

EXHIBIT "A"

**NASJRB WATER AND SEWER MAIN REPLACEMENTS
CITY PROJECT NO. 103444; PARCEL ID NO. 2
PERMANENT WATER FACILITY EASEMENT
JOHN MCHORSE SURVEY, ABSTRACT NO. 1088,
CORNELIUS CONNELLY SURVEY, ABSTRACT NO. 319 &
JOHN M. SHREEVE SURVEY, ABSTRACT NO. 1456
CITY OF WESTWORTH VILLAGE, TARRANT COUNTY, TEXAS**

PART ONE

Being a permanent water facility easement situated in the John Mchorse Survey, Abstract No. 1088, Cornelius Connelly Survey, Abstract No. 319 and the John M. Shreeve Abstract No. 1456 City of Westworth Village, Tarrant County, Texas, and being a portion of a tract of land conveyed to Westworth Redevelopment Authority as recorded in Instrument No. D207152455 of the Official Public Records of Tarrant County, Texas, said permanent water facility easement being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8 inch iron rod found for an internal ell corner of said tract of land conveyed to Westworth Redevelopment Authority and the most easterly southeast corner of a tract of land described as Naval Air Station Joint Reserve Base Fort Worth conveyed to the United States of America (no record information found), said 5/8 inch iron rod being in the north line of White Settlement Road (apparent Private Road); **THENCE** North 89 degree 51 minutes 28 seconds West, with a north line of said tract of land conveyed to Westworth Redevelopment Authority, the north line of said White Settlement Road and a south line of said tract of land described as Naval Air Station Joint Reserve Base Fort Worth, a distance of 198.87 feet to a calculated point for an external ell corner of said tract of land conveyed to Westworth Redevelopment Authority and an internal ell corner of said tract of land described as Naval Air Station Joint Reserve Base Fort Worth and the northwest corner of said White Settlement Road, from which a 1-1/2 inch aluminum disk found for reference bears South 83 degrees 32 minutes 43 minutes East, a distance of 0.39 feet; **THENCE** South 00 degrees 09 minutes 40 seconds East, with a west line of said tract of land conveyed to Westworth Redevelopment Authority, a west line of said White Settlement Road, and an east line of said tract of land described as Naval Air Station Joint Reserve Base Fort Worth, a distance of 52.71 feet to a calculated point for the **POINT OF BEGINNING**, said calculated point having grid coordinates of N=6,961,160.339 and E=2,295,835.218;

THENCE South 89 degrees 55 minutes 49 seconds East, a distance of 377.31 feet to a calculated point for corner;

THENCE North 45 degrees 04 minutes 11 seconds East, a distance of 52.23 feet to a calculated point for corner;

THENCE South 89 degrees 55 minutes 49 seconds East, a distance of 972.59 feet to a calculated point for the beginning of a curve to the right having a radius of 1,141.88 feet, a delta of 13 degrees 23 minutes 08 seconds, and whose chord bears South 82 degrees 12 minutes 16 seconds East, a chord distance of 266.16 feet;

THENCE Southeasterly, with said curve to the right, an arc distance of 266.77 feet to a calculated point for corner;

THENCE South 74 degrees 33 minutes 33 seconds East, a distance of 586.10 feet to a calculated point for the beginning of a curve to the left having a radius of 960.62 feet, a delta of 13 degrees 15 minutes 37 seconds, and whose chord bears South 81 degrees 06 minutes 34 seconds East, a chord distance of 221.83 feet;

THENCE Southeasterly, with said curve to the left, an arc distance of 222.32 feet to a calculated point for corner in an east line of said tract of land conveyed to Westworth Redevelopment Authority and the west line of Lot 1, Block 1 Golf Course Addition, an addition to the City of Westworth Village as recorded in Instrument No. D208270077 of said Official Public Records;

THENCE South 00 degrees 17 minutes 48 seconds West, with an east line of said tract of land conveyed to Westworth Redevelopment Authority and the west line of said Lot 1, a distance of 30.00 feet to a calculated point for corner for the beginning of a curve to the right having a radius of 989.37 feet, a delta of 13 degrees 20 minutes 07 seconds, and whose chord bears North 81 degrees 08 minutes 38 seconds West, a chord distance of 229.75 feet;

THENCE Northwesterly, with said curve to the right, an arc distance of 230.27 feet to a calculated point for corner;

THENCE North 74 degrees 33 minutes 33 seconds West, a distance of 585.83 feet to a calculated point for corner for the beginning of a curve to the left having a radius of 1,111.88 feet, a delta of 13 degrees 21 minutes 32 seconds, and whose chord bears North 82 degrees 12 minutes 14 seconds West, a chord distance of 258.66 feet;

THENCE Northwesterly, with said curve to the left, an arc distance of 259.24 feet to a calculated point for corner;

THENCE North 89 degrees 55 minutes 49 seconds West, a distance of 959.90 feet to a calculated point for corner;

THENCE South 45 degrees 04 minutes 11 seconds West, a distance of 52.23 feet to a calculated point for corner;

THENCE North 89 degrees 55 minutes 49 seconds West, a distance of 389.61 feet to a calculated point for corner in a west line of said tract of land conveyed to Westworth Redevelopment Authority, west line of said White Settlement Road, and an east line of said tract of land described as Naval Air Station Joint Reserve Base Fort Worth;

THENCE North 00 degrees 09 minutes 40 seconds West, with a west line of said tract of land conveyed to Westworth Redevelopment Authority, the west line of said White Settlement Road, and an east line of said tract of land described as Naval Air Station Joint Reserve Base Fort Worth, a distance of 30.00 feet to the **POINT OF BEGINNING**, and containing 74,315 square feet or 1.706 acres of land, more or less.

PART TWO

Being a permanent water facility easement situated in the Cornelius Connelly Survey, Abstract No. 319, City of Westworth Village, Tarrant County, Texas, and being a portion of a tract of land conveyed to Westworth Redevelopment Authority as recorded in Instrument No. D207152455 of the Official Public Records of Tarrant County, Texas, said permanent water facility easement being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8 inch iron rod found for the most easterly northeast corner of said tract of land conveyed to Westworth Redevelopment Authority, the northwest corner of a tract of land conveyed to Mark Stubblefield and Amy Stubblefield as recorded in Instrument No. D220091132 of said Official Public Records, said 5/8 inch iron rod being in the east line of Pumphrey Drive (variable width right-of-way) and in a south line of a tract of land described as Naval Air Station Joint Reserve Base Fort Worth conveyed to the United States of America (no record information found); THENCE South 07 degrees 08 minutes 47 seconds West, with the east line of said Pumphrey Drive and the west line of said tract of land conveyed to Mark and Amy Stubblefield, a distance of 64.77 feet to a 5/8 inch iron rod found for corner; THENCE South 05 degrees 11 minutes 00 seconds West, passing at a distance of 108.34 feet, a calculated point for the most westerly southwest corner of said Stubblefield tract of land and the northwest corner of a tract of land conveyed to Westworth Redevelopment Authority as recorded in Volume 15146, Page 298 of the Deed Records of Tarrant County, Texas, said calculated point being in the east line of said Pumphrey Drive, in all, a distance of 534.63 feet to a calculated point for corner; THENCE South 00 degrees 30 minutes 00 seconds East, with the west line of said tract of land recorded in Volume 15146, Page 298 and the east line of said Pumphrey Drive, a distance of 184.16 feet to a calculated point for the southwest corner of said tract of land recorded in Volume 15146, Page 298 and the northwest corner of a tract of land conveyed to Robyn Jackson, Trustee as recorded in Instrument No. D218255992 of said Official Public Records, THENCE South 89 degrees 33 minutes 41 seconds West, a distance of 64.67 feet to a 5/8 inch iron rod found for an interior ell corner of said tract of land conveyed to Westworth Redevelopment Authority and being in the west line of said Pumphrey Drive; THENCE South 00 degrees 13 minutes 16 seconds West, with an east line of said tract of land conveyed to Westworth Redevelopment Authority and the west line of said Pumphrey Drive, a distance of 77.04 feet to a calculated point for the **POINT OF BEGINNING**, said calculated point having grid coordinates of N=6,961,913.106 and E=2,299,970.095;

THENCE South 00 degrees 13 minutes 16 seconds West, with an east line of said tract of land conveyed to Westworth Redevelopment Authority and a west line of said Pumphrey Drive, a distance of 25.61 feet to a 5/8 inch iron rod found for corner;

THENCE South 01 degrees 03 minutes 00 seconds East, with an east line of said tract of land conveyed to Westworth Redevelopment Authority and a west line of said Pumphrey Drive, a distance of 56.48 feet to a calculated point for corner;

THENCE South 20 degrees 46 minutes 59 seconds West, a distance of 32.27 feet to a calculated point for corner;

THENCE South 01 degrees 03 minutes 00 seconds East, a distance of 418.79 feet to a calculated point for corner in a south line of said tract of land conveyed to Westworth Redevelopment Authority and in a west line of said Pumphrey Drive;

THENCE South 88 degrees 57 minutes 00 seconds West, with a south line of said tract of land conveyed to Westworth Redevelopment Authority and a west line of said Pumphrey Drive, a distance of 30.00 feet to a calculated point for the most easterly southeast corner of said tract of land conveyed to Westworth Redevelopment Authority and the most easterly northeast corner of Lot 1, Block 1 of The Villages at Hawks Creek, an addition to the City of Westworth Village as recorded in Instrument No. D205247987 of said Official Public Records, said calculated point being in the west line of said Pumphrey Drive;

THENCE North 01 degrees 03 minutes 00 seconds West, a distance of 424.57 feet to a calculated point for corner;

THENCE North 20 degrees 46 minutes 59 seconds East, a distance of 114.46 feet to the **POINT OF BEGINNING**, and containing 14,835 square feet or 0.341 acres of land, more or less.

PART THREE

Being a permanent water facility easement situated in the Cornelius Connelly Survey, Abstract No. 319, City of Westworth Village, Tarrant County, Texas, and being a portion of a tract of land conveyed to Westworth Redevelopment Authority as recorded in Instrument No. D207152455 of the Official Public Records of Tarrant County, Texas, said permanent water facility easement being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8 inch iron rod found for the most easterly northwest corner of said tract of land conveyed to Westworth Redevelopment Authority and an interior ell corner of a tract of land described as Naval Air Station Joint Reserve Base Fort Worth conveyed to the United States of America (no record information found); **THENCE** South 05 degrees 22 minutes 45 seconds West, with a west line of said tract of land conveyed to Westworth Redevelopment Authority and an east line of said Tract of land described as Naval Air Station Joint Reserve Base Fort Worth, a distance of 116.28 feet to a 5/8 inch iron rod found for an interior ell corner of said tract of land conveyed to Westworth Redevelopment Authority and an external ell corner of said Tract of land described as Naval Air Station Joint Reserve Base Fort Worth; **THENCE** North 84 degrees 37 minutes 15 seconds West, with a north line of said tract of land conveyed to Westworth Redevelopment Authority and a south line of said Tract of land described as Naval Air Station Joint Reserve Base Fort Worth, a distance of 9.31 feet to a calculated point for the **POINT OF BEGINNING**, said calculated point having grid coordinates of N=6,962,662.811 and E=2,300,000.972;

THENCE South 00 degrees 33 minutes 17 seconds West, a distance of 672.60 feet to a calculated point for corner in a north line of said tract of land conveyed to Westworth Redevelopment Authority;

THENCE South 89 degrees 33 minutes 41 seconds West, with a north line of said tract of land conveyed to Westworth Redevelopment Authority, passing at a distance of 24.07 feet, a 5/8 inch iron rod found for an interior ell corner of said tract of land conveyed to Westworth Redevelopment Authority and in the west line of Pumphrey Drive (variable width right-of-way), in all, a distance of 30.00 feet to a calculated point for corner;

THENCE North 00 degrees 33 minutes 17 seconds East, a distance of 675.65 feet to a 5/8 inch iron rod found for an interior ell corner of said tract of land conveyed to Westworth Redevelopment Authority and an exterior ell corner of said Tract of land described as Naval Air Station Joint Reserve Base Fort Worth;

THENCE South 84 degrees 37 minutes 15 seconds East, with a north line of said tract of land conveyed to said tract of land conveyed to Westworth Redevelopment Authority and a south line of said Tract of land described as Naval Air Station Joint Reserve Base Fort Worth, a distance of 30.11 feet to the **POINT OF BEGINNING**, and containing 20,223 square feet or 0.464 acres of land, more or less.

Notes:

- 1.) A plat of the same survey date herewith accompanies this legal description.
- 2.) Bearings are referenced to the Texas State Plane Coordinate System, NAD-83 (2011), North Central Zone (4202). All distances and areas shown are surface.

* SURVEYOR'S CERTIFICATE *

TO ALL PARTIES INTERESTED IN TITLE TO THE PREMISES SURVEYED, I DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED FROM PUBLIC RECORDS AND FROM AN ACTUAL AND ACCURATE SURVEY UPON THE GROUNDS AND THAT SAME IS TRUE AND CORRECT.

Revision 1 May 15, 2025



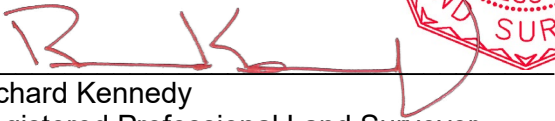
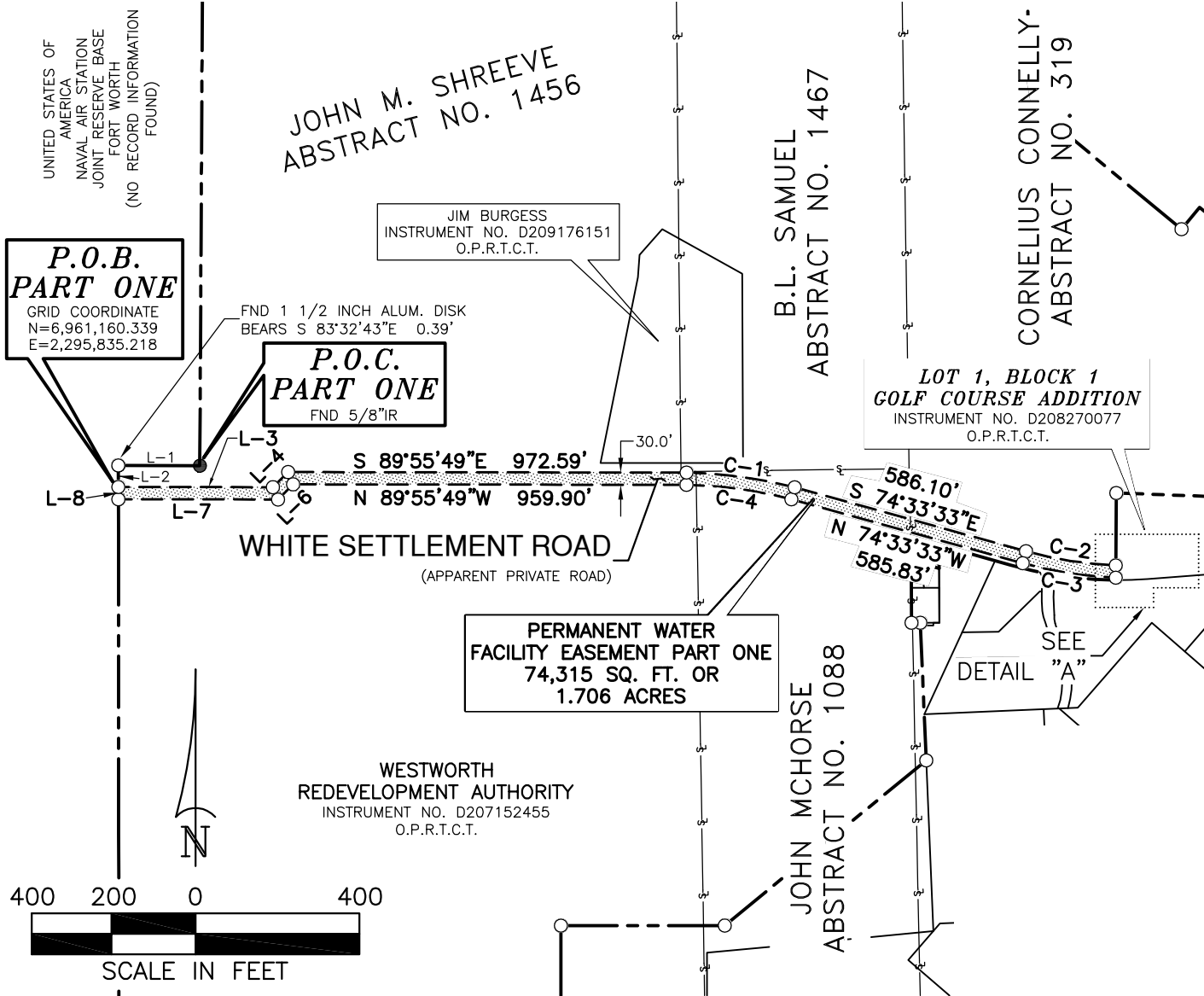

Richard Kennedy
Registered Professional Land Surveyor
No. 5527
Gorrondonga & Associates, Inc.
Texas Firm No. 10106900

EXHIBIT "B"

PARCEL No. 2 PWFE PARTS ONE, TWO & THREE



City of Fort Worth

200 TEXAS STREET • FORT WORTH, TEXAS 76102

NASJRB

WATER AND SEWER MAIN REPLACEMENTS

PARCEL NO. 2 PWFE PARTS ONE, TWO & THREE	CITY PROJ. NO. 104344
PERMANENT WATER FACILITY EASEMENT	
OWNER: THE UNITED STATES OF AMERICA	
SURVEY: JOHN MCHORSE SURVEY, ABSTRACT NO. 1088, CORNELIUS CONNELLY ABSTRACT NO. 319	
SURVEY: JOHN M. SHREEVE SURVEY, ABSTRACT NO. 1456	
LOCATION: CITY OF WESTWORTH VILLAGE, TARRANT COUNTY, TEXAS	
ACQUISITION AREA: 109,373 SQUARE FEET OR 2.511 ACRES (COMBINED)	



JOB No. KHA_2304.00	DRAWN BY: NTK	CAD FILE: 2_PWFE_R01.DWG
REVISION 1 SEPTEMBER 15, 2025	EXHIBIT B PAGE 1 OF 4	SCALE: 1" = 400'

RICHARD KENNEDY
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5527 TEXAS FIRM No. 10106903

EXHIBIT "B"

PARCEL No. 2 PWFE PARTS ONE, TWO & THREE

UNITED STATES OF AMERICA
NAVAL AIR STATION
JOINT RESERVE BASE
FORT WORTH
(NO RECORD INFORMATION FOUND)

**P.O.C.
PART THREE**

**P.O.B.
PART THREE**

GRID COORDINATE
N=6,962,662.811
E=2,300,000.972

**P.O.C.
PART TWO**

**P.O.B.
PART TWO**

GRID COORDINATE
N=6,961,913.106
E=2,299,970.095

PERMANENT WATER
FACILITY EASEMENT PART THREE
20,223 SQ. FT. OR
0.464 ACRES

PERMANENT WATER
FACILITY EASEMENT PART TWO
14,835 SQ. FT. OR
0.341 ACRES

LOT 1, BLOCK 1,
THE VILLAGES AT HAWKS
CREEK
INSTRUMENT NO. D205247987
O.P.R.T.C.T.

WESTWORTH
REDEVELOPMENT AUTHORITY
INSTRUMENT NO. D207152455
O.P.R.T.C.T.

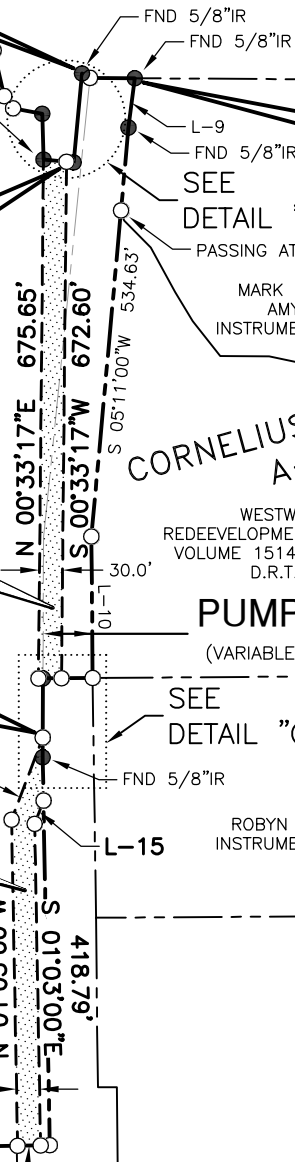
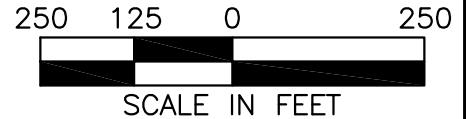
WESTWORTH
REDEVELOPMENT AUTHORITY
VOLUME 15146 PAGE 298
D.R.T.C.T.

CORNELIUS CONNELLY
A-319

PUMPHREY DRIVE
(VARIABLE WIDTH RIGHT-OF-WAY)

SEE
DETAIL "C"

ROBYN JACKSON, TRUSTEE
INSTRUMENT NO. D218255992
O.P.R.T.C.T.



City of Fort Worth

200 TEXAS STREET • FORT WORTH, TEXAS 76102

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WATER AND SEWER MAIN REPLACEMENTS

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LOCATION: CITY OF WESTWORTH VILLAGE, TARRANT COUNTY, TEXAS	
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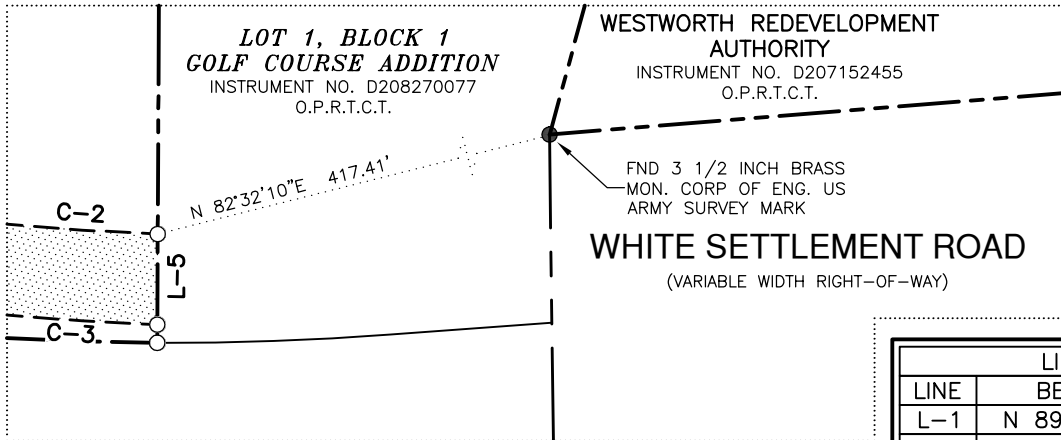


JOB No. KHA_2304.00	DRAWN BY: NTK	CAD FILE: 2_PWFE_R01.DWG
REVISION 1 SEPTEMBER 15, 2025	EXHIBIT B PAGE 2 OF 4	SCALE: 1" = 250'

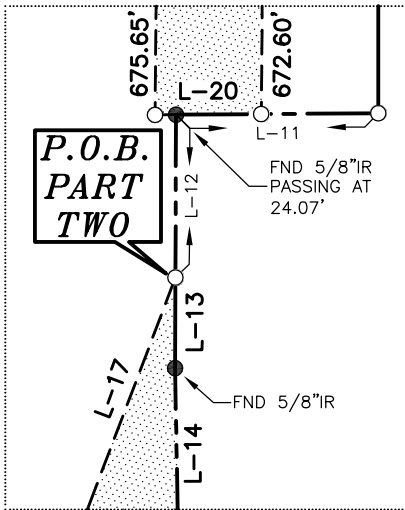
RICHARD KENNEDY
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5527 TEXAS FIRM No. 10106903

EXHIBIT "B"

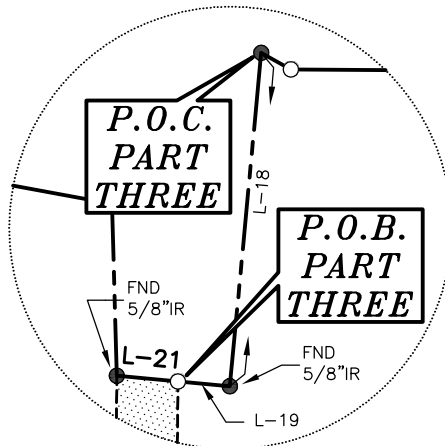
PARCEL No. 2 PWFE PARTS ONE, TWO & THREE



DETAIL "A"
NOT TO SCALE



DETAIL "C"
NOT TO SCALE



DETAIL "B"
NOT TO SCALE

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N 89°51'28"W	198.87'
L-2	S 00°09'40"E	52.71'
L-3	S 89°55'49"E	377.31'
L-4	N 45°04'11"E	52.23'
L-5	S 00°17'48"W	30.00'
L-6	S 45°04'11"W	52.23'
L-7	N 89°55'49"W	389.61'
L-8	N 00°09'40"W	30.00'
L-9	S 07°08'47"W	64.77'
L-10	S 00°30'00"E	184.16'
L-11	S 89°33'41"W	64.67'
L-12	S 00°13'16"W	77.04'
L-13	S 00°13'16"W	25.61'
L-14	S 01°03'00"E	56.48'
L-15	S 20°46'59"W	32.27'
L-16	S 88°57'00"W	30.00'
L-17	N 20°46'59"E	114.46'
L-18	S 05°22'45"W	116.28'
L-19	N 84°37'15"W	9.31'
L-20	S 89°33'41"W	30.00'
L-21	S 84°37'15"E	30.11'

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	ARC
C-1	1,141.88'	13°23'08"	S 82°12'16"E	266.16'	266.77'
C-2	960.62'	13°15'37"	S 81°06'34"E	221.83'	222.32'
C-3	989.37'	13°20'07"	N 81°08'38"W	229.75'	230.27'
C-4	1,111.88'	13°21'32"	N 82°12'14"W	258.66'	259.24'



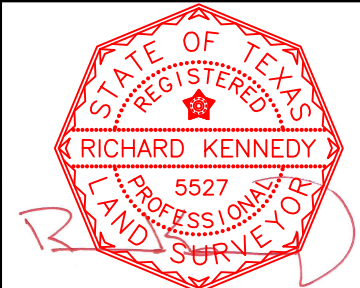
City of Fort Worth

200 TEXAS STREET • FORT WORTH, TEXAS 76102

NASJRB

WATER AND SEWER MAIN REPLACEMENTS

PARCEL NO. 2 PWFE PARTS ONE, TWO & THREE	CITY PROJ. NO. 104344
PERMANENT WATER FACILITY EASEMENT	
OWNER: THE UNITED STATES OF AMERICA	
SURVEY: JOHN MCHORSE SURVEY, ABSTRACT NO. 1088, CORNELIUS CONNELLY ABSTRACT NO. 319	
SURVEY: JOHN M. SHREEVE SURVEY, ABSTRACT NO. 1456	
LOCATION: CITY OF WESTWORTH VILLAGE, TARRANT COUNTY, TEXAS	
ACQUISITION AREA: 109,373 SQUARE FEET OR 2.511 ACRES (COMBINED)	



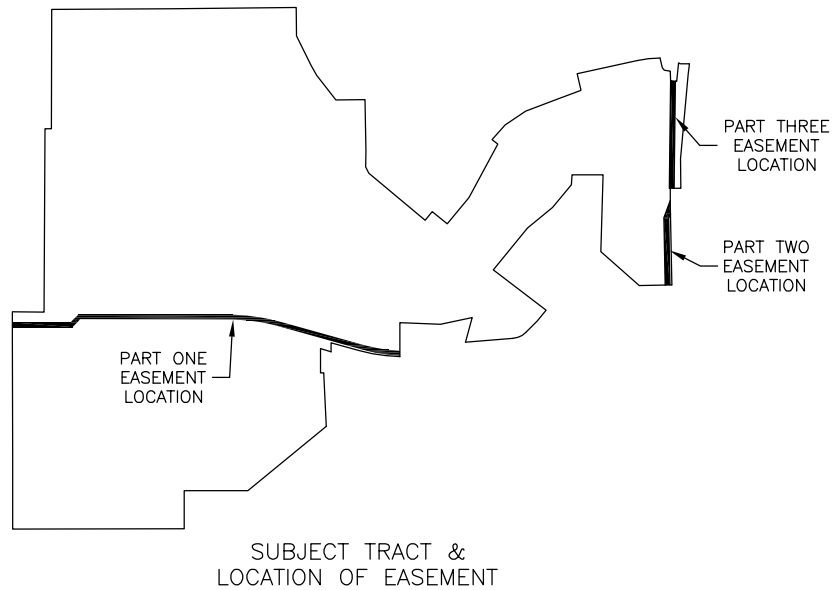
JOB No. KHA_2304.00	DRAWN BY: NTK	CAD FILE: 2_PWFE_R01.DWG
REVISION 1 SEPTEMBER 15, 2025	EXHIBIT B PAGE 3 OF 4	SCALE: N/A

RICHARD KENNEDY
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5527 TEXAS FIRM No. 10106903

EXHIBIT "B"
PARCEL No. 2 PWFE PARTS ONE, TWO & THREE

LEGEND

- FND MONUMENTATION (SIZE AND TYPE NOTED)
- CALCULATED POINT
- ———— PROPERTY/RIGHT-OF-WAY LINE
- EXISTING EASEMENT LINE
- - - - - PROPOSED EASEMENT LINE
- &——— SURVEY/ABSTRACT LINE
- ——— CITY LIMITS LINE



NOTES:

1. A LEGAL DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.
2. ALL BEARINGS AND COORDINATES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD-83, THE NORTH CENTRAL ZONE 4202, ALL DISTANCES AND AREAS SHOWN ARE SURFACE.



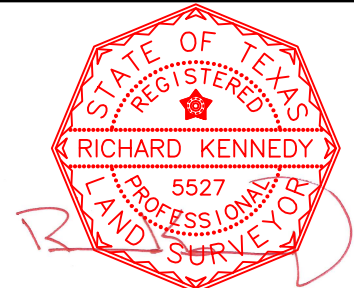
City of Fort Worth

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WATER AND SEWER MAIN REPLACEMENTS

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JOB No. KHA_2304.00	DRAWN BY: NTK	CAD FILE: 2_PWFE_R01.DWG
REVISION 1 SEPTEMBER 15, 2025	EXHIBIT B PAGE 4 OF 4	SCALE: N/A



RICHARD KENNEDY
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5527 TEXAS FIRM No. 10106903

Lot File: \\gaines04\Active\Production04\KHA_2304.00 - NASJRB Wtr WWtr
 Rehab\SURVEY\CAD\LOT\EASEMENTS.lot

Lot: 2_PWFE R01

Bearing	Distance	Radius	Delta	Chord	Ang	Length
S 89°55'49"	E 377.31					
N 45°04'11"	E 52.23					
S 89°55'49"	E 972.59					
S 82°12'16"	E 266.16	1141.88	13°23'08"	S 82°12'16"	E 266.77	
S 74°33'33"	E 586.10					
S 81°06'34"	E 221.83	960.62	13°15'37"	S 81°06'34"	E 222.32	
S 00°17'48"	W 30.00					
N 81°08'38"	W 229.75	989.37	13°20'07"	N 81°08'38"	W 230.27	
N 74°33'33"	W 585.83					
N 82°12'14"	W 258.66	1111.88	13°21'32"	N 82°12'14"	W 259.24	
N 89°55'49"	W 959.90					
S 45°04'11"	W 52.23					
N 89°55'49"	W 389.61					
N 00°09'40"	W 30.00					

Closure Error Distance> 0.0046 Error Bearing> S 81°39'12" E
 Closure Precision> 1 in 1088547.1 Total Distance> 5014.39

74315 SQ. FT.

1.706 ACRES

Bearing Distance Radius Delta Chord Ang Length

Lot Report

Fri Mar 21 10:37:01 2025

Lot File: \\gaines04\Active\Production04\KHA_2304.00 - NASJRB Wtr WWtr
Rehab\SURVEY\CAD\LOT\EASEMENTS.lot

Lot: 2_PWE_PT2

Bearing Distance

S 00°13'16" W 25.61

S 01°03'00" E 56.48

S 20°46'59" W 32.27

S 01°03'00" E 418.79

S 88°57'00" W 30.00

N 01°03'00" W 424.57

N 20°46'59" E 114.46

Closure Error Distance> 0.0092 Error Bearing> N 07°32'03" E

Closure Precision> 1 in 120159.0 Total Distance> 1102.18

14835 SQ. FT.

0.341 ACRES

Bearing Distance

Lot Report

Tue Mar 25 08:12:53 2025

Lot File: \\gaines04\Active\Production04\KHA_2304.00 - NASJRB Wtr WWtr
Rehab\SURVEY\CAD\LOT\EASEMENTS.lot

Lot: 2_PWE_PT3

Bearing	Distance
S 00°33'17" W	672.60
S 89°33'41" W	30.00
N 00°33'17" E	675.65
S 84°37'15" E	30.11

Closure Error Distance> 0.0082 Error Bearing> N 72°15'16" W

Closure Precision> 1 in 171815.5 Total Distance> 1408.36

20223 SQ. FT.

0.464 ACRES

Bearing Distance