

EXETER ANGLE LAND, LP
CALLED 61.16 ACRES
D222271706
O.P.R.T.C.T.

APPROX. SECTION LINE

L1
XF

P.O.B.

LAT: 32.814263°
LONG: -97.375007°

C2

C1

IRF

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	215.46'	1185.19'	10°24'58"	N46°33'02"W	215.17'
C2	215.49'	1175.20'	10°30'21"	S46°35'44"E	215.18'

LINE TABLE

LINE	DIRECTION	LENGTH
L1	S48°39'28"W	10.17'
L2	N41°20'34"W	1540.29'
L3	N41°21'55"W	498.35'
L4	N48°55'27"E	10.00'
L5	S41°21'55"E	498.30'
L6	S41°20'34"E	1540.29'

CITY OF FORT WORTH
CALLED 64.895 ACRES
D221211632
O.P.R.T.C.T.

L6

L2

ANGLE AVE

ONCOR ELECTRIC DELIVERY
COMPANY LLC EASEMENT
0.517 ACRES (22,540.89 SQ. FT.)
2,254.09 FEET OR 136.61 RODS

SUNBELT CEMENT, INC.
CALLED 13.39 ACRES
VOL. 11728, PG. 2318
O.P.R.T.C.T.

CITY OF FORT WORTH
CALLED 40.0 ACRES
VOL. 966, PG. 225
D.R.T.C.T.

IRF

L5

L3

L4

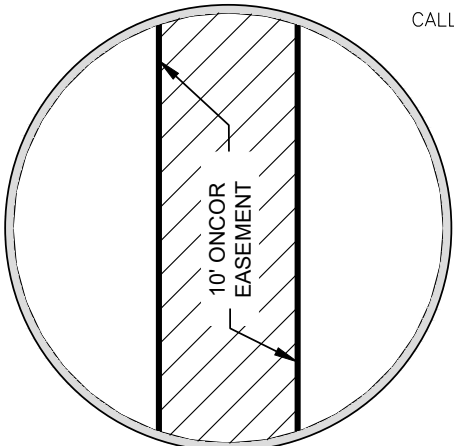
LIMESTONE ACRES RD

FND 5/8" I.R. W/ CAP
"PATE SURVEYING"

M. N. OSBORNE LANDS
D198143778
CALLED 7.283 ACRES
D.R.T.C.T.

CITY OF FORT WORTH
CALLED 67.0 ACRES
VOL. 966, PG. 226
D.R.T.C.T.

RICHARD VICKERY SURVEY
ABSTRACT NO. 1591
TARRANT COUNTY, TEXAS



TYPICAL EASEMENT
N.T.S.



0 300 600
1 INCH = 300 FT.

2024MFWN081 ROSEN SUB - NW 28TH EASEMENTS
WR23194219
ONCOR ELECTRIC DELIVERY
COMPANY LLC EASEMENT

0.517 ACRES (22,540.89 SQ. FT.) IN
RICHARD VICKERY SURVEY, A-1591
TARRANT COUNTY, TEXAS

LEGEND

—	ADJACENT LINE	D.R.T.C.T.	DEED RECORDS, TARRANT COUNTY, TEXAS
- - -	SURVEY/ABSTRACT LINE	O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
— RW —	RIGHT-OF-WAY LINE		
●	IRON ROD FOUND		
⊗	"X" CUT FOUND		
			ONCOR ELECTRIC DELIVERY COMPANY LLC EASEMENT

LANDPOINT

www.landpoint.net

4100 INTERNATIONAL PLAZA
SUITE 240
FORT WORTH, TX 76109
(817)554-1805
TBPELS REG. NO. 10194220

EXHIBIT "A"

LEGAL DESCRIPTION

Being a 0.517 acre tract of land out of a called 64.895 acre tract of land conveyed by deed to City of Fort Worth, recorded in Document Number 221211632 of the Official Public Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows: (all courses herein are based on GPS observations referenced to the Texas State Plane Coordinate System (NAD83), North Central Zone):

BEGINNING at a Cut-X found at the northwest corner of said 64.895 acre tract, same being the south corner of a called 61.16 acre tract of land conveyed by Deed to Exeter Angle Land, LP, recorded in Document Number 222271706 of the Official Public Records, Tarrant County, Texas, and a point in the northeast right-of-way line for Angle Avenue;

THENCE N48°39'28"E, with the northwest line of said 64.895 acre tract and the southeast line of said 61.16 acre tract a distance of 10.17 feet to a point in the north line of said 64.895 acre tract and the southeast line of said 61.16 acre tract to the beginning of a curve to the right;

THENCE over and across said 64.895 acre tract the following courses and distances:

With said curve to the right, having an arc length of 215.46 feet, a radius of 1185.19 feet, a delta angle of 10°24'58", a chord bearing of S46°33'02"E, and a chord distance of 215.17 feet, to a point;

S41°20'34"E, a distance of 1540.29 feet to a point;

S41°21'55"E, a distance of 498.35 feet to a point in the southeast line of said 64.895 acre tract and A north line of a called 13.39 acre tract conveyed by deed to Sunbelt Cement, Inc. recorded in Volume 11728, Page 2318, of the Official Public Records, Tarrant County, Texas;

THENCE S48°55'27"W with said southeast line of 64.895 acre tract, and north line of said 13.39 acre tract, a distance of 10.00 feet to a 5/8 inch iron rod with cap found at the south corner of said 64.895 acre tract and southern northwest corner of said 13.39 common with the northeast right-of-way line of Angle Avenue;

THENCE with the southwest line of said 64.895 tract and the northeast right-of-way line of Angle avenue the following courses and distances:

N41°21'55"W, a distance of 498.30 feet to a 5/8 inch capped iron rod stamped "PATE SURVEYING" found at a angle point in said 64.895 acre tract and said east right-of-way;

N41°20'34"W, a distance of 1540.29 feet to an angle point and the beginning of a curve to the left;

With said curve to the left, having an arc length of 215.49 feet, a radius of 1175.20 feet, a delta angle of 10°30'21", a chord bearing of N46°35'44"W, and a chord distance of 215.18 feet to the POINT OF BEGINNING and containing within these calls 0.517 acres of land.

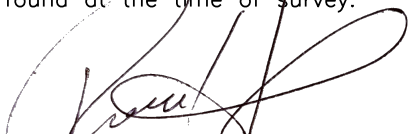
Oncor Electric Delivery Company, LLC electric line having a length of 22,54.09 feet or 136.61 rods.



2024MFWN081 ROSEN SUB - NW 28TH EASEMENTS
WR23194219
ONCOR ELECTRIC DELIVERY
COMPANY LLC EASEMENT

0.517 ACRES (22,540.89 SQ. FT.) IN
RICHARD VICKERY SURVEY, A-1591
TARRANT COUNTY, TEXAS

I, Ronald G. Harrison, certify that this exhibit was prepared from an on the ground survey performed on 04/04/2024 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
07/22/2024



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