

VILLAGES OF EAGLE MOUNTAIN
DOC. NO. D217261990
P.R.T.C.T.

LOT 1 BLOCK 1
BUILDING 2 - FRAME SHOP
ADDITION
DOC. NO. D220262604
P.R.T.C.T.

P.O.B.
LAT: 32.739884°
LONG: -97.808240°

P.O.C.
LAT: 32.861058°
LONG: -97.417604°



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

30' LONE STAR GAS CO. ESMT.
VOL 5057, PG 80 D.R.T.C.T.

BOAT CLUB RD
(120' R.O.W.)

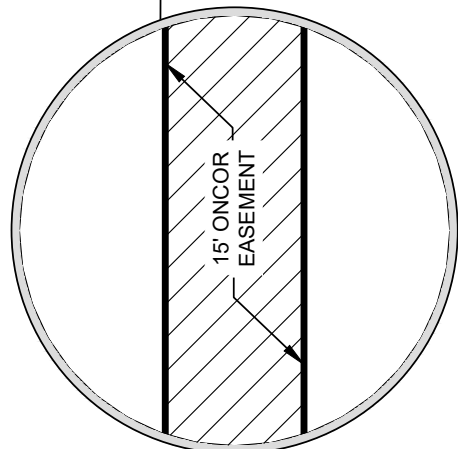
BOWMAN ROBERTS RD
(70' R.O.W.)

**ONCOR ELECTRIC DELIVERY
COMPANY LLC EASEMENT**
0.025 ACRES (1,087.60 SQ. FT.)
72.51 FEET OR 4.39 RODS

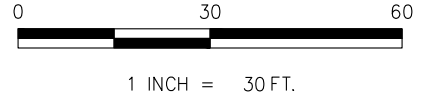
LOT 1R BLOCK 1
WARRANTY DEED
CITY OF FORT WORTH, TEXAS
VOL. 9479, PG. 1729
D.R.T.C.T.
DATE: JAN. 5, 1989

EAGLE MOUNTAIN WATER TREATMENT PLANT
CAB. A SLIDE 5913
P.R.T.C.T.

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N89°36'39"W	777.70'
L2	N89°36'39"W	1184.12'
L3	S00°09'18"E	72.44'
L4	S89°50'42"W	15.00'
L5	N00°09'18"W	72.58'
L6	N89°36'39"W	1158.26'
L7	S89°36'43"E	15.00'



DEFINED EASEMENT
N.T.S.



EMDB EASEMENTS
WO20707287
ONCOR ELECTRIC DELIVERY
COMPANY LLC EASEMENT

0.025 ACRES (1,087.60 SQ. FT.) IN
WILLIAM E CONWILL SURVEY, A-342
TARRANT COUNTY, TEXAS

LEGEND

- ADJACENT LINE
- - - SURVEY/ABSTRACT LINE
- RW — RIGHT-OF-WAY LINE
- METAL FENCE
- X — BARBED-WIRE FENCE
- IRON ROD FOUND
- D.R.T.C.T. DEED RECORDS, TARRANT COUNTY, TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
- [Hatched Box] 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\Plots\23-1000-1 EMD Easements WO 20707287-CITY OF FORT WORTH.dwg

EXHIBIT "A"

LEGAL DESCRIPTION

Being a 0.025 acre tract of land out of Lot 1R, Block 1 of the Eagle Mountain Water Treatment Plant, conveyed by a Warranty Deed dated January 5, 1989 to City of Fort Worth, Texas, as recorded in Volume 9479, Page 1279 of the Deed Records of Tarrant County, Texas, described in Cabinet A, Slide 5913 of the Plat 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 found at the northeast corner of said Lot 1R, same being the southeast corner of Lot 1, Block 1 of the Building 2 - Frame Shop Addition, as described in Document Number D220262604 of the Plat Records of Tarrant County, Texas;

THENCE North 89°36'39" West, along the north line of said Lot 1R and the south line of said Lot 1, passing a 1/2 inch iron rod with cap stamped "Jacobs" found at the southwest corner of said Lot 1, same being the southeast corner of the Villages of Eagle Mountain, as described in Document Number D217261990 of the Plat Records of Tarrant County, Texas, at a distance of 777.7 feet, and continuing for a total distance of 1,184.12 feet to the POINT OF BEGINNING;

THENCE South 00°09'18" East, a distance of 72.44 feet to a point for corner;

THENCE South 89°50'42" West, a distance of 15.00 feet to a point for corner;

THENCE North 00°09'18" West, a distance of 72.58 feet to a point in the north line of said Lot 1R and the south line of said Villages of Eagle Mountain, from which a 1/2 inch iron rod was found bearing North 89°36'39" West, a distance of 1,158.26 feet, at the northwest corner of said Lot 1R and the southwest corner of said Villages of Eagle Mountain;

THENCE South 89°36'43" East, along the north line of said Lot 1R and the south line of said Villages of Eagle Mountain, a distance of 15.00 feet to the POINT OF BEGINNING and containing within these calls 0.025 acres or 1,087.60 square feet of land.

Oncor Electric Delivery Company, LLC electric line having a length of 72.51 feet or 4.39 rods.

X:\2024\23-1000-1\Working\Plats and Field Notes\Plots\23-1000-1 EMDB Easements WO 20707287-CITY OF FORT WORTH.dwg



EMDB EASEMENTS
WO20707287
ONCOR ELECTRIC DELIVERY
COMPANY LLC EASEMENT

0.025 ACRES (1,087.60 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
07/23/2024



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