

EXHIBIT A
LEGAL DESCRIPTION
WATER FACILITY EASEMENT

Being part of the Benjamin Thomas Survey, Abstract No. 1497, situated in the City of Fort Worth, Tarrant County, Texas and being a portion of a tract conveyed to JOHN MILLARD BOND by Instrument Number D187347814 Official Public Records of Tarrant County Texas (O.P.R.T.C.T.) and being more particularly described as follows:

COMMENCING at a 5/8" iron rod with orange plastic cap stamped "BROOKS BAKER SURVEYORS" for a southwest corner of said Bond John Millard tract and a southeast corner of a tract conveyed to PETE & JO BONDS FAMILY PARTNERSHIP by Instrument Number D213039813 (O.P.R.T.C.T.) and being in the north right of way line of W Bonds Ranch Road from which a 5/8" iron rod with red plastic cap stamped "BROOKS BAKER SURVEYORS" for a northeast corner of said John Millard Bond tract and being in the west right of way line of U.S. Highway 287 (Business) and being a southeast corner of said Pete & Jo Bonds Family Partnership tract bears N 55°06'46" E, a distance of 1,382.87 feet;

THENCE S 89°33'57" E, along the north right of way line of West Bonds Ranch Road and along the south line of said John Millard Bond tract, a distance of 1,439.15 feet to a 5/8" iron rod set with plastic cap stamped "DEOTTE RPLS 4673" for the POINT OF BEGINNING;

THENCE N 24°33'43" W, departing the north right of way line of West Bonds Ranch Road and the south line of said John Millard Bond tract, a distance of 109.97 feet to a 5/8" iron rod set with plastic cap stamped "DEOTTE RPLS 4673";

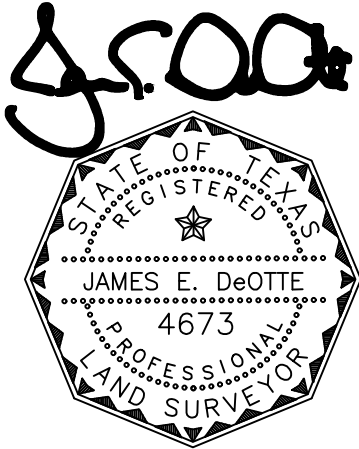
THENCE N 65°30'00" E, a distance of 25.00 feet to a 5/8" iron rod set with plastic cap stamped "DEOTTE RPLS 4673";

THENCE S 24°33'43" E, a distance of 121.60 feet to a 5/8" iron rod set with plastic cap stamped "DEOTTE RPLS 4673" in the north line of West Bonds Ranch Road and the south line of said John Millard Bond tract;

THENCE N 89°33'57" W, along the north line of West Bonds Ranch Road and the south line of said John Millard Bond tract, a distance of 27.58 feet to the POINT OF BEGINNING and containing 2,895 square feet or 0.066 acres more or less.

NOTES:

- 1) All bearings and coordinates are in US survey feet surface using a scale factor of 1.0001526298 and referenced to the Texas Coordinate System, Nad-83, The North Central Zone 4202.
- 2) Exhibit B of same date accompanies this legal description.



James E. DeOtte
Registered Professional Land Surveyor
No. 4673

James DeOtte Engineering, Inc.
TBPLS Firm No. 10101400
2201 Dottie Lynn Parkway, Suite 119
Fort Worth, Texas 76120
(817) 446 – 6877

LEGEND:





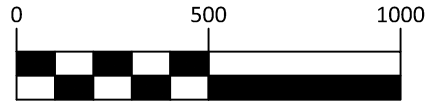
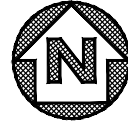
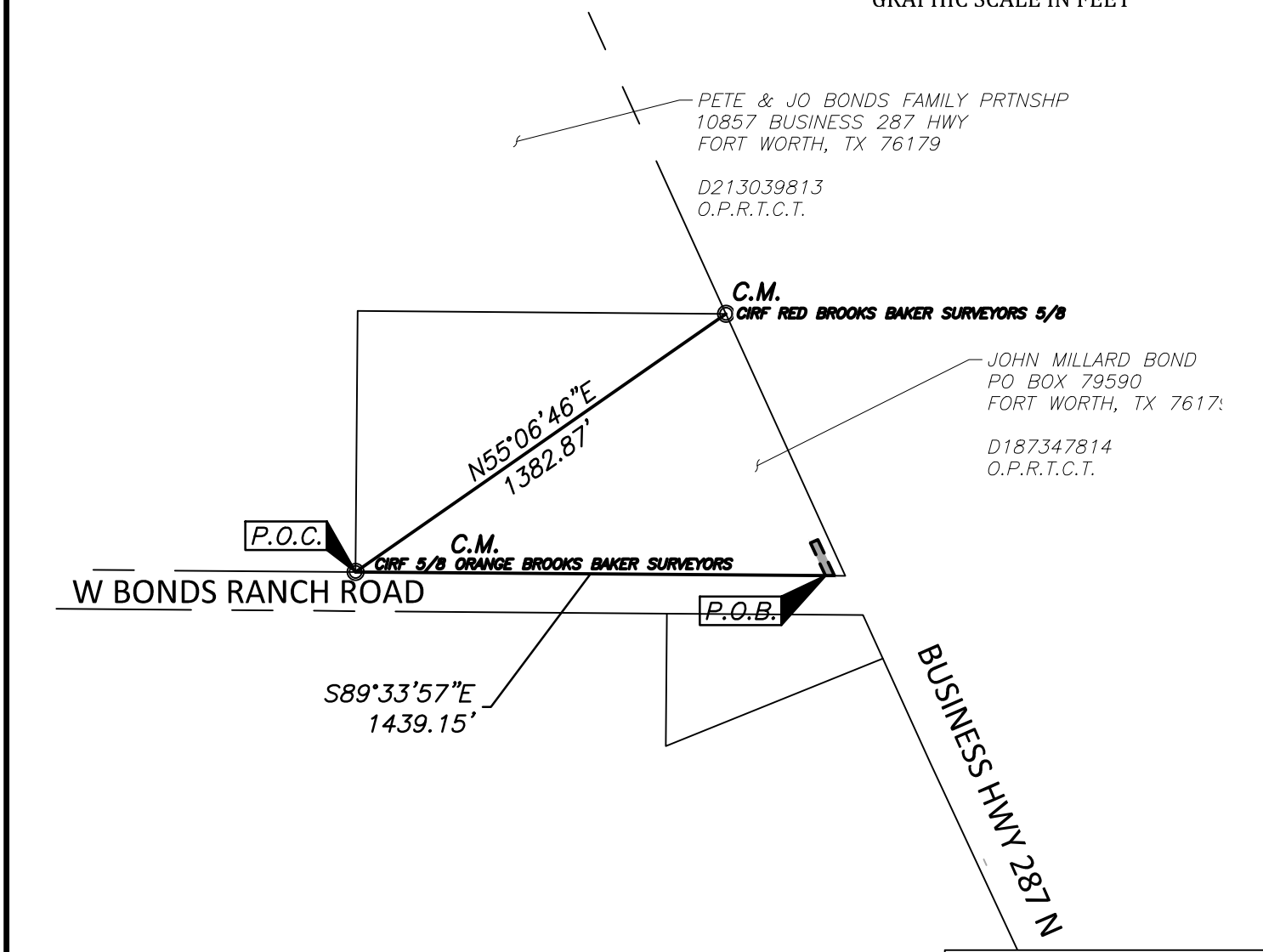
PROPERTY BOUNDARY	
EX. EASEMENT	
PROP. EASEMENT	
IRON ROD FOUND	
5/8" IRON ROD SET WITH PLASTIC CAP STAMPED "DEOTTE RPLS 4673"	IRF
OFFICIAL PUBLIC RECORDS TARRANT COUNTY TEXAS	CIRS
	O.P.R.T.C.T.

EXHIBIT B

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GRAPHIC SCALE IN FEET



PETE & JO BONDS FAMILY PRNTNSHP
10857 BUSINESS 287 HWY
FORT WORTH, TX 76179

D213039813
O.P.R.T.C.T.

C.M.
CIRF RED BROOKS BAKER SURVEYORS 5/8

JOHN MILLARD BOND
PO BOX 79590
FORT WORTH, TX 76179

D187347814
O.P.R.T.C.T.

P.O.C.

C.M.
CIRF 5/8 ORANGE BROOKS BAKER SURVEYORS

P.O.B.

W BONDS RANCH ROAD

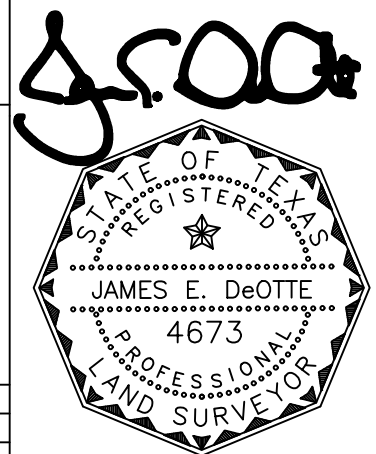
BUSINESS HWY 287 N

S89°33'57"E
1439.15'

N55°06'46"E
1382.87'



EXHIBIT A SHOWING A
PARCEL OF PROPERTY
SITUATED IN THE
I & G N RR CO SURVEY
TARRANT COUNTY, TEXAS
AS RECORDED IN
D187347814
OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY TEXAS



Date: 5/27/2022

PROJECT: NORTHSIDE IV WATERLINE	CITY PROJECT No. 102687
PROPOSED WATER FACILITY EASEMENT	PARCEL NO. 18 PWFE
LAND ACQUISITION AREA: 2,895 SQ FT OR 0.066 AC	
JDEI JOB No. 202100700	DRAWN BY: CBC
	PAGE 4 OF 5

LEGEND:








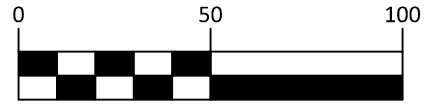
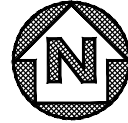
PROPERTY BOUNDARY	
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5/8" IRON ROD SET WITH PLASTIC CAP STAMPED "DEOTTE RPLS 4673"	
OFFICIAL PUBLIC RECORDS	
TARRANT COUNTY TEXAS	

EXHIBIT B

PAGE 5 OF 5

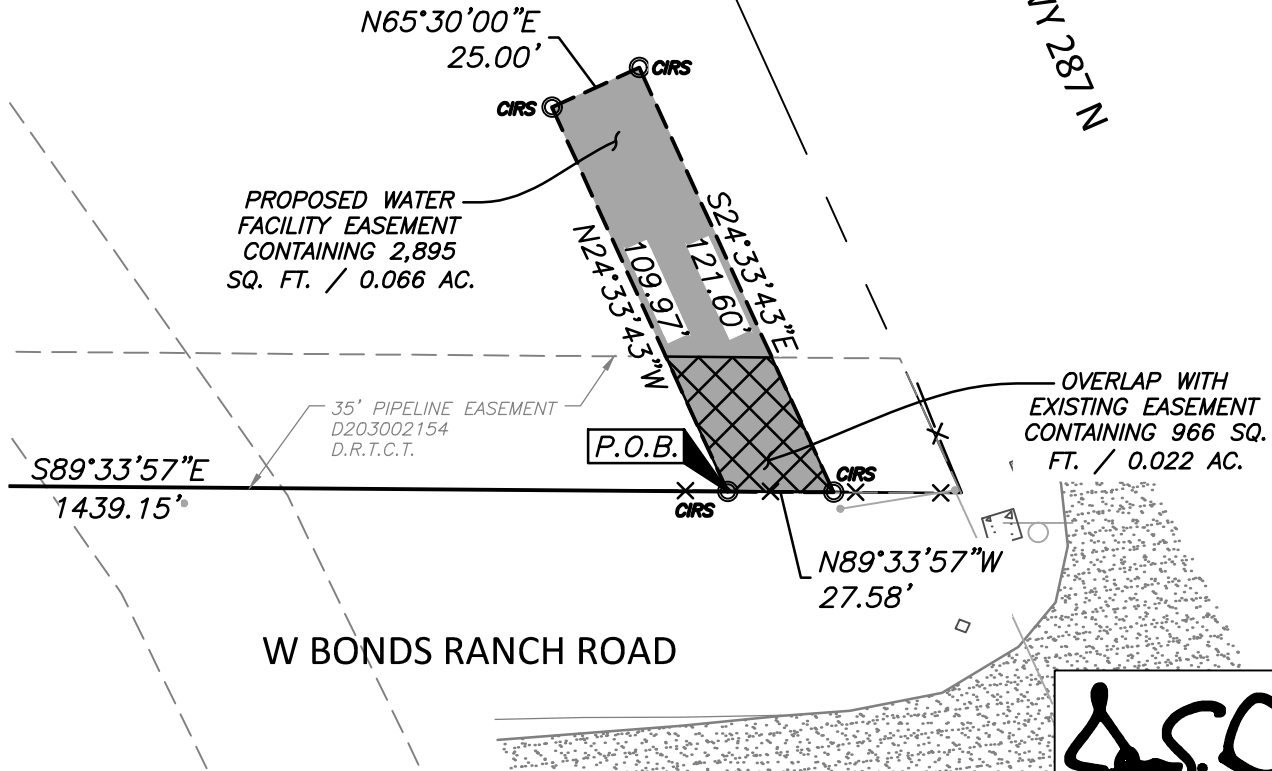


GRAPHIC SCALE IN FEET

JOHN MILLARD BOND
PO BOX 79590
FORT WORTH, TX 76179-0590

D187347814
O.P.R.T.C.T.

BUSINESS HWY 287 N



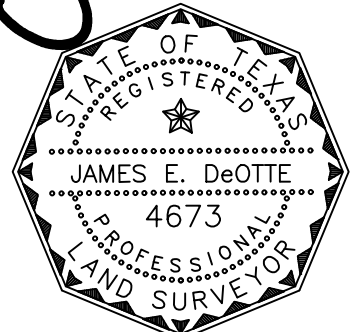
City of Fort Worth

200 TEXAS STREET
FORT WORTH, TX. 76102

EXHIBIT A SHOWING A
PARCEL OF PROPERTY
SITUATED IN THE
I & G N RR CO SURVEY
TARRANT COUNTY, TEXAS
AS RECORDED IN
D187347814

OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY TEXAS

J. E. DeOtte



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