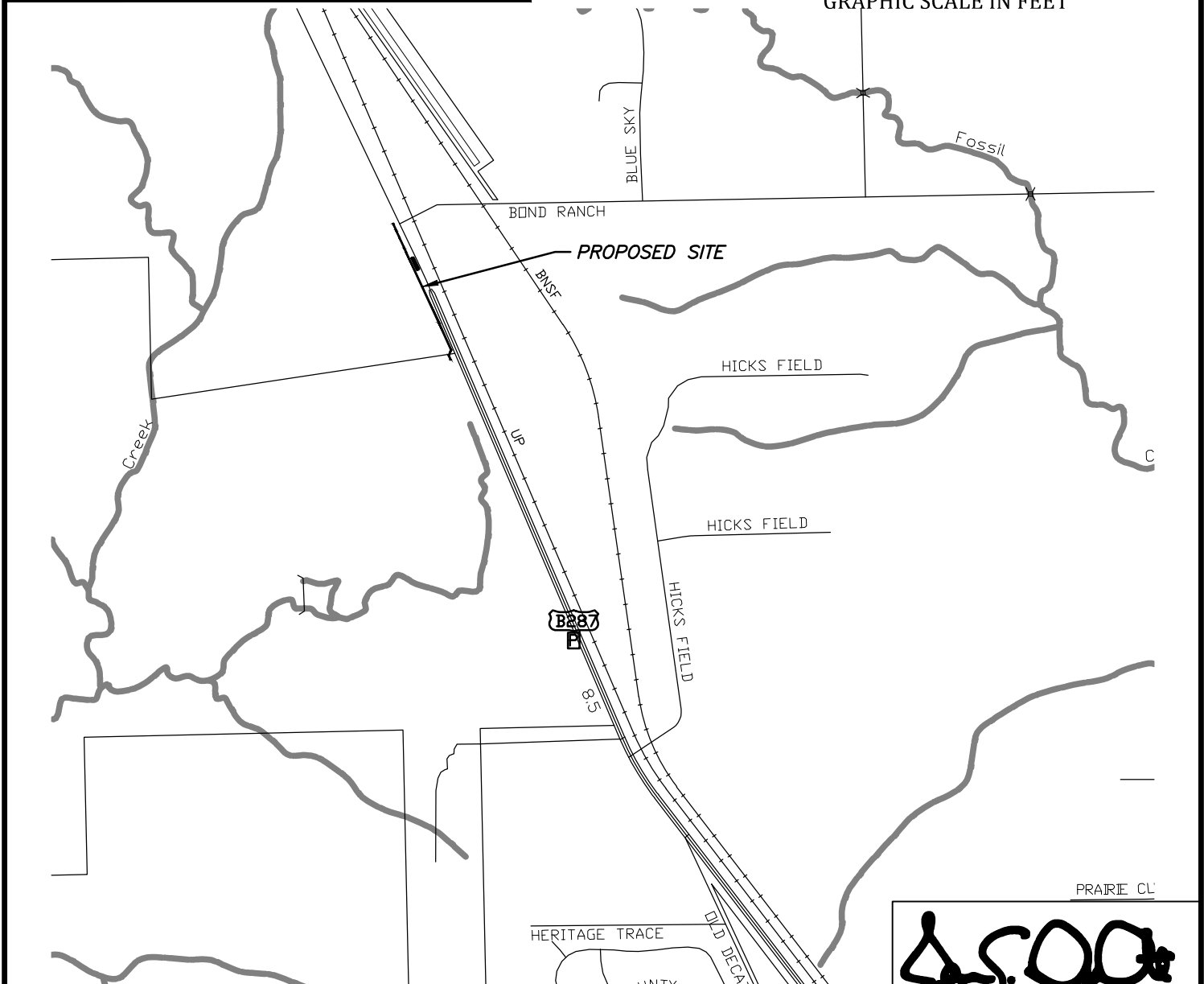
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 EX. EASEMENT - - - - -
 PROP. EASEMENT ██████████
 CAPPED IRON ROD SET CIRS
 IRON ROD FOUND IRF
 OFFICIAL PUBLIC RECORDS TARRANT COUNTY TEXAS O.P.R.T.C.T.
 PLAT RECORDS TARRANT COUNTY TEXAS O.P.R.T.C.T.

EXHIBIT B

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GRAPHIC SCALE IN FEET



City of Fort Worth

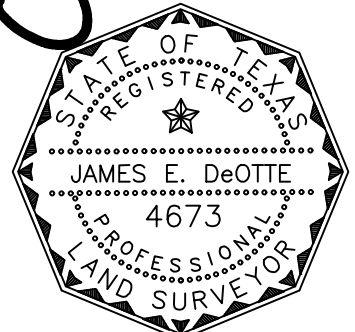
200 TEXAS STREET
 FORT WORTH, TX. 76102

EXHIBIT A SHOWING A
PARCEL OF PROPERTY
 SITUATED IN THE
1 & G N RR CO SURVEY
JOSE A GILL, SURVEY
TARRANT COUNTY, TEXAS

AS RECORDED IN
D213039813

OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY TEXAS

J. E. DeOtte



Date: 5/27/2022

PROJECT: NORTHSIDE IV WATERLINE	CITY PROJECT No. 102687
PROPOSED TEMPORARY CONSTRUCTION EASEMENT	PARCEL NO. 14 TCE
LAND ACQUISITION AREA: 42,142 SQ FT OR 0.967 AC	
JDEI JOB No. 202100700	DRAWN BY: CBC
	PAGE 5 OF 12

LEGEND:






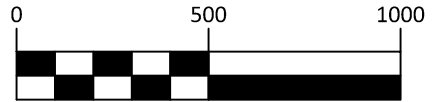
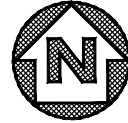
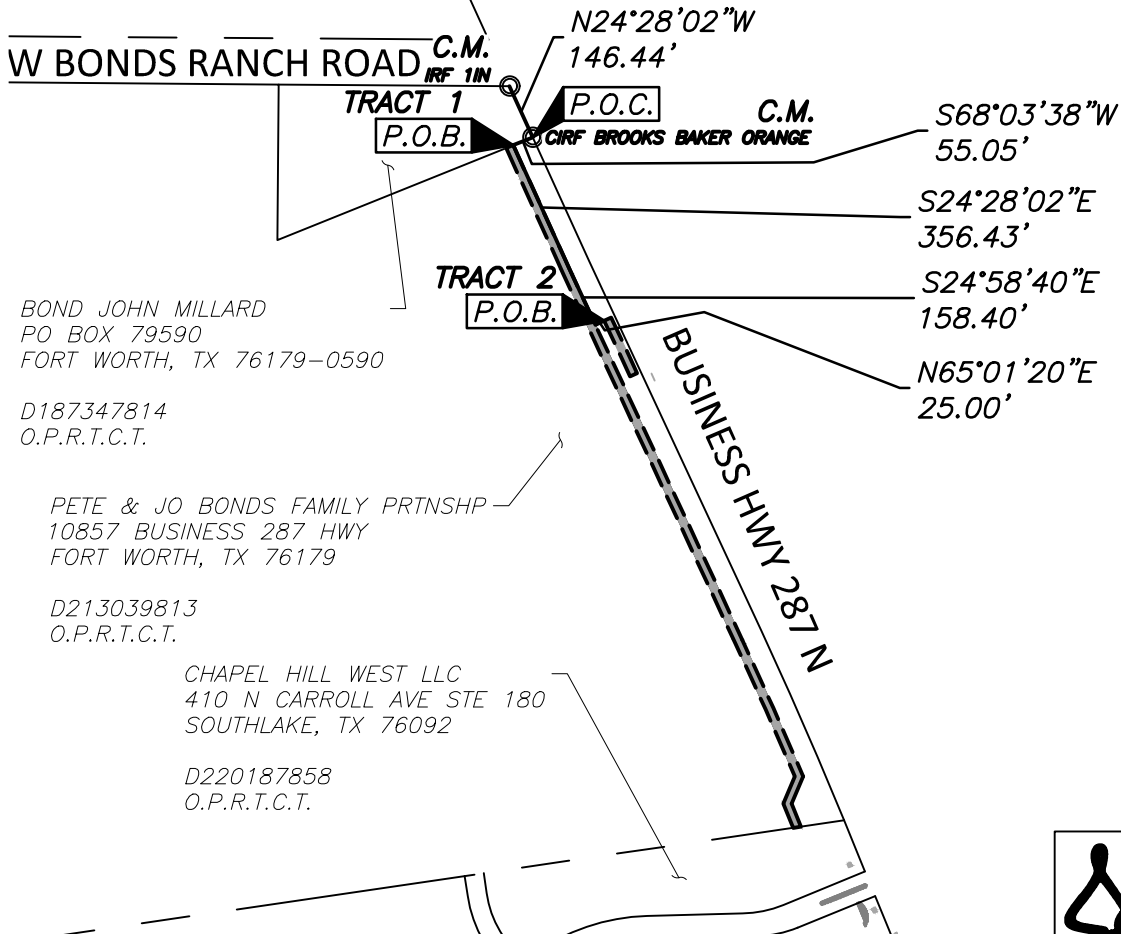
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PROP. EASEMENT	
IRON ROD FOUND	 IRF
5/8" IRON ROD SET WITH PLASTIC CAP STAMPED "DEOTTE RPLS 4673"	 CIRF
OFFICIAL PUBLIC RECORDS TARRANT COUNTY TEXAS	O.P.R.T.C.T.

EXHIBIT B

PAGE 6 OF 12



GRAPHIC SCALE IN FEET



City of Fort Worth

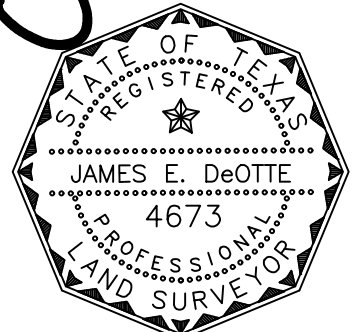
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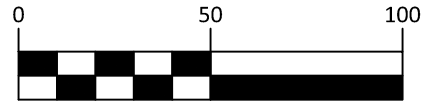
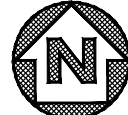
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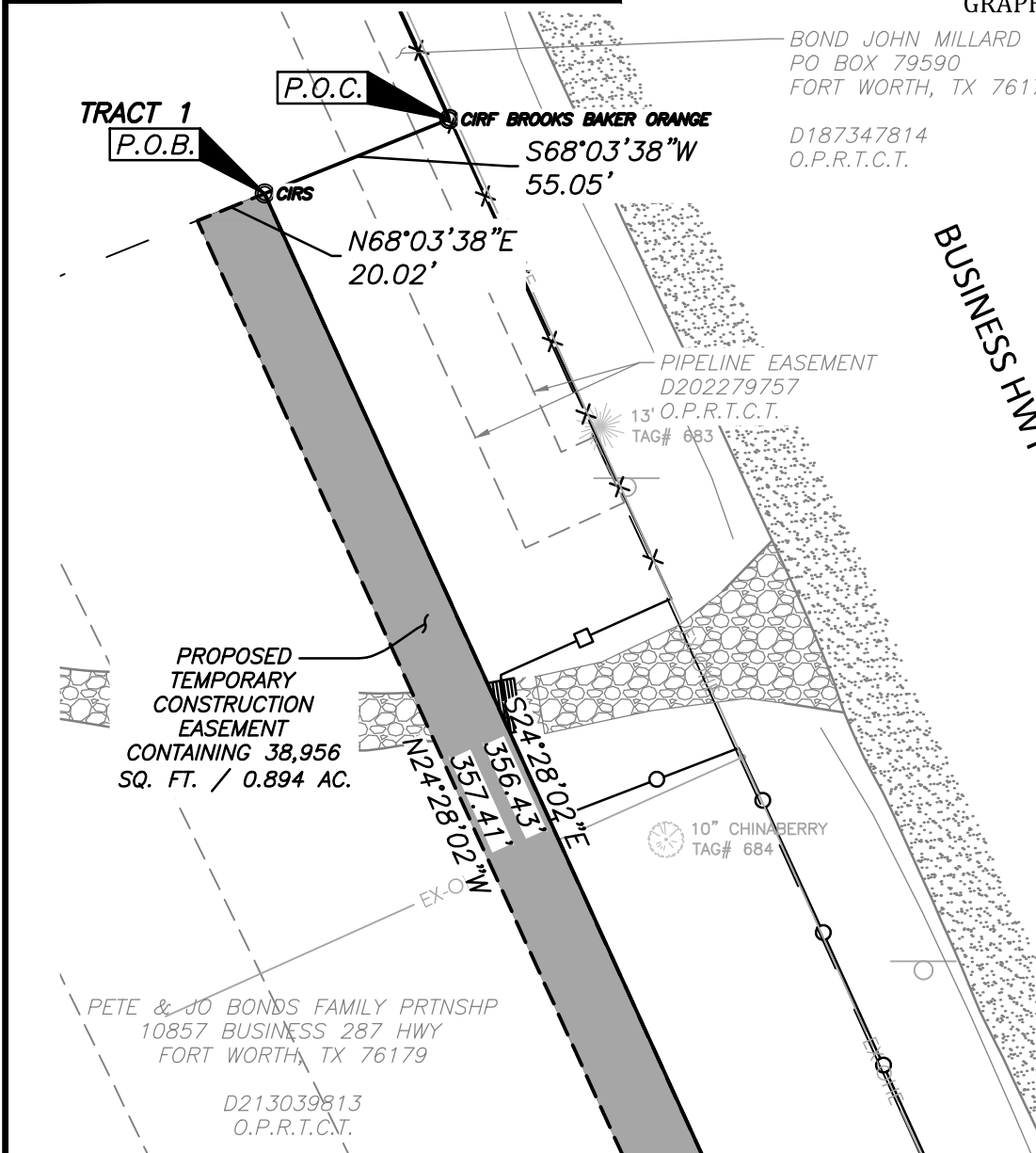
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- EX. EASEMENT - - - - -
- PROP. EASEMENT ▬▬▬▬▬▬▬▬▬▬
- IRON ROD FOUND CIRF
- 5/8" IRON ROD SET WITH PLASTIC CAP STAMPED "DEOTTE RPLS 4673" CIRS
- OFFICIAL PUBLIC RECORDS O.P.R.T.C.T.
- TARRANT COUNTY TEXAS

EXHIBIT B

PAGE 7 OF 12



GRAPHIC SCALE IN FEET



BOND JOHN MILLARD
 PO BOX 79590
 FORT WORTH, TX 76179-0590
 D187347814
 O.P.R.T.C.T.

BUSINESS HWY 287 N

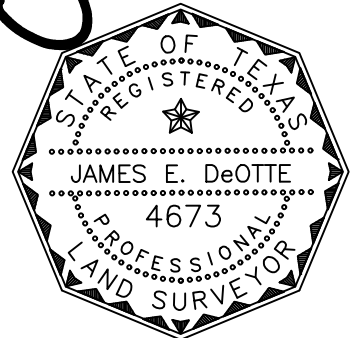


City of Fort Worth
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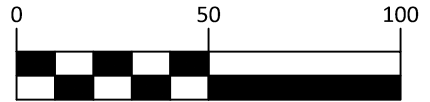
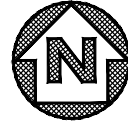
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JDEI JOB No. 202100700	DRAWN BY: CBC	PAGE 7 OF 12
JAMES DeOTTE ENGINEERING, INC. · 2201 DOTTIE LYNN PKWY., SUITE 119 FORT WORTH, TX. 76120 · 817-446-6877		
TBPE FIRM Reg. No. 8917 · TBLs Firm Reg. No. 101014-00		

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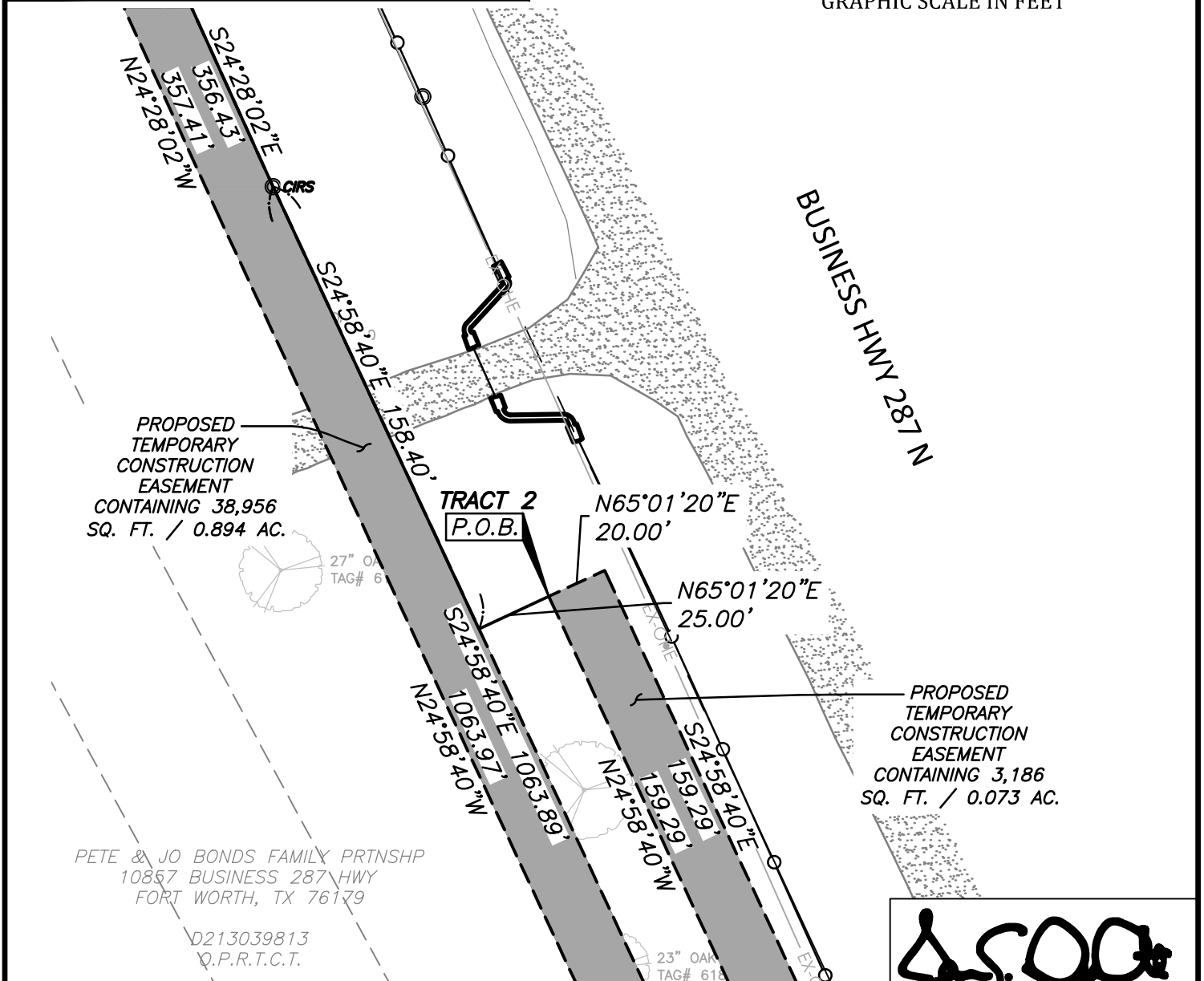
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EXHIBIT B

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GRAPHIC SCALE IN FEET



PETE & JO BONDS FAMILY PRTN SHP
10857 BUSINESS 287 HWY
FORT WORTH, TX 76179

D213039813
O.P.R.T.C.T.

23" OAK
TAG# 618



City of Fort Worth

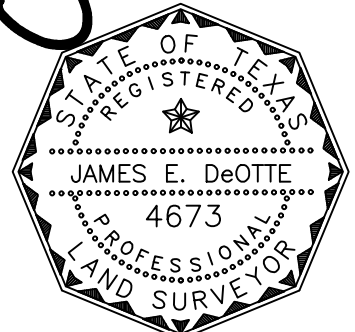
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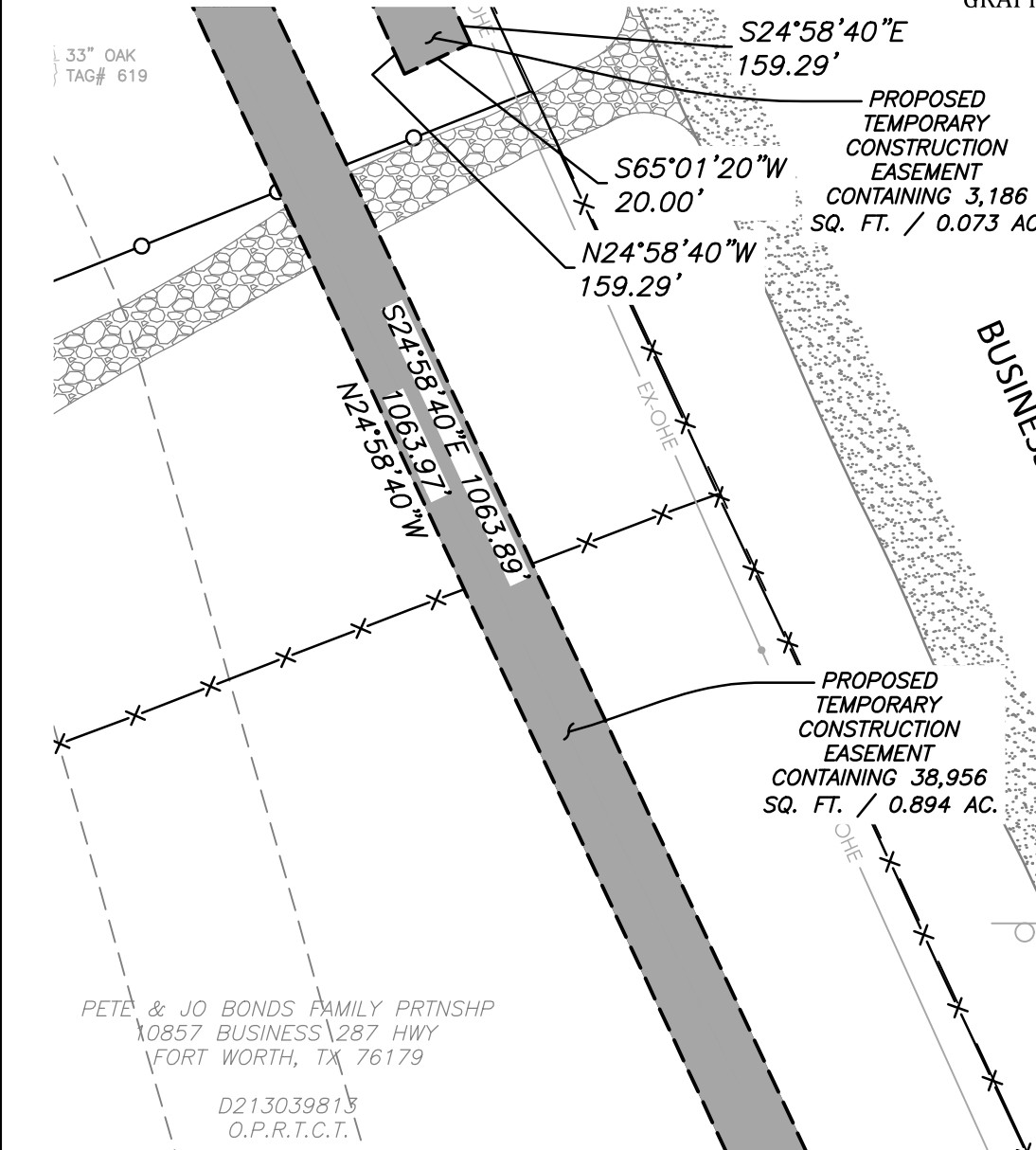
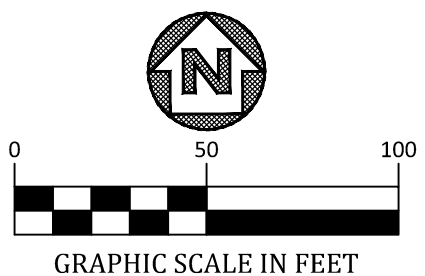
Date: 5/27/2022

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TBPE FIRM Reg. No. 8917 · TBLs Firm Reg. No. 101014-00		

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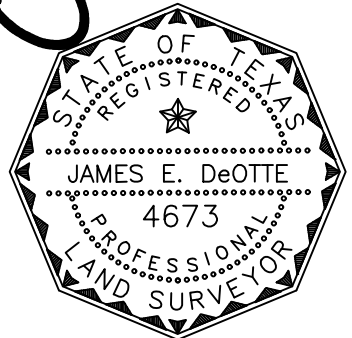
EXHIBIT B
PAGE 9 OF 12



PETE & JO BONDS FAMILY PRTNSH
10857 BUSINESS 287 HWY
FORT WORTH, TX 76179

D213039813
O.P.R.T.C.T.

J.E. DeOtte



Date: 5/27/2022

FORT WORTH

City of Fort Worth
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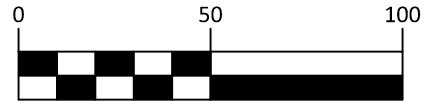
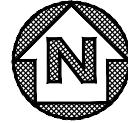
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JDEI JOB No. 202100700	DRAWN BY: CBC
	PAGE 9 OF 12

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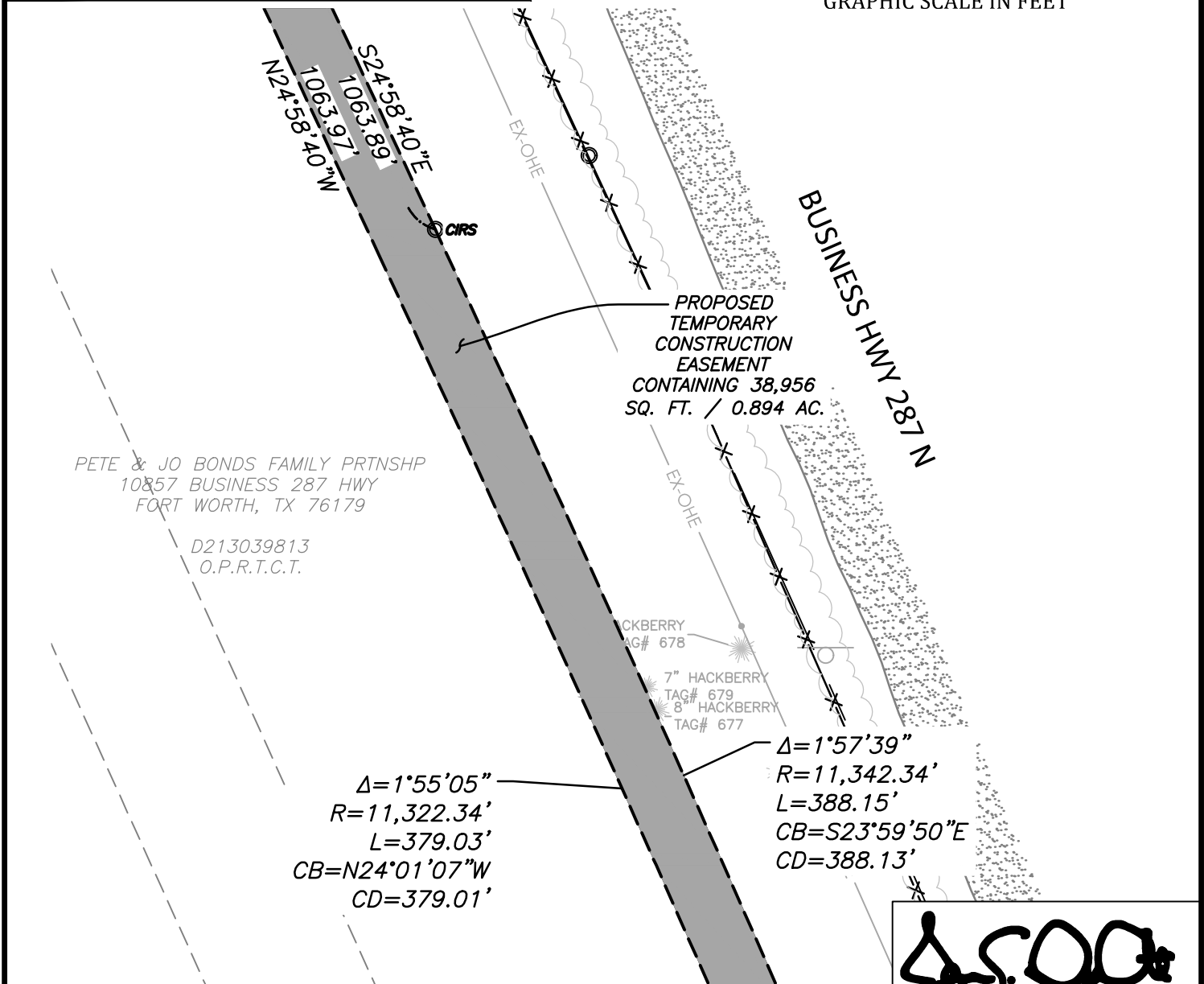
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PAGE 11 OF 12



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City of Fort Worth

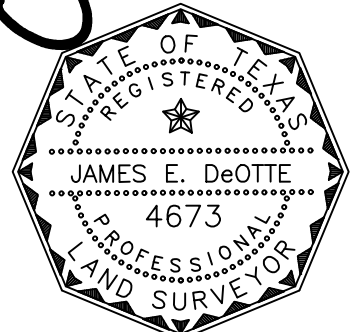
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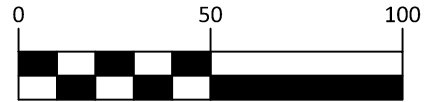
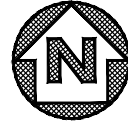
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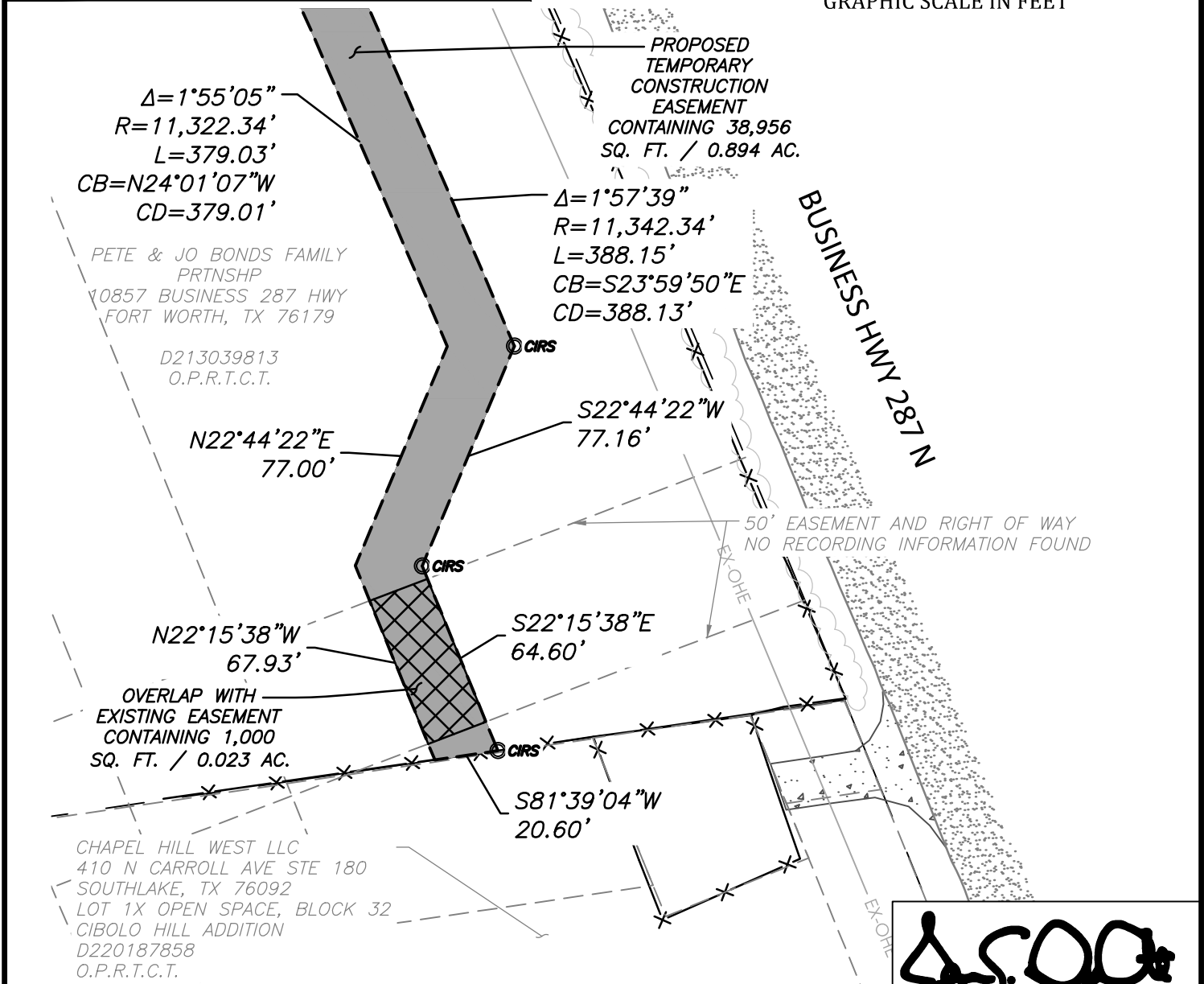
- PROPERTY BOUNDARY —————
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- PROP. EASEMENT ▬▬▬▬▬▬▬▬▬▬
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- 5/8" IRON ROD SET WITH PLASTIC CAP STAMPED "DEOTTE RPLS 4673" ● CIRS
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