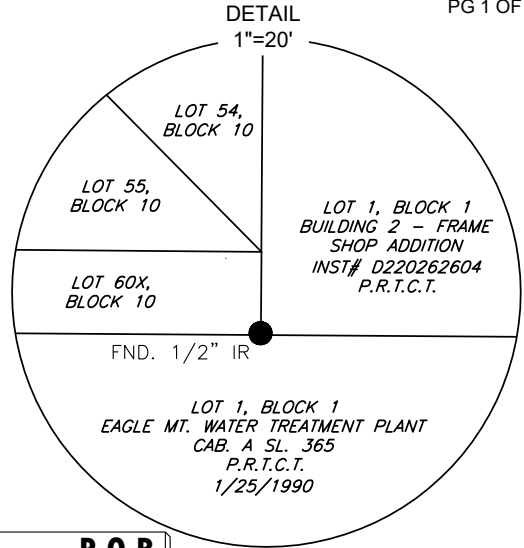


EXHIBIT "A"

CALLED 22.569 ACRES
WARRANTY DEED
TEXAS ELECTRIC SERVICE COMPANY
VOL. 2643 PG. 496
D.R.T.C.T.
12/4/1953

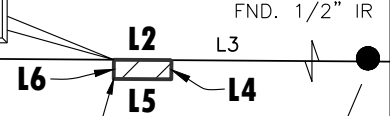
CALLED 36.415 ACRES
SPECIAL WARRANTY DEED WITH VENDOR'S LIEN
VLMC, INC
INST# D214113033
O.P.R.T.C.T.
6/2/2014

LOT 60X, BLOCK 10
VILLAGES OF EAGLE MOUNTAIN
INST# D217261990
P.R.T.C.T.



P.O.B.
LAT: 32.861135°
LONG: -97.422985°

FND. 1/2" IR S89°36'39"E 704.93



**ONCOR ELECTRIC DELIVERY
COMPANY LLC EASEMENT**
0.002 ACRES (75 SQ. FT.)
15.00 FEET OR 0.91 RODS

FND. 5/8" IRC
"HUITT ZOLLERS"

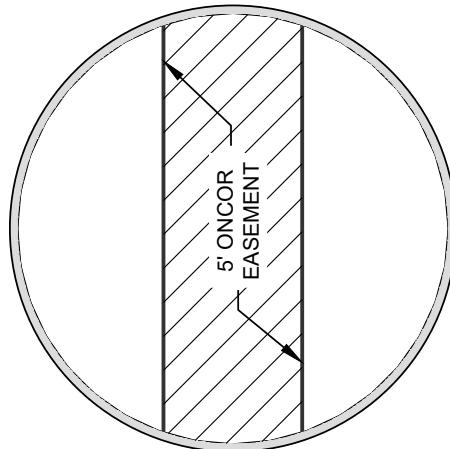
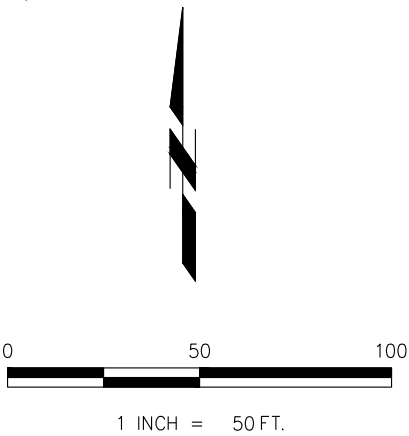
P.O.C.
LAT: 32.861031°
LONG: -97.425283°

WARRANTY DEED
CITY OF FORT WORTH, TEXAS
VOL. 9479 PG. 1729
D.R.T.C.T.
1/5/1989

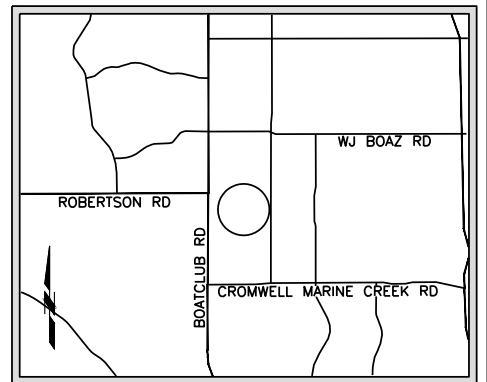
LOT 1, BLOCK 1
EAGLE MOUNTAIN WATER TREATMENT PLANT
CAB. A SL. 365
P.R.T.C.T.
1/25/1990

WILLIAM E. CONWILL SURVEY
ABSTRACT NO. 342
TARRANT COUNTY, TEXAS

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N00°16'10"E	50.00'
L2	S89°36'39"E	15.00'
L3	S89°36'38"E	859.70'
L4	S00°23'21"W	5.00'
L5	N89°36'39"W	15.00'
L6	N00°23'21"E	5.00'



DEFINED EASEMENT
N.T.S.



VICINITY MAP
N.T.S.



EMDB EASEMENTS
WO20707287
ONCOR ELECTRIC DELIVERY
COMPANY LLC EASEMENT

0.002 ACRES (75 SQ. FT.) IN
WILLIAM E. CONWILL SURVEY, A-342
TARRANT COUNTY, TEXAS

LEGEND

- ADJACENT LINE
- - - SURVEY/ABSTRACT LINE
- IRON ROD FOUND
- P.R.T.C.T. PLAT RECORDS, TARRANT COUNTY, TEXAS
- D.R.T.C.T. DEED RECORDS, TARRANT COUNTY, TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
- ONCOR ELECTRIC DELIVERY COMPANY LLC EASEMENT



www.landpoint.net

4100 INTERNATIONAL PLAZA
SUITE 240
FORT WORTH, TX 76109
(817)554-1805
TBPELS REG. NO. 10194220

X:\2024\23-1000-1\Working\Plots and Field Notes\23-1000-1_EMWTP ESMT 2.dwg

EXHIBIT "A"

LEGAL DESCRIPTION

Being a 0.002 acre tract of land out of Lot 1, Block 1 of Eagle Mountain Water Treatment Plant as recorded under Cabinet A Slide 365 of the Plat Records of Tarrant County, Texas conveyed by a Warranty Deed dated January 5, 1989 to the City of Fort Worth, Texas as recorded under Volume 9479, Page 1729 of the Deed Records of Tarrant County, Texas and being situated in the William E. Conwill Survey, Abstract Number 342, Tarrant County, Texas, and being more particularly described by metes and bounds as follows: (all courses herein are based on GPS observations referenced to the Texas State Plane Coordinate System (NAD83), North Central Zone):

COMMENCING at a 5/8-inch iron rod with a cap stamped "HUITT ZOLLERS" found in the west line of said Lot 1, same being the east line of a called 22.569 acre parcel conveyed by Warranty Deed dated December 4, 1953 to Texas Electric Service Company as recorded under Volume 2643 Page 496 of the Deed Records of Tarrant County, Texas;

THENCE North 00°16'10" East, with the west line of said Lot 1, same being the east line of said 22.569 acre parcel, a distance of 50.00 feet to a 1/2-inch iron rod found at the northwest corner of said Lot 1, same being said east line of the 22.569 acre parcel and the southwest corner of a called 36.415 acre parcel conveyed by Special Warranty Deed with Vendor's Lient dated June 2, 2014 to VLMC, Inc as recorded under Instrument Number D214113033 of the Official Public Records of Tarrant County, Texas;

THENCE South 89°36'39" East, with the north line of said Lot 1, same being the south line of said 36.415 acre parcel, a distance of 704.93 feet to the POINT OF BEGINNING same being a point in the north line of said Lot 1, and the south line of Lot 60X, Block 10 of the Villages of Eagle Mountain as recorded under Instrument Number D217261990 of the Plat Records of Tarrant County, Texas;

THENCE South 89°36'39" East, with the north line of said Lot 1, same being the south line of said Lot 60X, a distance of 15.00 feet to a point for corner, from which a 1/2-inch iron rod was found bearing South 89°36'39" East, 859.70 feet at a point in the north line of said Lot 1, same being the southeast corner of said Lot 60X and the southwest corner of Lot 1, Block 1 of the Building 2 - Frame Shop Addition as recorded under Instrument Number D220262604 of the Plat Records of Tarrant County, Texas;

THENCE South 00°23'21" West, a distance of 5.00 feet to a point for corner;

THENCE North 89°36'39" West, a distance of 15.00 feet to a point for corner;

THENCE North 00°23'21" East, a distance of 5.00 feet to the POINT OF BEGINNING and containing within these calls 0.002 acres or 75 square feet of land.

Oncor Electric Delivery Company, LLC electric line having a length of 15.00 feet or 0.91 rods.

x:\2024\23-1000-1\Working\Plats and Field Notes\Plats\23-1000-1_EMWTP ESMT 2.dwg



EMDB EASEMENTS
WO20707287
ONCOR ELECTRIC DELIVERY
COMPANY LLC EASEMENT

0.002 ACRES (75 SQ. FT.) IN
WILLIAM E. CONWILL SURVEY, A-342
TARRANT COUNTY, TEXAS

I, Ronald G. Harrison, certify that this exhibit was prepared from an on the ground survey performed on 07/09/2024 under my direct supervision and correctly represents the facts found at the time of survey.

Ronald G. Harrison State of Texas R.P.L.S. No. 5342
07/30/2024



www.landpoint.net

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