

EXHIBIT "A"

CITY OF FORT WORTH

50-FOOT WIDE PERMANENT EASEMENT

A DESCRIPTION FOR A 50-FOOT WIDE PERMANET EASEMENT LOCATED IN J. BURNETT SURVEY, ABSTRACT NUMBER 178, TARRANT COUNTY, TEXAS, BEING WITHIN A CALLED 12.83 ACRE TRACT, CONVEYED TO CITY OF FORT WORTH, IN VOLUME 4007, PAGE 401 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS (D.R.T.C.TX.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point on the north line of said 12.83 acre tract, same being the south right-of-way of Forth Worth Dallas Railroad (300-foot wide right-of-way), from which a 1/2" iron rod found on the south line of said 12.83 acre tract, same being the northeast corner of a called 54.303 acre tract described as Tract II in Document No. 220232122, Deed Records Tarrant County, Texas (D.R.T.C.TX.) bears, South 15°51'23" East, a distance of 643.11 feet, said **POINT OF BEGINNING** having grid coordinates of N=6983081.44, E=2414002.49;

THENCE, South 00°46'45" East, a distance of 619.79 feet to a calculated point on the south line of said 12.83 acre tract, same being the north line of said 54.303 acre tract;

THENCE, South 89°37'37" West, along the common line of said 12.83 acre tract and said 54.303 acre tract, a distance of 50.00 feet to a calculated point, from which a 1/2" iron rod with yellow cap found in the south line of said 12.83 acre tract, same being the northwest corner of said 54.303 acre tract bears, South 89°37'37" West, a distance of 119.73 feet;

THENCE, North 00°46'45" West, a distance of 620.58 feet to a calculated point on the north line of said 12.83 acre tract, same being the south right-of-way of said Forth Worth Dallas Railroad;

THENCE, South 89°28'03" East, along said south right-of-way, a distance of 50.01 feet to the **POINT OF BEGINNING** and containing 0.712 acres (31,009 square feet) of land, more or less.

This description containing a total of 0.71 acres (31,009 square feet) of land, more or less.

Notes

- 1) Bearing basis: Texas State Planes, North Central Zone, NAD83. All distances and coordinates shown are grid values shown in U.S. Survey Feet.
- 2) A Plat of same date accompanies this Description.
- 3) Date of Boundary Survey: Month of February of 2023.

Surveying And Mapping, LLC
1341 W. Mockingbird Lane,
Suite 400W, Dallas, Texas 75247

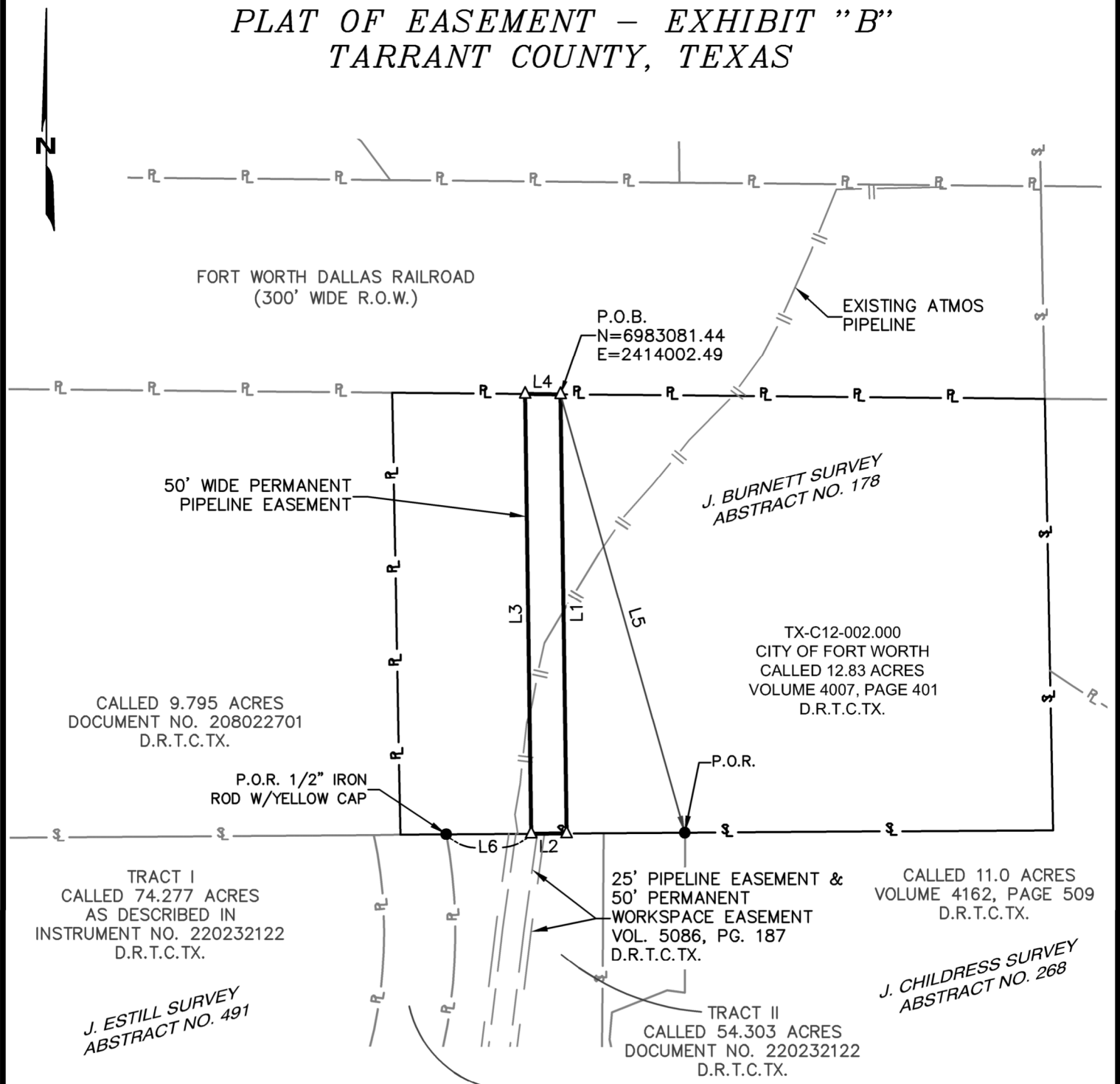


Nathaniel Schroer

09/13/2024

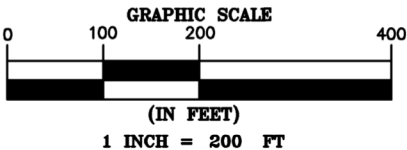
Nathaniel Schroer Date
Registered Professional Land Surveyor
No. 6703 – State of Texas

PLAT OF EASEMENT – EXHIBIT "B"
TARRANT COUNTY, TEXAS



LINE TABLE		
NUMBER	DIRECTION	LENGTH
L1	S00°46'45"E	619.79'
L2	S89°37'37"W	50.00'
L3	N00°46'45"W	620.58'
L4	S89°28'03"E	50.01'
L5	S15°51'23"E	643.11'
L6	S89°37'37"W	119.73'

TRACT IV
VOLUME 1469, PAGE 509
AS DESCRIBED IN
VOLUME 7726, PAGE 1857
D.R.T.C.TX.



PERMANENT PIPELINE
EASEMENT AREA
0.71 ACRES
31,009 SQ. FT.

LEGEND

- R — PROPERTY LINE
- S — SURVEY LINE
- PERMANENT EASEMENT
- EXISTING PIPELINE
- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- △ CALCULATED POINT
- △ P.O.B. POINT OF BEGINNING
- △ P.O.R. POINT OF REFERENCE
- R.O.W. RIGHT-OF-WAY
- D.R.T.C.TX. DEED RECORDS, TARRANT COUNTY, TEXAS
- P.R.T.C.TX. PLAT RECORDS, TARRANT COUNTY, TEXAS
- O.P.R.T.C.TX. OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS

NOTES:

- BEARING BASIS: TEXAS STATE PLANE, NORTH CENTRAL ZONE, NAD83. ALL DISTANCES AND COORDINATES SHOWN ARE GRID VALUES IN U.S. SURVEY FEET.
- THIS EXHIBIT WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE ABSTRACT. THERE MAY BE EASEMENTS OR OTHER MATTERS OF RECORD THAT AFFECT THIS PROPERTY, WHICH ARE NOT SHOWN HEREON.
- FOR ADDITIONAL INFORMATION, SEE ATTACHED DESCRIPTION IN CONJUNCTION WITH AND CONSIDERED AN INTEGRAL PART OF THIS DESCRIPTION.
- DATE OF BOUNDARY SURVEY: MONTH OF FEBRUARY OF 2023.

I CERTIFY THIS PLAT TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Nathaniel Schroer

09/13/2024

NATHANIEL SCHROER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NUMBER 6703

DATE



PROJECT: ATMOS - C-12
JOB NUMBER: 76235
DATE: 04/11/2024
SCALE: 1"=200'
TRACT ID: TX-C12-002.000
DRAWN BY: CBH



1341 W. Mockingbird Lane,
Suite 400W, Dallas, TX 75247
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50' WIDE PERMANENT EASEMENT
ACROSS CITY OF FORT WORTH TRACT
J. BURNETT SURVEY
ABSTRACT NO. 178
TARRANT COUNTY, TEXAS