

## EXHIBIT "A"

Oncor Electric Delivery Company  
Station Name: DFW Mid Cities Sub  
Owner: City of Fort Worth  
County: Tarrant  
Easement Area: 139,952 Square Feet or 3.213 Acres  
Easement No: Easement Area

September 11, 2023  
Page 1 of 3

### Description for Easement Area

Being a 3.213 acre tract of land out of the Patrick Everard Survey, Abstract No. 477, Tarrant County, Texas, said 3.213 acre tract of land being a portion of an 84.9 acre tract of land conveyed to City of Fort Worth as recorded in Volume 5154, Page 542 of the Deed Records of Tarrant County, Texas, and being a portion of an 84.9 acre tract of land conveyed to City of Fort Worth as recorded in Volume 4964, Page 95 of said Deed Records of Tarrant County, Texas, said 3.213 acre tract of land being more particularly described by metes and bounds as follows:

**COMMENCING** at a 5/8 inch rod cap stamped "Brittian and Crawford" found (controlling monument) at intersection of the west line of said 84.90 acre tract of land conveyed to City of Fort Worth as recorded in Volume 5154, Page 542 of said Deed Records of Tarrant County, Texas, with the northeasterly right-of way line of State Highway 360 (variable with right-of-way), said 5/8 inch rod cap stamped "Brittian and Crawford" found being the southeast corner of a 46.714 acre tract of land conveyed to City of Dallas and The City of Fort Worth as recorded in Instrument No. D204252625 of the Official Public Records of Tarrant County, Texas, 5/8 inch rod cap stamped "Brittian and Crawford" found being in a non-tangent curve to the left having a radius of 2873.72 feet, a central angle of 3 degrees 13 minutes 07 seconds, and whose chord bears South 53 degrees 38 minutes 34 seconds East, a distance of 161.41 feet; THENCE Southeasterly, with said non-tangent curve to the left and with the northeasterly line of said State Highway 360, an arch length of 161.43 feet to a TxDOT Type II Monument found (controlling monument), THENCE South 55 degrees 15 minutes 47 seconds East, with the northeasterly line of said State Highway 360, a distance of 10.57 feet to a calculated point for corner, THENCE North 34 degrees 44 minutes 13 seconds East, a distance of 11.44 feet to a 5/8 inch iron rod with cap stamped "Gorrondona & Associates" set for the **POINT OF BEGINNING**, said point having a grid coordinate of N=7,002,207.529 and E=2,409,155.331;

- 1) **THENCE** North 35 degrees 00 minutes 00 seconds East, a distance of 294.00 feet to a 5/8 inch iron rod with cap stamped "Gorrondona & Associates" set for corner;
- 2) **THENCE** South 55 degrees 00 minutes 00 seconds East, a distance of 41.67 feet to a 5/8 inch iron rod with cap stamped "Gorrondona & Associates" set for corner in the south line of a 100' Electric Easement conveyed to Texas Power & Light Company as recorded in Volume 2840, Page 200 of said Deed Records of Tarrant County, Texas;
- 3) **THENCE** North 89 degrees 30 minutes 36 seconds East, with the south line of said 100' Electric Easement, a distance of 195.42 feet to a 5/8 inch iron rod with cap stamped "Gorrondona & Associates" set for corner;
- 4) **THENCE** South 00 degrees 00 minutes 00 seconds East, a distance of 138.50 feet to a 5/8 inch iron rod with cap stamped "Gorrondona & Associates" set for corner;

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Page 2 of 3

- 5) **THENCE** South 55 degrees 00 minutes 00 seconds East, a distance of 149.78 feet to a 5/8 inch iron rod with cap stamped "Gorron dona & Associates" set for corner;
- 6) **THENCE** South 35 degrees 00 minutes 00 seconds West, a distance of 294.00 feet to a 5/8 inch iron rod with cap stamped "Gorron dona & Associates" set for corner, from which a TxDOT Type II Monument found (controlling monument) in the northeasterly right-of-way line and at a point of curvature of said State Highway 360, bears North 57 degrees 56 minutes 24 seconds West, a distance of 205.66' feet;
- 7) **THENCE** North 55 degrees 00 minutes 00 seconds West, a distance of 430.00' feet the **POINT OF BEGINNING** and containing 139,952 square feet or 3.213 acres of land, more or less.

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Page 3 of 3

Notes:

1. This legal description (Exhibit "A") is accompanied by a plat (Exhibit "B") of even date.
2. All bearings, distances and coordinates are based on the Texas State Plane Coordinate System, NAD-83 (2011), North Central Zone (4203).
3. All distances, coordinates and areas shown hereon are grid values and in U.S. Survey Feet, to compute distances and coordinates to surface, multiply by a combined scale factor of 1.00012.
4. Controlling monuments referenced herein are as found on the date of the on-the-ground survey.
5. This survey was prepared without the benefit of a title commitment. Easements that are blanket in type are not shown hereon.

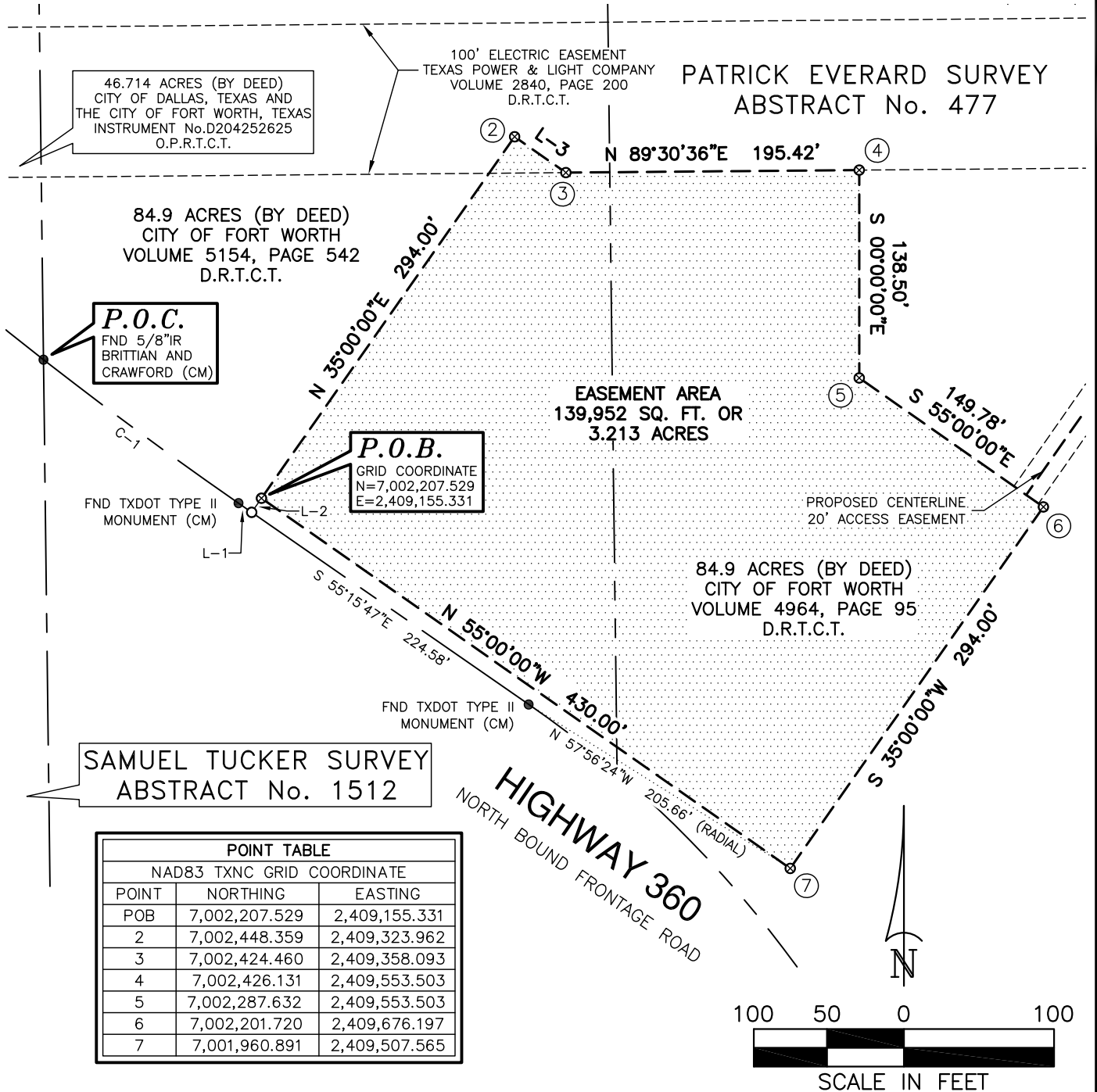
I, Richard Kennedy, Registered Professional Land Surveyor No. 5527, licensed in the State of Texas, do hereby certify that this legal description is true and correct and was produced from an actual on-the-ground survey under my direct supervision.

September 11, 2023

By:   
Richard Kennedy  
Registered Professional Land Surveyor  
Texas No. 5527  
Gorron dona & Associates, Inc  
Texas Firm No. 10106900



# EXHIBIT "B"



**ONGOR ELECTRIC DELIVERY COMPANY**  
777 MAIN STREET • FORT WORTH, TEXAS • 76102-7033

**DFW MID CITIES SUB**

ONGOR EASEMENT NO.: EASEMENT AREA

OWNER: CITY OF FORT WORTH

SURVEY: PATRICK EVERARD SURVEY, ABSTRACT 477

COUNTY: TARRANT COUNTY, TEXAS

EASEMENT AREA: 139,952 SQ. FT. OR 3.213 ACRES

SUBJECT TRACT ACREAGE: 169.8 ACRES (BY DEED)

JOB No. ONCR2301.00

DRAWN BY: DACB

CAD FILE: MIDCITIES SUB.DWG

DATE: SEPTEMBER 11, 2023

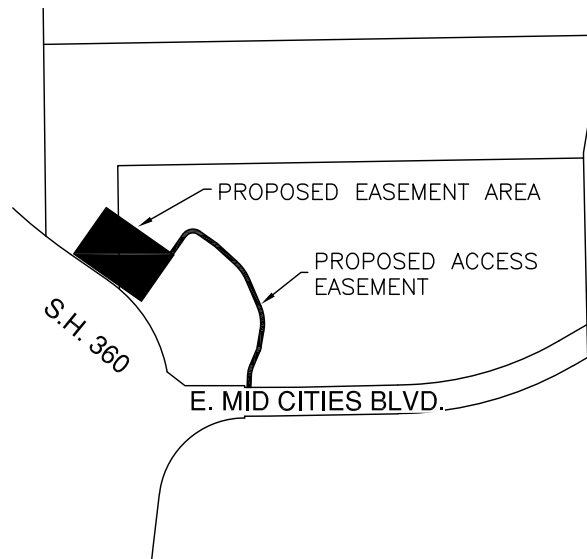
EXHIBIT B PAGE 1 OF 2

SCALE: 1"=100

RICHARD KENNEDY  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 5527 TEXAS FIRM No. 10106900

# EXHIBIT "B"

LEGEND	
●	IRON ROD SET/FOUND (AS NOTED)
⊗	5/8" IR SET W/CAP STAMPED "GORRONDONA & ASSOCIATES"
○	CALCULATED POINT
---	PROPERTY LINE
---	SURVEY LINE
---	PROPOSED EASEMENT LINE
POC	POINT OF COMMENCEMENT
POB	POINT OF BEGINNING
(CM)	CONTROLLING MONUMENT
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS TARRANT COUNTY TEXAS
D.R.T.C.T.	DEED RECORDS TARRANT COUNTY TEXAS
	PROPOSED EASEMENT ACQUISITION AREA



SUBJECT PROPERTY &  
LOCATION OF ACQUISITION

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S 55°15'47"E	10.57'
L-2	N 34°44'13"E	11.44'
L-3	S 55°00'00"E	41.67'

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C-1	2873.72'	3°13'07"	S 53°38'34"E	161.41'	161.43'

## NOTES:

1. THIS PLAT (EXHIBIT B) IS ACCOMPANIED BY A LEGAL DESCRIPTION (EXHIBIT A) OF EVEN DATE
2. ALL BEARINGS, DISTANCES AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD-83 (2011), NORTH CENTRAL ZONE (4202).
3. ALL DISTANCES, COORDINATES AND AREAS SHOWN HEREON ARE GRID VALUES AND IN U.S. SURVEY FEET, TO COMPUTE DISTANCES AND COORDINATES TO SURFACE, MULTIPLY BY A COMBINED SCALE FACTOR OF 1.00012.
4. CONTROLLING MONUMENTS REFERENCED HEREIN ARE AS FOUND ON THE DATE OF THE ON-THE-GROUND SURVEY.
5. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. EASEMENTS THAT ARE BLANKET IN TYPE ARE NOT SHOWN HEREON.

**ONGOR ELECTRIC DELIVERY COMPANY**  
777 MAIN STREET • FORT WORTH, TEXAS • 76102-7033

## DFW MID CITIES SUB

ONGOR EASEMENT NO.: EASEMENT AREA

OWNER: CITY OF FORT WORTH

SURVEY: PATRICK EVERARD SURVEY, ABSTRACT 477

COUNTY: TARRANT COUNTY, TEXAS

EASEMENT AREA: 139,952 SQ. FT. OR 3.213 ACRES

SUBJECT TRACT ACREAGE: 169.8 ACRES (BY DEED)

JOB No. ONCR2301.00

DRAWN BY: DACB

CAD FILE: MIDCITIES SUB.DWG

DATE: SEPTEMBER 11, 2023

EXHIBIT B PAGE 2 OF 2

SCALE: 1" = 1000'



RICHARD KENNEDY  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 5527 TEXAS FIRM No. 10106900