

LOUIS CAHEN SURVEY  
ABSTRACT NO. 297  
TARRANT COUNTY, TEXAS

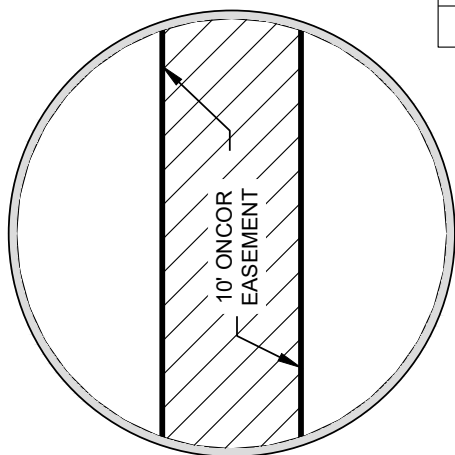
**P.O.C.**  
LAT: 32.807953°  
LONG: -97.3685°

**P.O.B.**  
LAT: 32.806956°  
LONG: -97.367459°

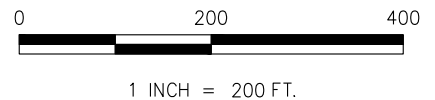
**ONCOR ELECTRIC DELIVERY  
COMPANY LLC EASEMENT**  
0.221 ACRES (9,640 SQ. FT.)  
964.00 FEET OR 58.4 RODS

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N41°59'57"W	483.51'
L2	N46°00'00"E	10.01'
L3	S41°59'57"E	411.91'
L4	S44°31'08"E	225.08'
L5	S45°31'43"E	121.85'
L6	S16°26'54"W	10.00'
L7	N45°31'43"W	122.27'
L8	N44°31'08"W	225.39'
L9	N41°59'57"W	411.78'
L10	S86°37'44"E	585.22'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	202.54'	479.18'	24°13'07"	S61°26'33"E	201.04'
C2	207.11'	489.18'	24°15'28"	N61°25'22"W	205.56'



DEFINED EASEMENT  
N.T.S.



1/8" IRF W/ CAP

X:\2024\24-0065-2\Working\Plots and Field Notes\Plats\24-0065-2\_CITY-OF-FORT-WORTH\_ESMT\_2.dwg



2024MFWN081 Rosen Sub - NW 28th  
Easements WO23194219  
ONCOR ELECTRIC DELIVERY  
COMPANY LLC EASEMENT

0.221 ACRES (9,640 SQ. FT.) IN  
LOUIS CAHEN SURVEY, A-297  
TARRANT COUNTY, TEXAS

**LEGEND**

- ADJACENT LINE
- - - SURVEY/ABSTRACT LINE
- IMPLIED ROW LINE
- ||| EDGE OF ASPHALT
- IRON ROD FOUND
- D.R.T.C.T. DEED RECORDS, TARRANT COUNTY, TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TARRANT, TEXAS
- [Hatched Box] ONCOR ELECTRIC DELIVERY COMPANY LLC EASEMENT



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 0.221 acre tract of land out of a parcel conveyed by Worth Hills Subdivision Plat an Addition to Fort Worth, Texas to the City of Fort Worth, Texas including all of the Lots, Roads and alleys, 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):

COMMENCING at a 1/2-inch iron rod found at the northeast implied right-of-way line of Angle Ave. for the west corner of a called 2.4 acre tract, conveyed by deed recorded in Document number 217231541 of the Official Public Records of Tarrant County, Texas;

THENCE South 41°59'57" East, along the said northeast implied right-of-way line of Angle Ave. same being the southwest line of said 2.4 acre tract, a distance of 483.51 feet to a point for the south corner of said 2.4 acre tract, also being the west corner of said City of Fort Worth, Texas for the POINT OF BEGINNING of herein described tract of land;

THENCE North 46°00'00" East, along the southeast line of said 2.4 acre tract, a distanced of 10.01 feet to a point for corner.

THENCE over and across of said City Of Fort Worth tract, the following courses and distances:

- South 41°59'57" East, a distance of 15.00 feet to a point for corner;
- South 44°31'08" East, a distance of 225.08 feet to a point for corner;
- South 45°31'43" East, a distance of 121.85 feet to a point for corner; same being the beginning of a curve to the left;

With said curve to the left, an arc length of 202.54 feet, a radius of 479.18 feet, a delta angle of 24°13'07", a chord bearing South 61°26'33" East, a distance of 201.04 feet to a point for a corner.


South 16°26'54" West, a distance of 10.00 feet to a point for corner on northeast implied right-of-way line of Angle Ave., also being the southwest line of said City Of Fort Worth, and the beginning of a curve to the left;

THENCE along and with the said northeast implied right-of-way line of Angle Ave., same being the southwest line of said 2.4 acre tract, the following courses and distances:

- A curve to the left, an arc length of 207.11 feet, a radius of 489.18 feet, a delta angle of 24°15'28", a chord bearing North 61°25'22", a distance of 205.56 feet;
- North 45°31'43" West, a distance of 122.27 feet to a point for corner;
- North 44°31'08" West, a distance of 225.39 feet to a point for corner;
- North 41°59'57" West, a distance of 411.78 feet to the POINT OF BEGINNING and containing within these calls 0.0221 acres or 9,639.70 square feet of land.

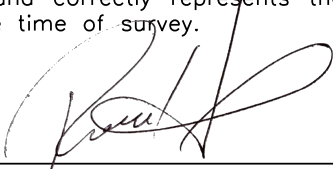
Oncor Electric Delivery Company, LLC electric line having a length of 964.00 feet or 58.4 rods.

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 2024MFWN081 ROSEN SUB - NW 28TH  
 EASEMENTS WO23194219  
 ONCOR ELECTRIC DELIVERY  
 COMPANY LLC EASEMENT

0.221 ACRES (9,640 SQ. FT.) IN  
LOUIS CAHEN SURVEY, A-297  
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



[www.landpoint.net](http://www.landpoint.net)

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