

EXHIBIT A

County: Tarrant

Page 1 of 2  
May, 2021

10' ONCOR Easement

**BEING** a 0.052 acre (2,266 square foot) tract of land situated in the Joel L. Hallum Survey Abstract Number 723, Tarrant County, Texas and being a portion of Block 1, Village Creek Plant Addition, an addition to Tarrant County, Texas, as recorded in Volume 388-213 Page 49, Plat Records of Tarrant County, Texas (P.R.T.C.T.) and being more particularly described by metes and bounds as follows:

**COMMENCING** at a 1 inch iron rod found, being the most easterly southeast corner of said Block 1, also being in the west line of Lot 2 of the J. Childress Addition, an addition to Tarrant County, Texas as recorded in Cabinet A, Slide 1210, P.R.T.C.T., and being the northeast corner of the remainder of that certain tract of land described as "Greenman Tract A" in deed to Squaretop Partners, L.P. as recorded in Instrument Number D210255718, Deed Records of Tarrant County, Texas (D.R.T.C.T.);

**THENCE** North 89 degrees 15 minutes 55 seconds West, along the common southerly line of said Block 1 and the northerly line of said Squaretop Partners tract, a distance of 1,789.14 feet to a 1/2 inch iron rod found being an angle corner in said common line;

**THENCE** South 45 degrees 42 minutes 04 seconds West, continuing along said common line, a distance of 25.14 feet to the most easterly southeast corner of the 10' Wide ONCOR Easement described herein, also being the **POINT OF BEGINNING** of the herein described tract;

- 1) **THENCE** South 45 degrees 42 minutes 04 seconds West, continuing along said common line, a distance of 143.46 feet to the most southerly southeast corner of the herein described tract;

**THENCE** departing said common line, across said Block 1, and along the herein described tract the following seven (7) calls:

- 2) South 83 degrees 02 minutes 13 seconds West, a distance of 54.70 feet;
- 3) North 06 degrees 57 minutes 47 seconds West, a distance of 10.00 feet;
- 4) North 83 degrees 02 minutes 13 seconds East, a distance of 51.32 feet;
- 5) North 45 degrees 42 minutes 04 seconds East, a distance of 137.14 feet;
- 6) North 12 degrees 58 minutes 08 seconds East, a distance of 31.78 feet;
- 7) South 77 degrees 01 minutes 52 seconds East, a distance of 10.00 feet;
- 8) South 12 degrees 58 minutes 08 seconds West, a distance of 34.72 feet to the **POINT OF BEGINNING** and containing 0.052 acres (2,266 square feet) of land.

The Basis of Bearings is the Texas State Plane Coordinate System of 1983, North Central Zone (4202), North American Datum (NAD 83) 2011 Adjustment, Epoch (2010.0). All distances and coordinates shown are surface and may be converted to grid by dividing by a combined scale factor of 1.00012. Unit of measure is US Survey Foot.

I, Brian K. Kidd, a Registered Professional Land Surveyor in the State of Texas, hereby certify that the land description and plat represent an actual survey made on the ground under my direction or supervision.

A parcel plat of even date was prepared in conjunction with this property description.

Brian Kidd 5/18/2021

Brian K. Kidd  
Registered Professional Land Surveyor  
Texas No. 6494

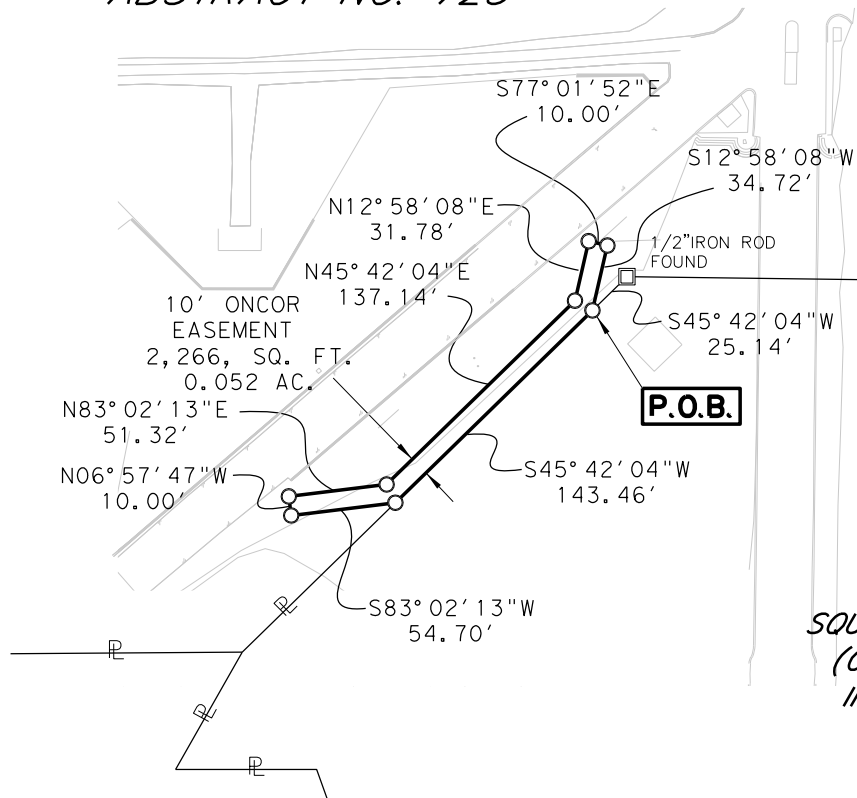
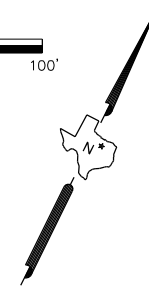
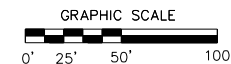


CP&Y, Inc.  
115 West 7<sup>th</sup> Street, Ste. 1500  
Fort Worth, Texas 76102  
TBPLS Firm Registration No. 10194305

EXHIBIT A

JOEL L. HALLUM SURVEY  
ABSTRACT NO. 723

BLOCK 1  
VILLAGE CREEK PLANT ADDN.  
VOL. 388-213, PG. 49  
P.R.T.C.T.  
CITY OF FORT WORTH  
VOL. 5585, PG. 604  
D.R.T.C.T.



N89° 15' 55" W  
1,789.14'

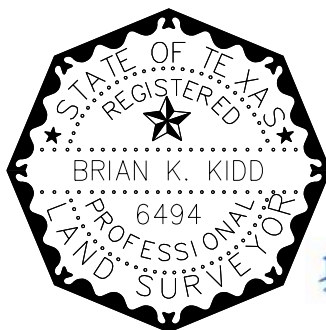
**P.O.C.**  
1" IRON ROD FOUND

LOT 2  
J. CHILDRESS ADDN.  
CAB. A, SLIDE 1210  
P.R.T.C.T.

SQUARETOP PARTNERS, L.P.  
(GREENMAN TRACT "A")  
INST. NO. D210255718  
D.R.T.C.T.

J. ARMENDARIS SURVEY  
ABSTRACT NO. 57

- LEGEND**
- PROPERTY LINE
  - APPROXIMATE SURVEY LINE
  - EXISTING R.O.W. LINE
  - PROPOSED EASEMENT LINE
  - MATCH LINE
  - EXISTING EASEMENT
  - DEED LINE
  - R.O.W. = RIGHT OF WAY
  - P.O.C. = POINT OF COMMENCING
  - P.O.B. = POINT OF BEGINNING
  - N.T.S. = NOT TO SCALE
  - D.R.T.C.T. = DEED RECORDS TARRANT COUNTY, TEXAS
  - P.R.T.C.T. = PLAT RECORDS TARRANT COUNTY, TEXAS
  - = CALCULATED POINT
  - ◻ CM = CONTROLLING MONUMENT
  - = LINE BREAK (NOT TO SCALE)



*Brian Kidd* 5/18/2021  
BRIAN K. KIDD DATE  
RPLS TEXAS NO. 6494

I, BRIAN K. KIDD, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE LAND DESCRIPTION AND PLAT REPRESENT AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECTION OR SUPERVISION

10' WIDE ONCOR EASEMENT 2,266 SQ. FT. 0.052 ACRES	
ORIGINAL DATE MAY 18, 2021	SHEET NO.
SCALE 1" = 100'	2 OF 2
<b>CP&amp;Y</b>	115 WEST 7th STREET, SUITE 1500 FORT WORTH, TEXAS 76102 PHONE: 817-354-0189 TBPELS 10194305