

EXHIBIT A  
LEGAL DESCRIPTION  
WATER FACILITY EASEMENT

Being part of the George A Crinere Survey, Abstract No. 296, 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";

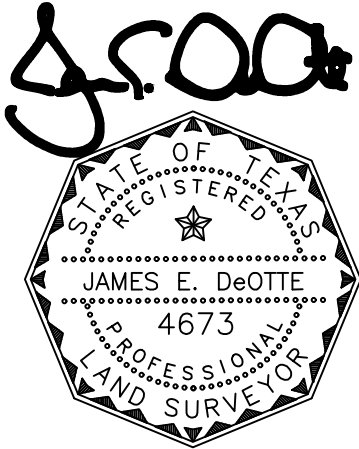
THENCE S 24°33'43" E, a distance of 121.60 feet to a 5/8" iron rod set with plastic cap stamped "DEOTTE RPLS 4673" in the north line of West Bonds Ranch Road and the south line of said John Millard Bond tract;

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.

REVISION#	DESCRIPTION	DATE
1	CORRECTED ABSTRACT INFO	10/05/2022

**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.



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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

<i>REVISION#</i>	<i>DESCRIPTION</i>	<i>DATE</i>
1	CORRECTED ABSTRACT INFO	10/05/2022

**LEGEND:**

PROPERTY BOUNDARY

EX. EASEMENT

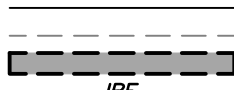
PROP. EASEMENT

IRON ROD FOUND

5/8" IRON ROD SET WITH PLASTIC  
CAP STAMPED "DEOTTE RPLS 4673"

OFFICIAL PUBLIC RECORDS

TARRANT COUNTY TEXAS



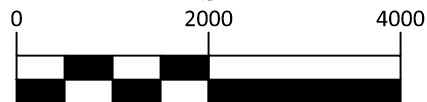
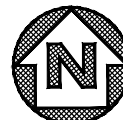
IRF

CIRS

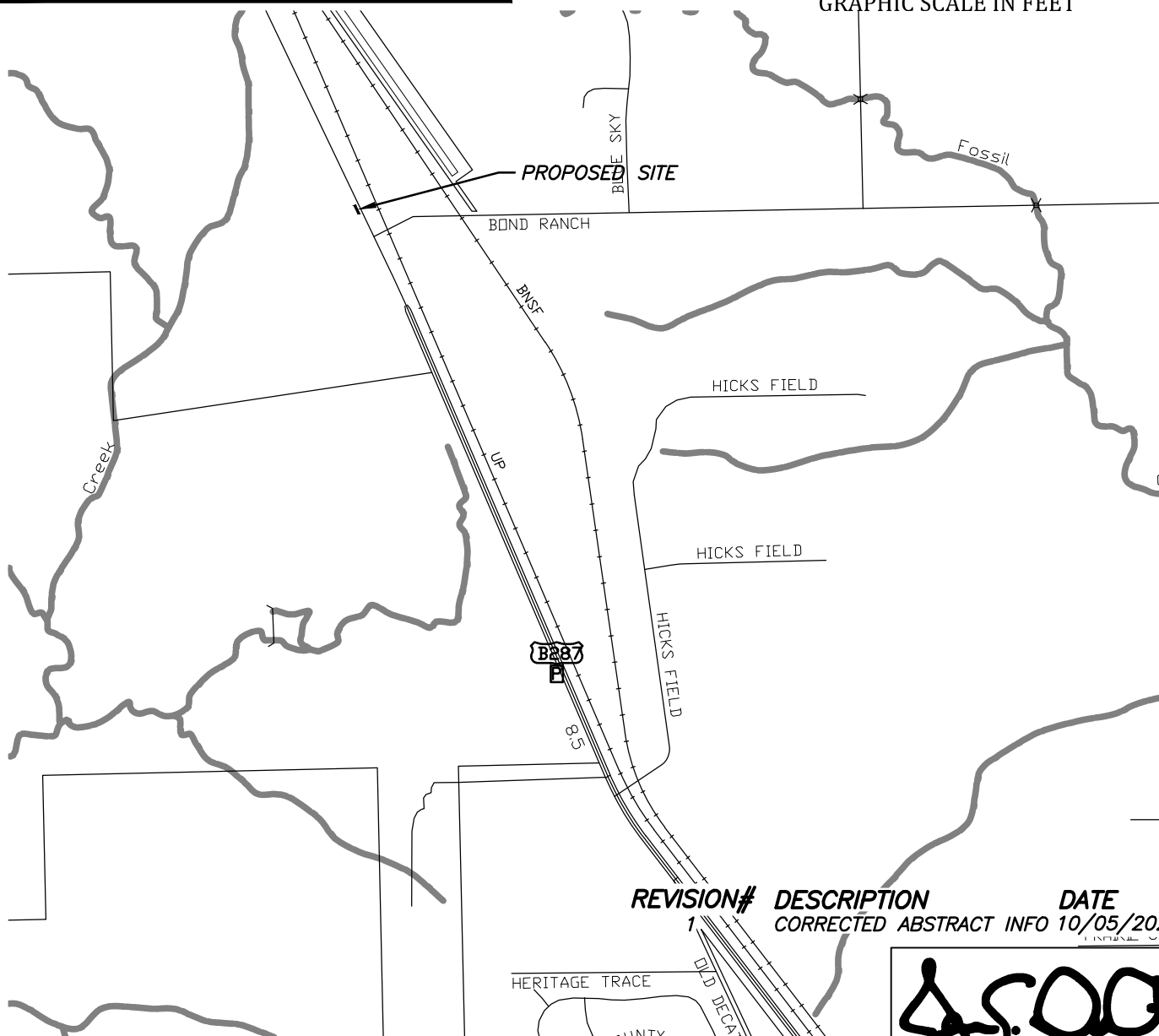
O.P.R.T.C.T.

**EXHIBIT B**

PAGE 3 OF 5



GRAPHIC SCALE IN FEET

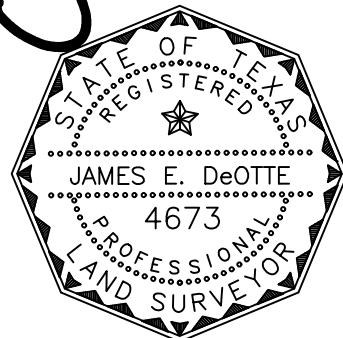


REVISION#	DESCRIPTION	DATE
1	CORRECTED ABSTRACT INFO	10/05/2022

**City of Fort Worth**200 TEXAS STREET  
FORT WORTH, TX. 76102

EXHIBIT A SHOWING A  
PARCEL OF PROPERTY  
SITUATED IN THE  
G. A. CRINERE SURVEY  
TARRANT COUNTY, TEXAS  
AS RECORDED IN  
D187347814

OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY TEXAS



Date: 10/5/2022

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 3 OF 5

JAMES DeOTTE ENGINEERING, INC. • 2201 DOTTIE LYNN PKWY., SUITE 119 FORT WORTH, TX. 76120 • 817-446-6877

TBPE FIRM Reg. No. 8917 • TBLs Firm Reg. No. 101014-00

**LEGEND:**

PROPERTY BOUNDARY

EX. EASEMENT

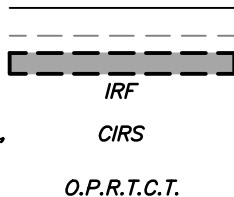
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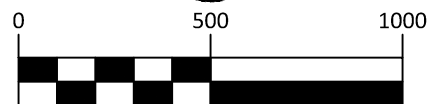
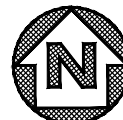
5/8" IRON ROD SET WITH PLASTIC  
CAP STAMPED "DEOTTE RPLS 4673"

OFFICIAL PUBLIC RECORDS

TARRANT COUNTY TEXAS

**EXHIBIT B**

PAGE 4 OF 5



GRAPHIC SCALE IN FEET

PETE & JO BONDS FAMILY PRTNSHP  
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 76171

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

**P.O.C.****C.M.**

CIRF 5/8 ORANGE BROOKS BAKER SURVEYORS

**W BONDS RANCH ROAD****P.O.B.**

S89°33'57"E  
1439.15'

BUSINESS HWY 287 N

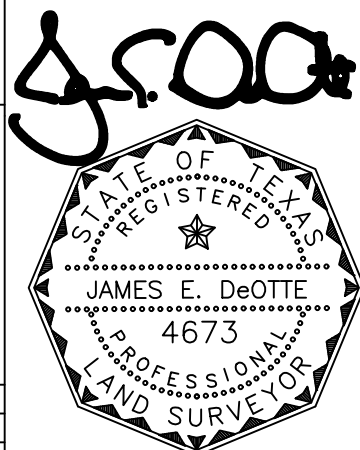
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PAGE 4 OF 5

JAMES DeOTTE ENGINEERING, INC. • 2201 DOTTIE LYNN PKWY., SUITE 119 FORT WORTH, TX. 76120 • 817-446-6877  
TBPE FIRM Reg. No. 8917 • TBLS Firm Reg. No. 101014-00

**LEGEND:**

PROPERTY BOUNDARY

EX. EASEMENT

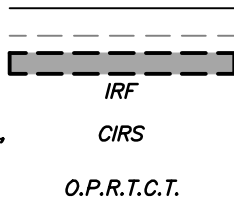
PROP. EASEMENT

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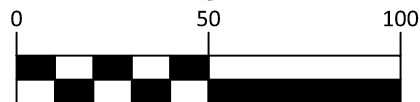
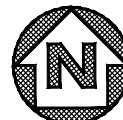
5/8" IRON ROD SET WITH PLASTIC  
CAP STAMPED "DEOTTE RPLS 4673"

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

N65°30'00"E  
25.00'

CIRS

PROPOSED WATER  
FACILITY EASEMENT  
CONTAINING 2,895  
SQ. FT. / 0.066 AC.

35' PIPELINE EASEMENT  
D203002154  
D.R.T.C.T.

S89°33'57"E  
1439.15'

P.O.B.

CIRS

N89°33'57"W  
27.58'

OVERLAP WITH  
EXISTING EASEMENT  
CONTAINING 966 SQ.  
FT. / 0.022 AC.

W BONDS RANCH ROAD

REVISION# DESCRIPTION DATE  
1 CORRECTED ABSTRACT INFO 10/05/2022

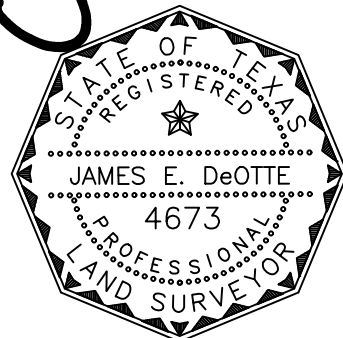


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