

**Description of
A Temporary Construction Easement**

BEING a tract of land situated in the J. Conwill Survey, Abstract Number 343, City of Fort Worth, Tarrant County, Texas, being a portion of that tract of land described by deed to SPJST Lodge #154 recorded in Volume 5776, Page 578, County Records, Tarrant County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8 inch iron rod with no cap found at the northwest corner of said SPJST Lodge tract, being in the east line of that tract of land described by deed to ONCOR Electric Delivery Co., LLC (formerly Texas Electric Service Company), recorded in Volume 2652, Page 425, said County Records, and being in the south right-of-way line of Cromwell Marine Creek Road (a 60 foot right-of-way);

THENCE S 00°14'48"W, 45.00 feet, departing said right-of-way, along the common line of said SPJST Lodge and Oncor tracts;

THENCE S 89°43'51"E, 269.48 feet, departing said common line, to the **POINT OF BEGINNING**;

THENCE S 89°43'51"E, 46.00 feet;

THENCE S 00°17'24"E, 59.74 feet;

THENCE S 89°42'36"W, 46.00 feet;

THENCE N 00°17'24"W, 60.19 feet to the **Point of Beginning** and containing 2,758 square feet or 0.063 acres of land more or less.

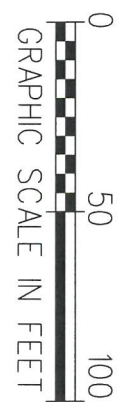
"Integral parts of this document"

1. Description
2. Exhibit

Basis of Bearing is the Texas Coordinate System
North Central Zone 4202, NAD 83

IRF = Iron Rod Found
"Integral parts of this document"
1. Description
2. Exhibit

The K3J Group LLC
Inst.# D222023042
C.R.T.C.T.



ONCOR Electric
Delivery Co., LLC
(formerly
Texas Electric
Service Company)
Vol. 2652, Pg. 425
C.R.T.C.T.

Point of
Commencing

Cromwell Marine
Creek Road
(a 60 foot right-of-way)

Tarrant County
Vol. 5196, Pg. 986
C.R.T.C.T.

Point of
Beginning

500°14'48"W
45.00'

889°43'51"E
269.48'

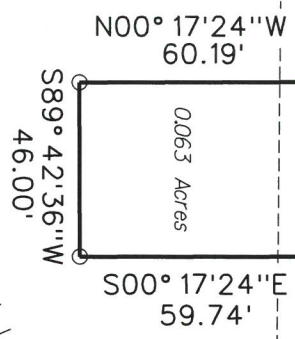
889°43'51"E
46.00'

ONCOR Electric
Delivery Co., LLC
(formerly
Texas Electric
Service Company)
Vol. 2652, Pg. 425
C.R.T.C.T.

Pipeline Right-of-Way and Easement
*D207308712

30' Lone Star
Gas Emf.
V. 5057, P. 77

SPJST Lodge #154
Vol. 5776, Pg. 578
C.R.T.C.T.



J. CONWILL
ABST. # 343
SURVEY



J. Conwill
1-18-23

Exhibit of a

Temporary Construction Easement

Situated in the J. Conwill Survey, Abstract Number 343
City of Fort Worth, Tarrant County, Texas

PELTON
LAND SOLUTIONS
9800 HILLWOOD PARKWAY, SUITE 250
FORT WORTH, TEXAS 76177 PH.# 817-562-3350

JOB # BM17001

DRAWN BY: SS

CHECKED BY:

DATE: 01/19/2022

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