

EXHIBIT A

**Oncor Electric Delivery Company, LLC Easement
1,801 Square Feet or 0.041 Acre
South Patrol Addition
J. Duncan Survey, Abstract No. 398
City of Fort Worth, Tarrant County, Texas**

BEING a 0.041 acre tract of land situated within the J. Duncan Survey, Abstract Number 398, City of Fort Worth, Tarrant County, Texas and being a portion of a tract of land as described by deed to City of Fort Worth, Texas as recorded in Document Number D218246111, Deed Records, Tarrant County, Texas (D.R.T.C.T.) and being a portion of Lot 1, Block 1, South Patrol Addition, an addition to the City of Fort Worth, Tarrant County, Texas as shown on plat recorded in Document Number D221180348, Plat Records, Tarrant County, Texas (P.R.T.C.T.) and being more particularly described by metes and bounds as follows: (Bearings referenced to U.S. State Plane Grid 1983 - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values)

COMMENCING at a found 5/8-inch capped iron rod marked "BHB INC" (CIRF) for the most southerly corner of the southwest corner of the intersection between West Risinger Road (a variable width right-of-way) and McCart Avenue (a variable width right-of-way) as shown on plat of McCart Avenue & West Risinger Road as recorded in Volume 388-193, Page 98, Plat Records, Tarrant County, Texas (P.R.T.C.T.), and being a point of curvature of said Lot 1;

THENCE with the common line between said Lot 1 and the west right-of-way line of said McCart Avenue, and along a curve to the right having a central angle of 03°38'28", a radius of 4752.00 feet, an arc length of 302.00 feet, and a chord which bears South 21°33'39" West, a distance of 301.95 feet to the **POINT OF BEGINNING** of the hereon described tract;

THENCE continuing with the said common line, and along a curve to the right having a central angle of 00°07'14", a radius of 4752.00 feet, an arc length of 10.00 feet, and a chord which bears South 23°26'30" West, a distance of 10.00 feet to a point from which a CIRF for a point of curvature of said Lot 1 bears along a curve to the right having a central angle of 01°26'56", a radius of 4752.00 feet, an arc length of 120.18 feet, and a chord which bears South 24°13'36" West, a distance of 120.17 feet;

THENCE departing the said common line and over and across said Lot 1 the following courses and distances:

North 67°28'11" West, a distance of 128.02 feet to a point;

South 22°31'49" West, a distance of 5.00 feet to a point;

North 67°28'11" West, a distance of 26.00 feet to a point;

North 22°31'49" East, a distance of 20.00 feet to a point;

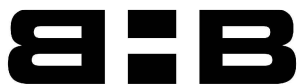
South 67°28'11" East, a distance of 26.00 feet to a point;

South 22°31'49" West, a distance of 5.00 feet to a point;

South 67°28'11" East, a distance of 128.18 feet to the **POINT OF BEGINNING** and **CONTAINING** 1,801 square feet or 0.041 acre of land more or less.

SURVEYOR'S CERTIFICATION

I, Robert A. Lee, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby declare that this survey is true and correct and was prepared from an actual survey made under my supervision on the ground. Further, this survey conforms to the general rules of procedures and practices of the most current Texas Engineering and Land Surveying Practice Acts and Rules Concerning Practice and Licensure.



BAIRD, HAMPTON & BROWN

engineering and surveying

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TBPELS Firm #44, #10011300

Robert A. Lee
State of Texas Registered Professional Land Surveyor
No. 6895
Date: January 12, 2023



EXHIBIT B

**Oncor Electric Delivery Company, LLC Easement
1,801 Square Feet or 0.041 Acre
South Patrol Addition
J. Duncan Survey, Abstract No. 398
City of Fort Worth, Tarrant County, Texas**

**WEST
RISINGER
ROAD**
McCART AVENUE & RISINGER ROAD
VOL. 338-193, PG.98
P.R.T.C.T.

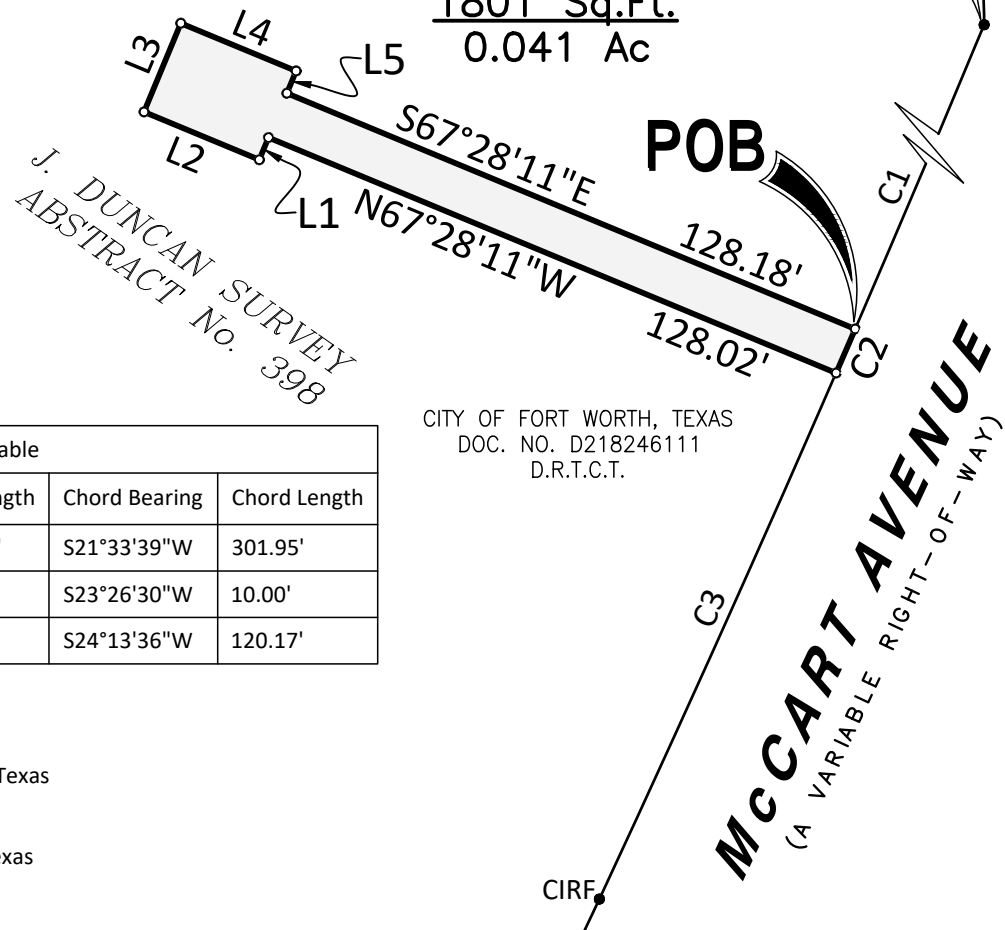


1" = 40'

LOT 1, BLOCK 1
SOUTH PATROL ADDITION
DOC. NO. D221180348
P.R.T.C.T.

**1801 Sq.Ft.
0.041 Ac**

Line Table		
Line #	Direction	Length
L1	S22°31'49"W	5.00
L2	N67°28'11"W	26.00
L3	N22°31'49"E	20.00
L4	S67°28'11"E	26.00
L5	S22°31'49"W	5.00



CITY OF FORT WORTH, TEXAS
DOC. NO. D218246111
D.R.T.C.T.

Curve Table					
Curve #	Delta	Radius	Arc Length	Chord Bearing	Chord Length
C1	3°38'28"	4752.00'	302.00'	S21°33'39"W	301.95'
C2	0°07'14"	4752.00'	10.00'	S23°26'30"W	10.00'
C3	1°26'56"	4752.00'	120.18'	S24°13'36"W	120.17'

LEGEND

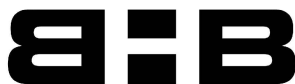
CIRF.....Found 5/8-Inch
Capped Iron Rod Marked "BHB INC"
D.R.T.C.T....Deed Records, Tarrant County, Texas
POB.....Point of Beginning
POC.....Point of Commencing
P.R.T.C.T....Plat Records, Tarrant County, Texas

GENERAL NOTES:

1. Basis of bearing being U.S. State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values.

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