

Exhibit "A"

County: TARRANT  
Street: WEST BAILEY-BOSWELL ROAD  
Project No. FTW22268

**PROPOSED PERMANENT EASEMENT PARCEL No. 3**

Being a 0.426-acre (18,555 square foot permanent easement situated in the Robert Whitley Survey Abstract No.1672, Tarrant County, Texas, being part of a called 20.282-acre tract of land conveyed to Boaz Holdings, L.P., recorded in Instrument # D213135583, Official Public Records, Tarrant County, Texas (O.P.R.D.C.T.), and being more particularly described by metes and bounds as follows:

**Commencing** at a 1/2" iron rod found at the Northwestern corner of said 20.282-acre tract conveyed to Boaz Holdings, L.P., the same being the Northeastern corner of a 5.429-acre tract of land conveyed to ONCOR Electrical Delivery Company, LLC. Recorded in Vol. 2658, Pg. 309, O.P.R.T.C.T., and referenced by Vol. 14437, Pg. 716, O.P.R.T.C.T.;

**THENCE** South 00 Degrees 14 Minutes 21 Seconds West, a distance of 2,299.50 feet, along the common line between said ONCOR tract and Boaz Holdings, L.P. to 5/8" capped iron rod stamped "TNP" set on the proposed Permanent Easement and the **POINT OF BEGINNING**;

1. **THENCE** South 89 Degrees 57 Minutes 48 Seconds East along the North line of Permanent Easement, a distance of 986.69 feet to a 5/8" capped iron rod set at the beginning of a curve to the left, having a central angle of 7 Degrees 10 Minutes 51 Seconds, and a radius of 455.00 feet, a chord bearing of North 86 Degrees 26 Minutes 47 Seconds East, and a chord distance of 56.99 feet;
2. **THENCE** along the North line of Permanent Easement, a curve to the left, an arc length of 57.02 feet to a 5/8" capped iron rod set at the beginning of a curve to the right, having a central angle of 7 Degrees 10 Minutes 51 Seconds, and a radius of 565.00 feet, a chord bearing of North 86 Degrees 26 Minutes 47 Seconds East, and a chord distance of 70.76 feet;
3. **THENCE** continuing along said curve to the right, an arc length of 70.81 feet to a 5/8" capped iron rod set on the proposed North line of Permanent Easement;
4. **THENCE** South 89 Degrees 57 Minutes 48 Seconds East along said proposed Permanent Easement, a distance of 165.57 to a point for a corner on the common line between Boaz Holdings, L.P., and Pioneer Point Addition, recorded in Instrument # D219287627, P.R.T.C.T., referenced by a 5/8" capped iron rod found stamped "PELTON", which bears South 00 Degrees 01 Minutes 28 Seconds East, 0.81 feet;

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5. **THENCE** South 00 Degrees 01 Minutes 27 Seconds East along said common line between Boaz Holdings, L.P. and Pioneer Point Addition, a distance of 20.37 feet to a point on the existing North Right-of-Way of West Bailey-Boswell Road;
6. **THENCE** along said existing North Right-of-Way, South 89 Degrees 58 Minutes 33 Seconds, a distance of 1279.82 feet to a point on the common line between Boaz Holdings, L.P. and ONCOR Electrical Delivery Service Company, LLC., referenced by a 1/2" capped iron rod found which bears North 00 Degrees 16 Minutes 29 Seconds East, 0.81 feet;
7. **THENCE** along said common line North 00 Degrees 14 Minutes 21 Seconds East, a distance of 13.73 feet to the **POINT OF BEGINNING**, containing 0.426 acres ((18,555 square feet) of land

Bearings of lines shown hereon are referenced to Grid North of the Texas Coordinate System of 1983 (North Central Zone No. 4202, NAD83 (2011) Epoch 2010), as derived locally from RTK Network continuously operating reference stations (CORS) via real time kinematic (RTK) survey methods. The distances shown hereon represent surface values using a surface adjustment factor of 1.00012 to scale from grid to surface.

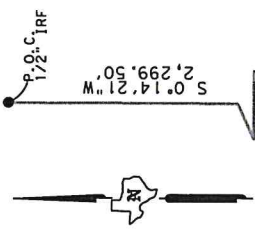
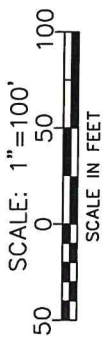
An easement exhibit of even date herewith accompanies this legal description.

That I, Timothy A, Frost, a Registered Professional Land Surveyor, hereby certify that this legal description hereon and accompanying plat of even date represent an actual survey made on the ground under my supervision.

 3-14-2024

Timothy A. Frost  
Texas Registered Professional Land Surveyor #5316  
Teague, Nall & Perkins  
5237 N. Riverside Drive, Suite 100  
Fort Worth, TX 76137  
TBPELS Firm Number 10011600





ONCOR TRANSMISSION  
EAGLE MT - CALMONT  
5,429-ACRES  
VOL. 2658, PG. 309  
O.P.R.T.C.T.  
(REFERENCED BY  
VOL. 14437, PG. 716)



1/2" CIRF BEARS  
N0° 16' 29" E, 0.81'

PROPOSED PERMANENT EASEMENT

S89° 57' 48" E 986.69'

S89° 58' 33" E 1279.82'

EXISTING ROW

SIDEWALK

MATCH LINE

West Bailey-Boswell Road  
(90' WIDE R.O.W.)

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EXHIBIT OF A  
0.426 ACRE (18,555 SQ.FT.)  
PROPOSED PERMANENT EASEMENT PARCEL  
IN THE CITY OF FORT WORTH, TEXAS  
TARRANT COUNTY, TEXAS

NOTES:

BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NAD 83, (2011) EPOCH 2010. ALL DISTANCES AND COORDINATES SHOWN HEREON ARE SURFACE VALUES DISPLAYED IN US SURVEY FEET. A SURFACE ADJUSTMENT FACTOR OF 1.00012 WAS USED TO SCALE GRID COORDINATES AND DISTANCES TO SURFACE.

THIS SURVEY PLAT IS ACCOMPANIED BY A SEPARATE LEGAL DESCRIPTION OF EVEN DATE.



*Timothy A. Frost*  
DATE 3-14-2024

TIMOTHY A. FROST, RPLS NO. 5316  
TEAGUE, NALL & PERKINS  
TBPELS FIRM REGISTRATION NO. 10011600

- = SET 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED
- ⊙ = TEAGUE, NALL & PERKINS" OR AS OTHERWISE NOTED
- ⊗ = MARKER FOUND "AS NOTED"
- D.R.T.C.T. = DEED RECORDS, TARRANT COUNTY, TEXAS
- O.P.R.T.C.T. = OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
- P.O.C. = POINT OF COMMENCING
- P.O.B. = POINT OF BEGINNING
- (C.M.) = CONTROLLING MONUMENT
- CIRF = CAPPED IRON ROD FOUND
- IRF = IRON ROD FOUND
- IPF = IRON PIPE FOUND
- ℙ = PROPERTY LINE
- ℄ = SURVEY LINE
- ↖ = FEE HOOK
- = PROPOSED ROW



CURVE TABLE

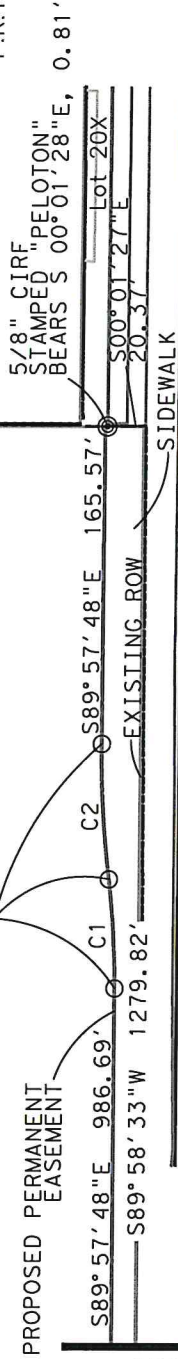
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING	CHORD
C1	7° 10' 51"	455.00'	57.02'	28.55'	N86° 26' 47" E	56.99'	70.76'
C2	7° 10' 51"	565.00'	70.81'	35.45'	N86° 26' 47" E	70.76'	70.76'

ROBERT WHITLEY SURVEY  
ABSTRACT NO. 1672

BOAZ HOLDINGS, L.P.  
INSTR. # D213135583  
O.P.R.T.C.T.  
Called 20.282-Acres

5/8" CIRCS  
STAMPED "TNP"

Pioneer Point  
Inst. #D219287627  
P.R.T.C.T.



MATCH LINE

West Bailey-Boswell Road  
(90' WIDE R.O.W.)

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