

EXHIBIT "A"

VARIABLE WIDTH RIGHT-OF-WAY EASEMENT

34,615 SQFT OR 0.795 ACRES OF LAND

J.M.B. SMITH SURVEY, ABSTRACT 1412

CITY OF FORT WORTH, TARRANT COUNTY TEXAS

LOT 5R, BLOCK 202
WEDGWOOD ADDITION
VOL. 388-134, PG. 02
P.R.T.C.T.

LOT 6D2, BLOCK 202
WEDGWOOD ADDITION
INST. NO. D213235062
O.P.R.T.C.T.

LOT 6A, BLOCK 202
WEDGWOOD ADDITION
VOL. 388-164, PG. 52
P.R.T.C.T.

LOT 1, BLOCK 202
WEDGWOOD ADDITION
VOL. 388-54, PG. 11&12
P.R.T.C.T.

ALTA MESA BLVD.
(VARIABLE WIDTH ROW)
S 84°18'15" E 487.00'

RIGHT-OF-WAY EASEMENT
34,615 SQUARE FEET
OR 0.795 ACRES

McCART AVE.
(120' RIGHT-OF-WAY)

S 39°35'59" W
90.31'

7-41/100 ACRE TRACT
TEXAS ELECTRIC SERVICE COMPANY
VOL. 2917, PG. 22
(INST. No. D155066835)
D.R.T.C.T.

POB

N: 6921222.31
E: 2316610.01

POC

N: 6921156.56
E: 2316749.89

TRACT B-2-R-1,
BLOCK 293
WEDGWOOD ADDITION
VOL. 388-152, PG. 07
P.R.T.C.T.

TRACT B-1, BLOCK 293
WEDGWOOD ADDITION
VOL. 388-104, PG. 905
P.R.T.C.T.

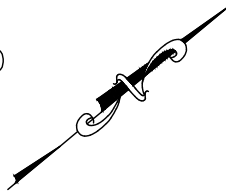
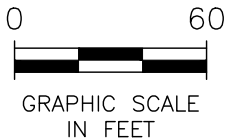
J.M.B. SMITH SURVEY
ABSTRACT No. 1412

LEGEND:

POB	POINT OF BEGINNING
POC	POINT OF COMMENCING
IRF	IRON ROD FOUND
CM	CONTROLLING MONUMENT

NOTES:

- LEGAL DESCRIPTION OF EVEN DATE ACCOMPANIES THIS EASEMENT DRAWING.
- BEARINGS REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD '83, VERTICAL DATUM NAVD 88. HAVING A COMBINED SCALE FACTOR OF 0.9998650767 AND CONVERGENCE ANGLE OF 0°37'02" FROM THE POINT OF COMMENCING.



SHIELD
ENGINEERING GROUP

TBPE FIRM #F-11039 - TBPLS FIRM #10193890

1600 West 7th Street, Suite 200, Fort Worth, TX 76102 - 817.810.0696

Robert P. Allen

ROBERT P. ALLEN
R.P.L.S. No. 6495
DATED: 06-10-2021

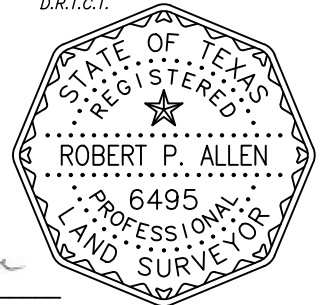


EXHIBIT "B"

VARIABLE WIDTH RIGHT-OF-WAY EASEMENT

34,615 SQFT OR 0.795 ACRES OF LAND

J.M.B. SMITH SURVEY, ABSTRACT 1412

CITY OF FORT WORTH, TARRANT COUNTY TEXAS

BEING A TRACT OF LAND SITUATED IN THE J.M.B. SMITH SURVEY, ABSTRACT NUMBER 1412, CITY OF FORT WORTH, TARRANT COUNTY COUNTY, TEXAS, AND BEING A PORTION OF A CERTAIN TRACT OF LAND DESCRIBED BY DEED TO TEXAS ELECTRIC SERVICE COMPANY (HEREIN CALLED TESCO TRACT) AS RECORDED IN VOLUME 2656, PAGE 501, DEED RECORDS, TARRANT COUNTY, TEXAS, (D.R.T.C.T.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2 INCH IRON ROD FOUND BEING IN THE SOUTH RIGHT-OF-WAY LINE OF ALTA MESA BOULEVARD (A VARIABLE WIDTH RIGHT-OF-WAY) AND BEING THE COMMON NORTHWEST CORNER OF TRACT B-1, BLOCK 239, WEDGEWOOD ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AS SHOWN ON THE PLAT THEREOF AND RECORDED IN VOLUME 388-104, PAGE 905, PLAT RECORDS, TARRANT COUNTY, TEXAS, (P.R.T.C.T.) AND THE COMMON WITH THE NORTHEAST CORNER OF TRACT B-2-R-1, BLOCK 293, WEDGEWOOD ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AS SHOWN ON THE PLAT THEREOF AND RECORDED IN VOLUME 388-152, PAGE 07, P.R.T.C.T.;

THENCE NORTH 64°49'37" WEST, A DISTANCE OF 154.57 FEET TO THE POINT OF BEGINNING BEING IN THE SOUTH LINE OF SAID TESCO TRACT;

THENCE NORTH 05°41'45" EAST, OVER AND ACROSS THE SAID TESCO TRACT, A DISTANCE OF 74.95 FEET TO A POINT FOR CORNER IN THE NORTH LINE OF THE SAID TESCO TRACT;

THENCE SOUTH 84°18'15" EAST, WITH THE NORTH LINE OF SAID TESCO TRACT A DISTANCE OF 487.00 FEET TO THE NORTHEAST CORNER OF THE SAID TESCO TRACT AND BEING IN COMMON WITH THE NORTHWEST CORNER OF A CALLED 7-41/100 ACRE TRACT OF LAND AS DESCRIBED BY DEED TO TEXAS ELECTRIC SERVICE COMPANY AND RECORDED IN VOLUME 2917, PAGE 22, (D.R.T.C.T.);

THENCE SOUTH 39°35'59" WEST, WITH THE EAST LINE OF THE AFORESAID TESCO TRACT AND BEING WITH THE WEST LINE OF THE SAID 7-41/100 ACRE TRACT, A DISTANCE OF 90.31 FEET TO THE SOUTHEAST CORNER OF THE AFOREMENTIONED TESCO TRACT AND BEING IN COMMON WITH THE SOUTHWEST CORNER OF THE SAID 7-41/100 ACRE TRACT, FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS SOUTH 76°01'43" WEST, A DISTANCE OF 153.12 FEET;

THENCE NORTH 84°18'13" WEST, WITH THE SOUTH LINE OF SAID TESCO TRACT A DISTANCE OF 436.62 FEET TO THE POINT OF BEGINNING, AND CONTAINING 34,615 SQUARE FEET OR 0.795 ACRES OF LAND MORE OR LESS.

NOTES:

1. EASEMENT DRAWING OF EVEN DATE ACCOMPANIES THIS LEGAL DESCRIPTION.
2. BEARINGS REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD '83, VERTICAL DATUM NAVD 88. HAVING A COMBINED SCALE FACTOR OF 0.9998650767 AND CONVERGENCE ANGLE OF 0'37'02" FROM THE POINT OF COMMENCING.



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