

P.O.B.
 LAT: 32.861167°
 LONG: -97.425182°

VLMC INC.
 CALLED 36.415 ACRES
 INSTR#. D214113033
 O.P.R.T.C.T.
 05/29/2014

S89°37'28"E 30.01'

FND 1/2" I.R.

N00°18'51"E 49.95'

FND 5/8" C.I.R.
 HUITT ZOLLARS

P.O.C.
 LAT: 32.861031°
 LONG: -97.425283°

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S89°36'39"E	15.00'
L2	S00°16'10"W	472.40'
L3	S89°43'50"E	5.00'
L4	S00°16'10"W	15.00'
L5	N89°43'50"W	5.00'
L6	S00°16'10"W	81.65'
L7	S89°43'50"E	6.96'
L8	S00°16'10"W	15.00'
L9	N89°43'50"W	21.96'
L10	N00°16'10"E	584.08'

BOAT CLUB RD.
 (100' R.O.W.)

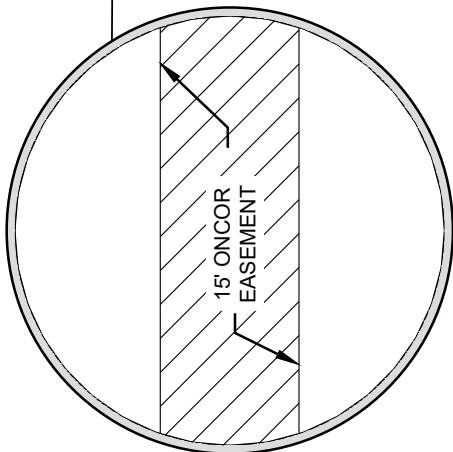
ONCOR ELECTRIC DELIVERY CO. LLC
 CALLED 22.569 ACRES
 VOL. 2643, PG. 496
 O.P.R.T.C.T.
 12/02/1953

CITY OF FORT WORTH
 CALLED 29.495 ACRES
 VOL. 14052 PG. 373
 D.R.T.C.T.

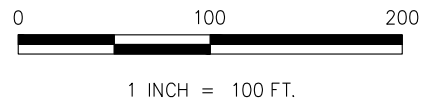
**ONCOR ELECTRIC DELIVERY
 COMPANY LLC EASEMENT**
 0.205 ACRES (8940 SQ. FT.)
 603.52 FEET OR 36.57 RODS

LOAN STAR GAS CO EASEMENT
 VOL. 5057, PG. 80, D.R.T.C.T.

BBB & C RR CO. SURVEY
 ABSTRACT NO. 220
 TARRANT COUNTY, TEXAS



DEFINED EASEMENT
 N.T.S.



1 INCH = 100 FT.



EMDB EASEMENTS
 WO20707287
 ONCOR ELECTRIC DELIVERY
 COMPANY LLC EASEMENT

0.205 ACRES (8940 SQ. FT.) IN
 BBB & C RR CO. SURVEY, A-220
 TARRANT COUNTY, TEXAS

LEGEND

- ADJACENT LINE
- - - SURVEY/ABSTRACT LINE
- RW — 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\23-1000-1\Working\Plots and Field Notes\23-1000-1_ESMT BASE-US_ILG.dwg

EXHIBIT "A"

LEGAL DESCRIPTION

Being a 0.205 acre (8940 SQ. FT.) tract of land situated in the BBB & C RR CO Survey, Abstract Number 220, Dallas County, Texas, and being part of a called 22.569 acre tract of land conveyed to ONCOR Electric Delivery Co., LLC, by deed of record in Volume 2643 Page 496, 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 5/8 inch iron rod found in the northerly northwest corner of the common line of said 22.569 acres tract and a 29.495 acre tract conveyed to The City of Forth Worth, recorded in Volume 14052 Page 373, O.P.R.T.C.T.;

THENCE North 00°18'51" East, a distance of 49.95 feet to a 1/2 inch iron rod found and a point for a corner;

THENCE South 89°37'28" East, a distance of 30.01 feet to a point for a corner being the POINT OF BEGINNING

THENCE South 89°36'39" East, a distance of 15.00 feet to a point for a corner;

THENCE South 00°16'10" West, a distance of 472.40 feet to a point for a corner;

THENCE South 89°43'50" East, a distance of 5.00 feet to a point for a corner:

THENCE South 00°16'10" West, a distance of 15.00 feet to a point for a corner;

THENCE North 89°43'50" West, a distance of 5.00 feet to a point for a corner;

THENCE South 00°16'10" West, a distance of 81.65 feet to a point for a corner;

THENCE South 89°43'50" East, a distance of 6.96 feet to a point for a corner;

THENCE South 00°16'10" West, a distance of 15.00 feet to a point for a corner;

THENCE North 89°43'50" West, a distance of 21.96 feet to a point for a corner;

THENCE North 00°16'10" East, a distance of 584.08 feet to the POINT OF BEGINNING and containing within these calls 0.205 acres (8940 SQ. FT.) of land.

Oncor Electric Delivery Company, LLC electric line having a length of 603.52 feet or 36.57 rods.

X:\2024\23-1000-1\Working\Plats and Field Notes\Plats\23-1000-1_ESMT BASE-US_ILG.dwg



EMDB EASEMENTS
WO20707287
ONCOR ELECTRIC DELIVERY
COMPANY LLC EASEMENT

0.205 ACRES (8940 SQ. FT.) IN
BBB & C RR CO. SURVEY, A-220
TARRANT COUNTY, TEXAS

I, Ronald G. Harrison, certify that this exhibit was prepared from an on the ground survey performed on 07/09/2024 under my direct supervision and correctly represents the facts found at the time of survey.

Ronald G. Harrison State of Texas R.P.L.S. No. 5342
07/16/2024



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