

EXHIBIT A
LEGAL DESCRIPTION
WATER FACILITY EASEMENT

Being part of the I & G N RR Co Survey, Abstract 1956 and being part of the Jose A Gill, Survey Abstract 570, situated in the City of Fort Worth, Tarrant County, Texas and being a portion of a tract conveyed to PETE & JO BONDS FAMILY PARTNERSHIP by Instrument Number D213039813 Official Public Records of Tarrant County Texas (O.P.R.T.C.T.) and being more particularly described as follows:

COMMENCING at an iron rod with plastic cap stamped "BROOKS BAKER" for a northeast corner of said Pete & Jo Bonds Family Partnership tract and being an east corner of a tract conveyed to JOHN MILLARD BOND by Instrument Number D184347814 (O.P.R.T.C.T.) and being in the west right of way line of U.S. Highway 287 (Business) from which a 1 inch iron rod for the northeast corner of said John Millard Bond tract and being in the west right of way line of U.S. Highway 287 (Business) and being in the south right of way line of West Bonds Ranch Road, a 120 foot right of way, as described in D198229819 (O.P.R.T.C.T.) bears N 24°28'02" W, a distance of 146.44 feet;

THENCE S 68°03'38" W, departing the west right of way line of U.S. Highway 287 (Business) and along the south line of said John Millard Bond tract and a north line of said Pete & Jo Bonds Family Partnership, a distance of 29.91 feet to a 5/8" iron rod set with plastic cap stamped "DEOTTE RPLS 4673" for the POINT OF BEGINNING in the northwest corner of a Pipeline Easement as described in D202279757 (O.P.R.T.C.T.);

THENCE S 24°26'55" E, departing the west line of said Pipeline Easement, a distance of 355.21 feet to a 5/8" iron rod set with plastic cap stamped "DEOTTE RPLS 4673";

THENCE S 24°58'40" E, a distance of 1,063.77 feet to a 5/8" iron rod set with plastic cap stamped "DEOTTE RPLS 4673" at the beginning of a tangent curve to the right with a radius of 11,367.34 feet, whose chord bears S 23°57'53" E, a distance of 401.93 feet;

THENCE, along said curve to the right, through a central angle of 02°01'34" a distance of 401.95 feet to a 5/8" iron rod set with plastic cap stamped "DEOTTE RPLS 4673";

THENCE S 66°59'48" W, a distance of 2.46 feet to a 5/8" iron rod set with plastic cap stamped "DEOTTE RPLS 4673";

THENCE S 22°44'22" W, a distance of 73.92 feet to a 5/8" iron rod set with plastic cap stamped "DEOTTE RPLS 4673";

THENCE S 22°15'38" E, a distance of 60.43 feet to a 5/8" iron rod set with plastic cap stamped "DEOTTE RPLS 4673" in the south line of said Pete & Jo Bonds Family Partnership tract and in the north line of Lot 1X OPEN SPACE, Block 32 of Cibolo Hill Addition as described in Instrument Number D220187858 (O.P.R.T.C.T.);

THENCE S 81°39'04" W, along the south line of said Pete & Jo Bonds Family Partnership tract and in the north line of Lot 1X OPEN SPACE, Block 32 of Cibolo Hill Addition, a distance of 25.76 feet to a 5/8" iron rod set with plastic cap stamped "DEOTTE RPLS 4673";

THENCE N 22°15'38" W, departing the south line of said Pete & Jo Bonds Family Partnership tract and in the north line of Lot 1X OPEN SPACE, Block 32 of Cibolo Hill Addition, a distance of 64.60 feet to a 5/8" iron rod set with plastic cap stamped "DEOTTE RPLS 4673";

THENCE N 22°44'22" E, a distance of 77.16 feet to a 5/8" iron rod set with plastic cap stamped "DEOTTE RPLS 4673" in a non-tangent curve to the left with a radius of 11,342.34 feet, whose chord bears N 23°59'50" W, a distance of 388.13 feet;

THENCE along said curve to the left, through a central angle of 01°57'39" a distance of 388.15 feet to a 5/8" iron rod set with plastic cap stamped "DEOTTE RPLS 4673";

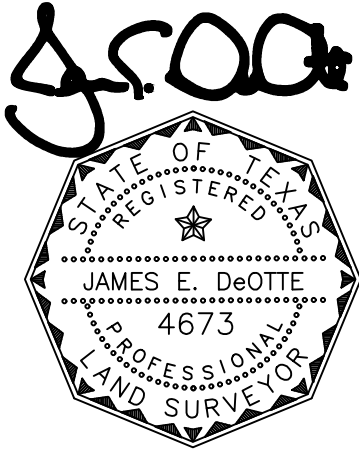
THENCE N 24°58'40" W, a distance of 1,063.89 feet to a 5/8" iron rod set with plastic cap stamped "DEOTTE RPLS 4673";

THENCE N 24°26'55" W, a distance of 356.43 feet to a 5/8" iron rod set with plastic cap stamped "DEOTTE RPLS 4673" in the north line of said Pete & Jo Bonds Family Partnership tract and a south line of said John Millard Bond tract;

THENCE N 68°03'38" E, along the north line of said Pete & Jo Bonds Family Partnership tract and a south line of said John Millard Bond tract, a distance of 25.02 feet to the POINT OF BEGINNING and containing 48,835 square feet or 1.121 acres more or less.

NOTES:

- 1) All bearings and coordinates are in US survey feet surface using a scale factor of 1.0001526298 and referenced to the Texas Coordinate System, Nad-83, The North Central Zone 4202.
- 2) Exhibit B of same date accompanies this legal description.



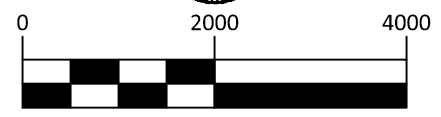
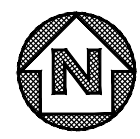
James E. DeOtte
Registered Professional Land Surveyor
No. 4673

James DeOtte Engineering, Inc.
TBPLS Firm No. 10101400
2201 Dottie Lynn Parkway, Suite 119
Fort Worth, Texas 76120
(817) 446 – 6877

LEGEND:

- PROPERTY BOUNDARY —————
- EX. EASEMENT - - - - -
- PROP. EASEMENT ▬▬▬▬▬▬▬▬▬▬▬▬
- IRON ROD FOUND IRF
- 5/8" IRON ROD SET WITH PLASTIC CAP STAMPED "DEOTTE RPLS 4673" CIRS
- OFFICIAL PUBLIC RECORDS O.P.R.T.C.T.
- TARRANT COUNTY TEXAS

EXHIBIT B
PAGE 4 OF 11



GRAPHIC SCALE IN FEET



FORT WORTH

City of Fort Worth
 200 TEXAS STREET
 FORT WORTH, TX. 76102

EXHIBIT A SHOWING A
PARCEL OF PROPERTY
 SITUATED IN THE
1 & G N RR CO SURVEY
JOSE A GILL, SURVEY
TARRANT COUNTY, TEXAS
 AS RECORDED IN
D213039813
 OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY TEXAS

J.E. DeOtte

PROJECT: NORTHSIDE IV WATERLINE	CITY PROJECT No. 102687
PROPOSED WATER FACILITY EASEMENT	PARCEL NO. 16 PWFE
LAND ACQUISITION AREA: 48,835 SQ FT OR 1.121 AC	
JDEI JOB No. 202100700	DRAWN BY: CBC
	PAGE 4 OF 11

Date: 5/27/2022

LEGEND:






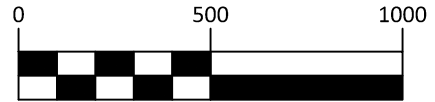
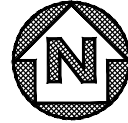
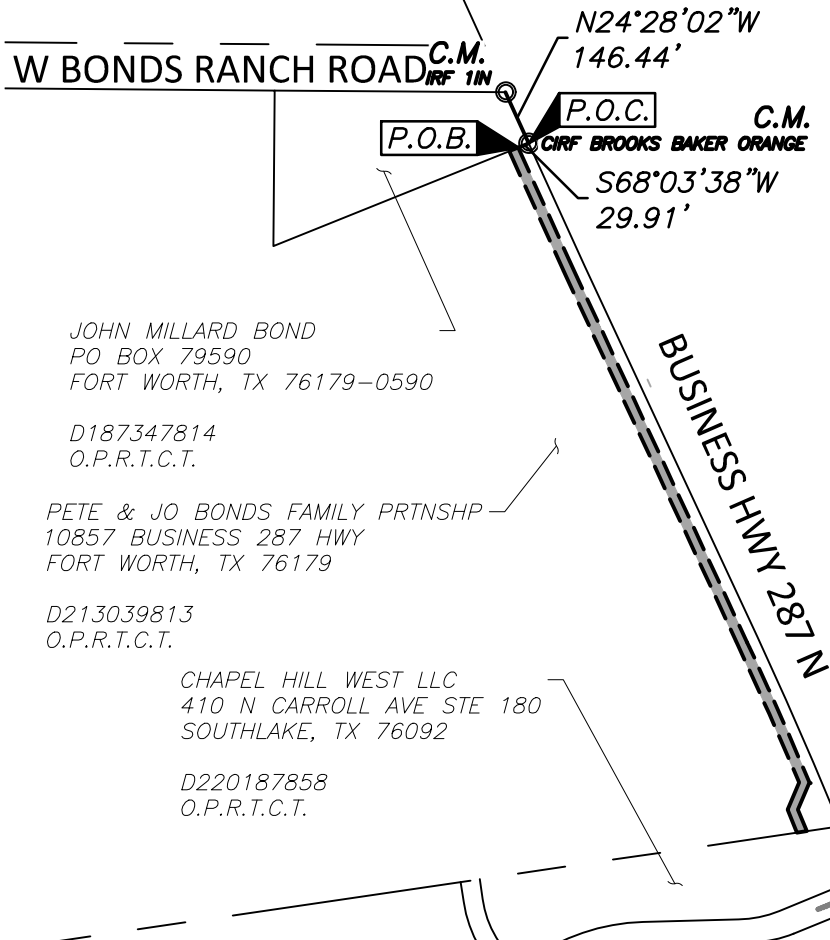
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EX. EASEMENT	
PROP. EASEMENT	
IRON ROD FOUND	 IRF
5/8" IRON ROD SET WITH PLASTIC CAP STAMPED "DEOTTE RPLS 4673"	 CIRF
OFFICIAL PUBLIC RECORDS TARRANT COUNTY TEXAS	O.P.R.T.C.T.

EXHIBIT B

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GRAPHIC SCALE IN FEET



JOHN MILLARD BOND
 PO BOX 79590
 FORT WORTH, TX 76179-0590

D187347814
 O.P.R.T.C.T.

PETE & JO BONDS FAMILY PRTNSHP
 10857 BUSINESS 287 HWY
 FORT WORTH, TX 76179

D213039813
 O.P.R.T.C.T.

CHAPEL HILL WEST LLC
 410 N CARROLL AVE STE 180
 SOUTHLAKE, TX 76092

D220187858
 O.P.R.T.C.T.



City of Fort Worth

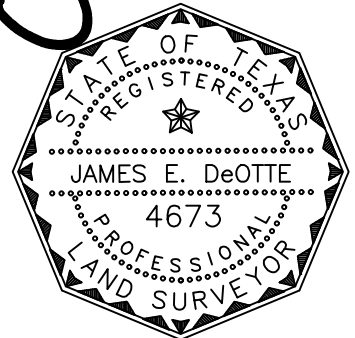
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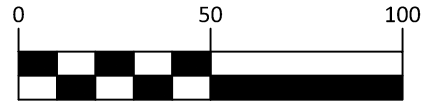
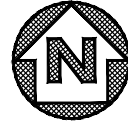
PROJECT: NORTHSIDE IV WATERLINE	CITY PROJECT No. 102687
PROPOSED WATER FACILITY EASEMENT	PARCEL NO. 16 PWFE
LAND ACQUISITION AREA: 48,835 SQ FT OR 1.121 AC	
JDEI JOB No. 202100700	DRAWN BY: CBC
	PAGE 5 OF 11

LEGEND:

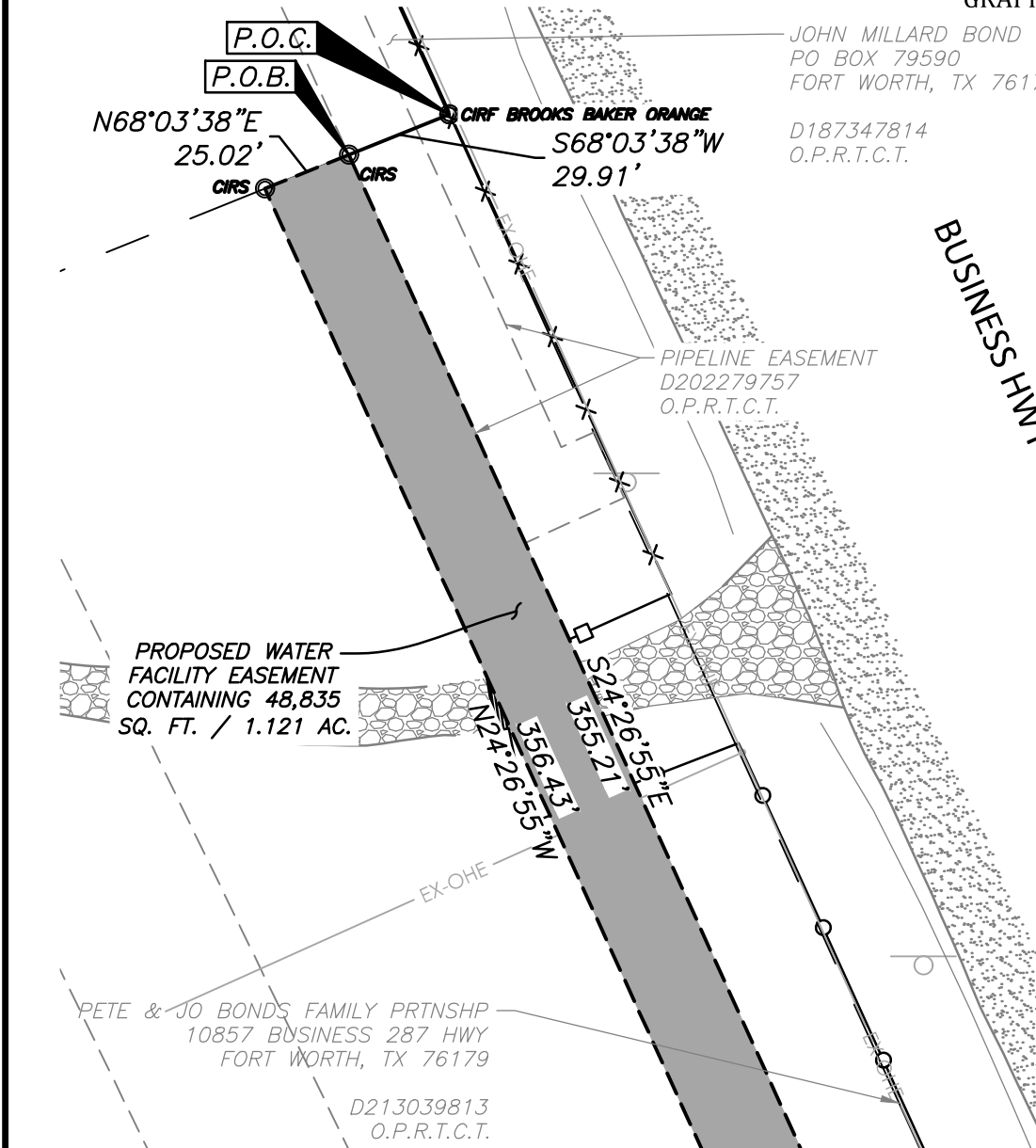
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EXHIBIT B

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GRAPHIC SCALE IN FEET



JOHN MILLARD BOND
 PO BOX 79590
 FORT WORTH, TX 76179-0590
 D187347814
 O.P.R.T.C.T.

BUSINESS HWY 287 N

Fort Worth
 City of Fort Worth
 200 TEXAS STREET
 FORT WORTH, TX. 76102

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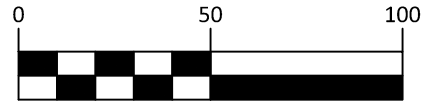
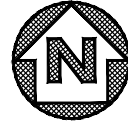
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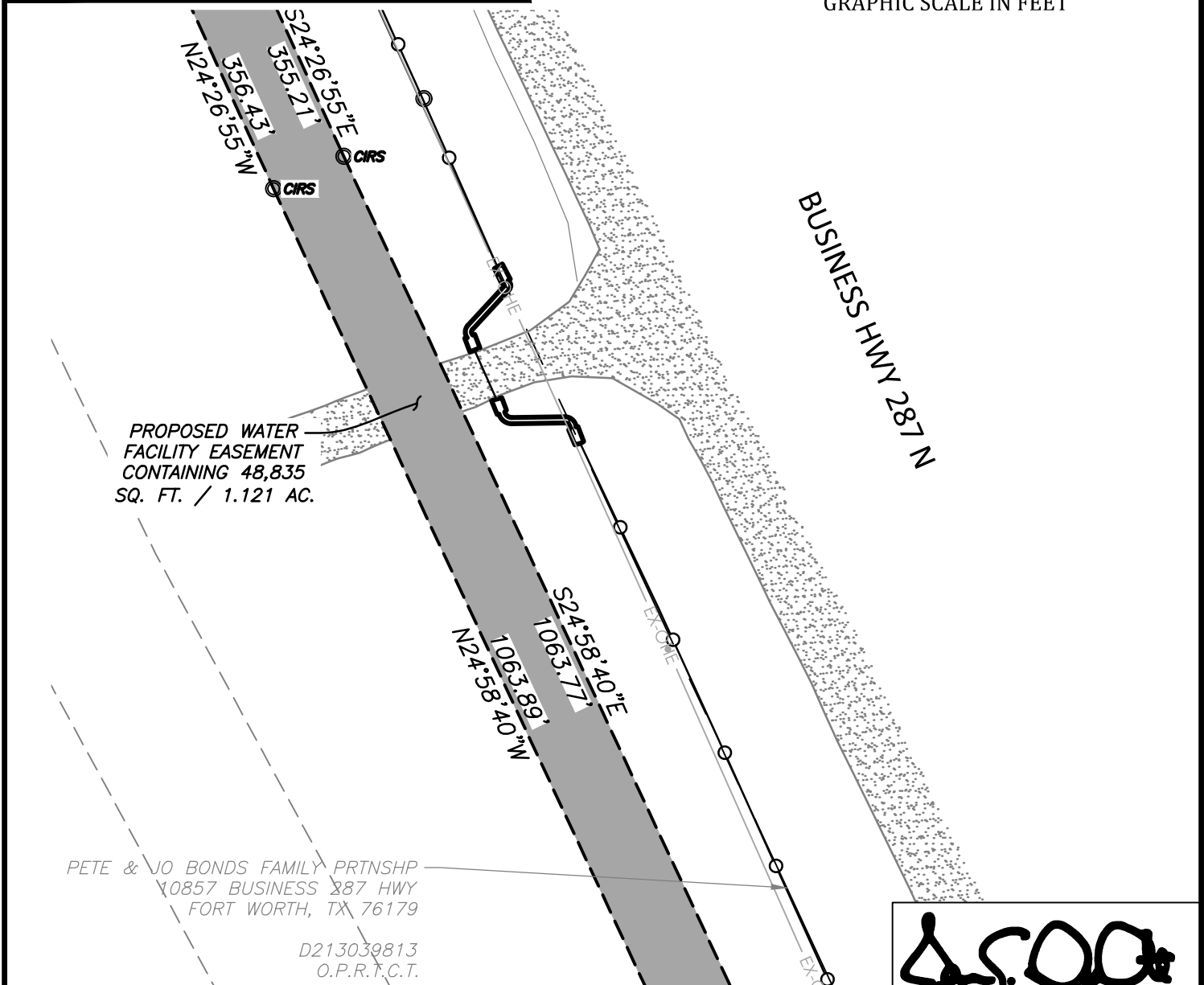
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EXHIBIT B

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City of Fort Worth

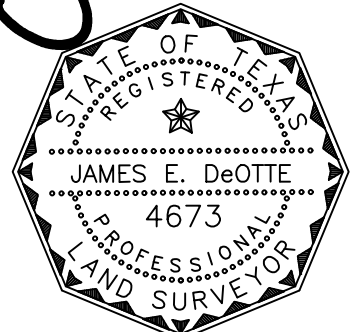
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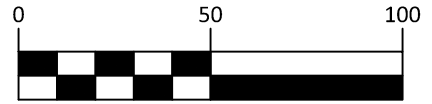
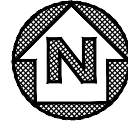
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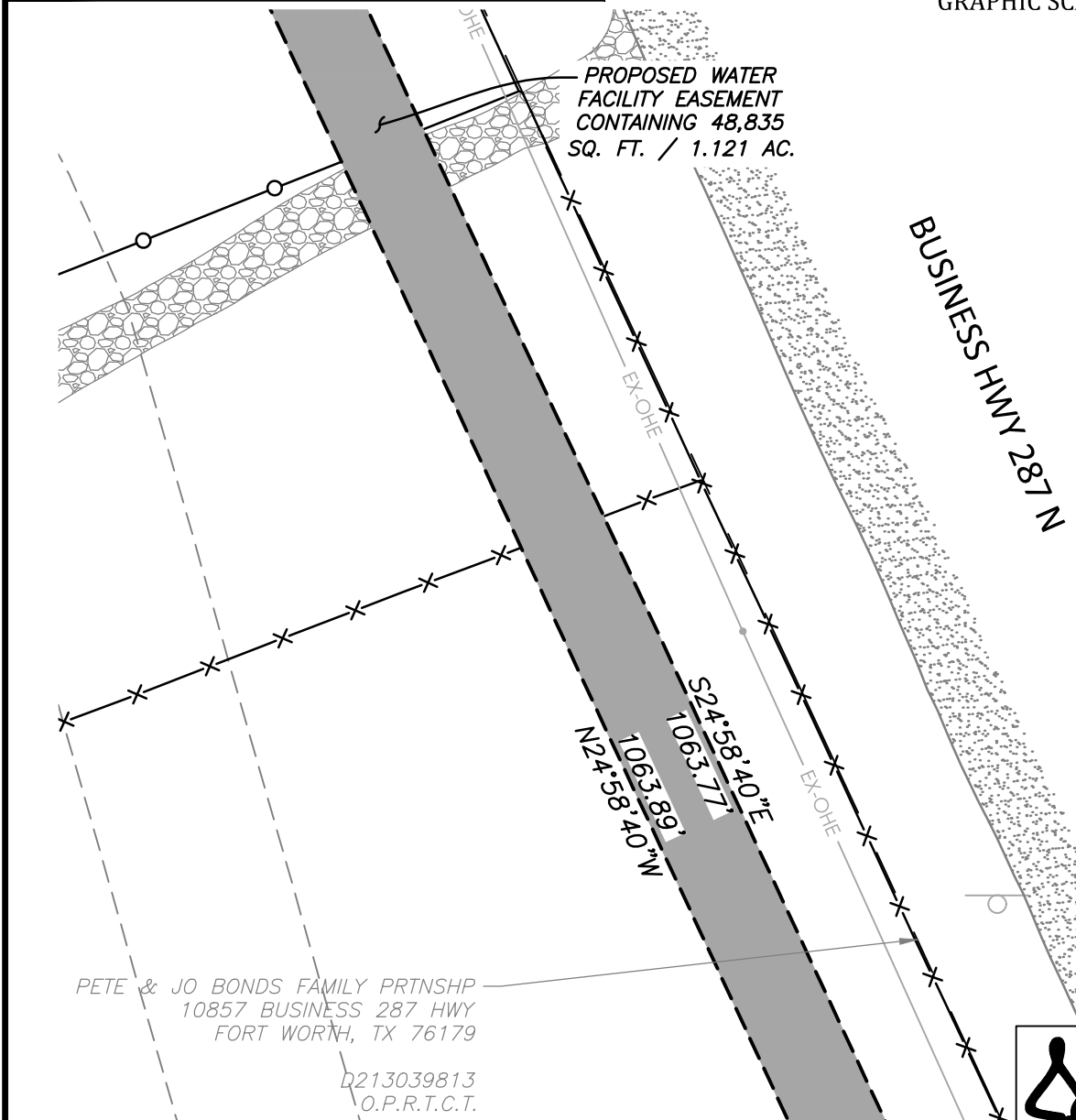
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- IRON ROD FOUND X
- 5/8" IRON ROD SET WITH PLASTIC CAP STAMPED "DEOTTE RPLS 4673" O
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EXHIBIT B

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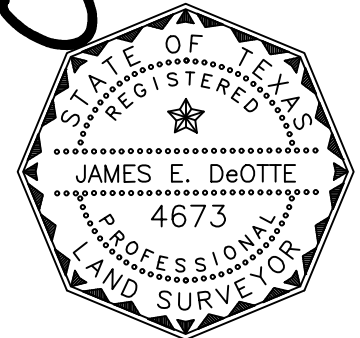
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PETE & JO BONDS FAMILY PRTNSHP
10857 BUSINESS 287 HWY
FORT WORTH, TX 76179

D213039813
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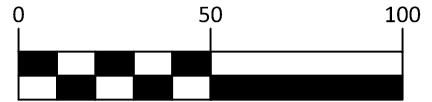
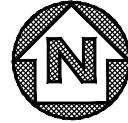
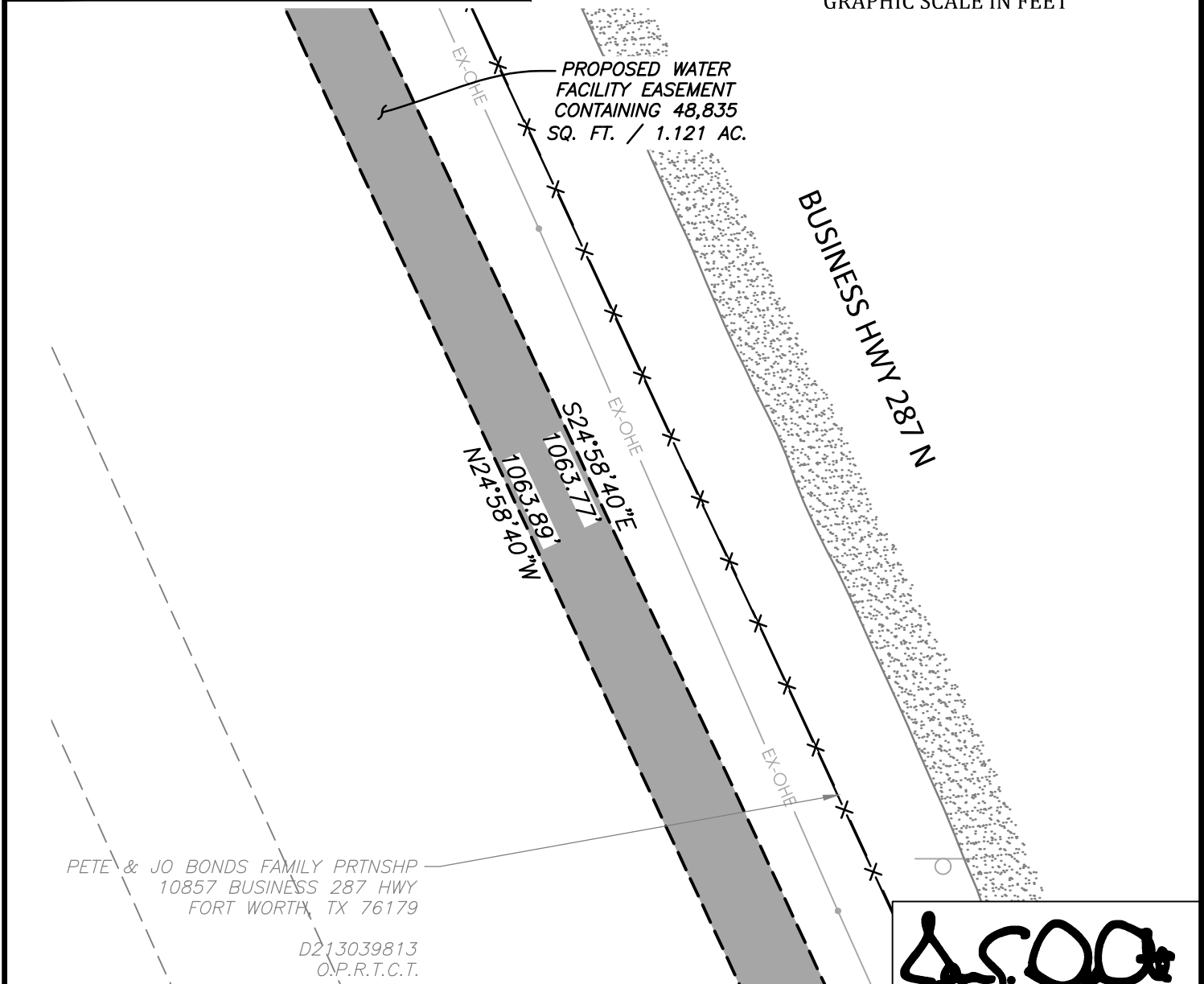
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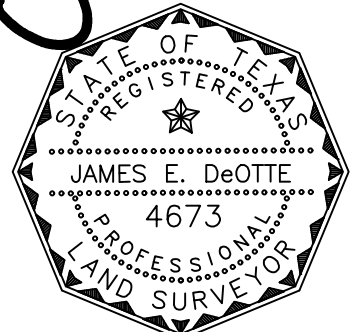
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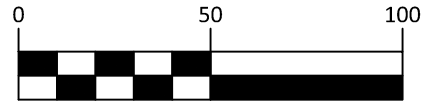
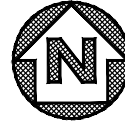
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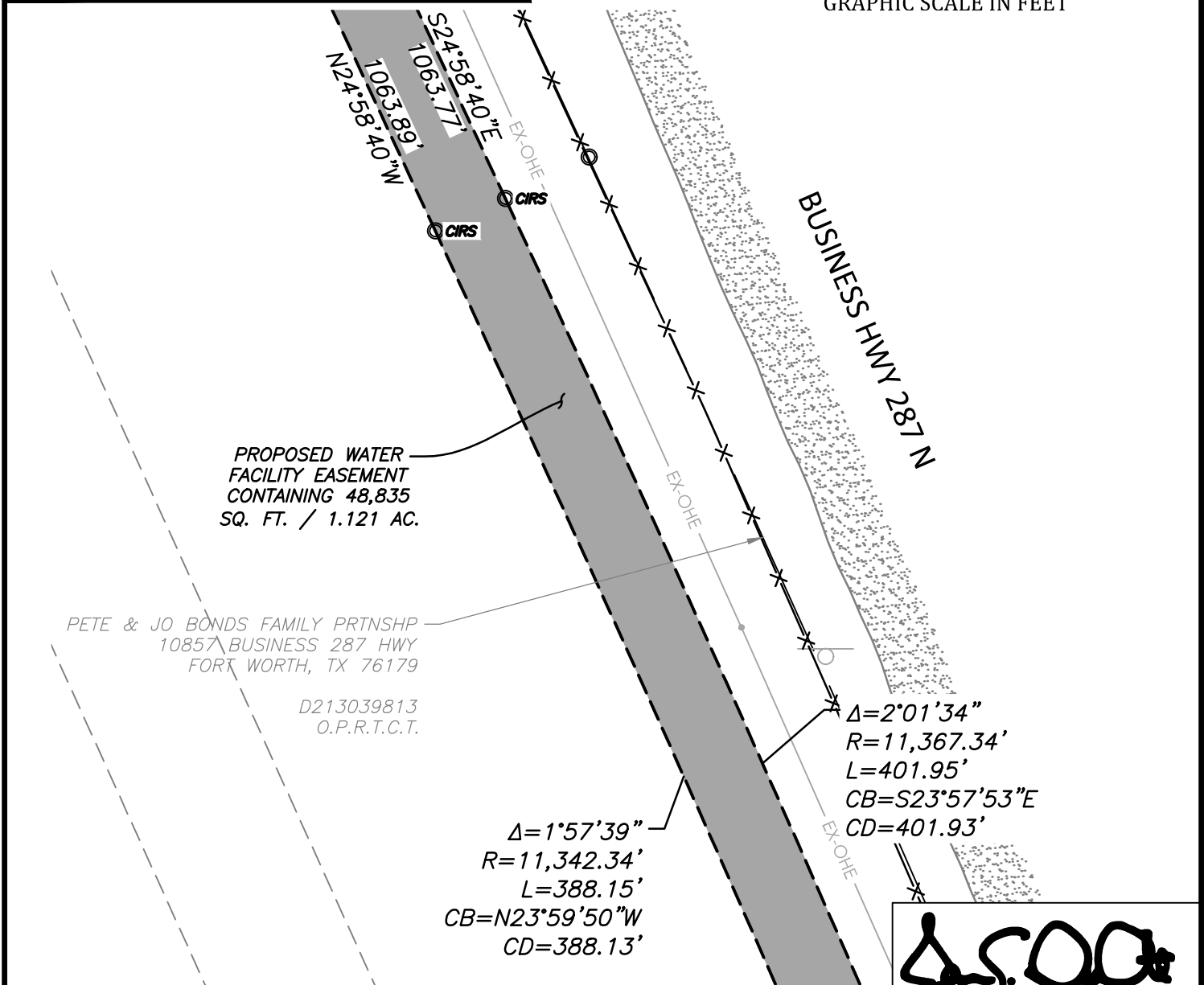
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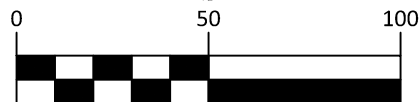
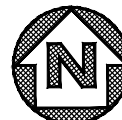
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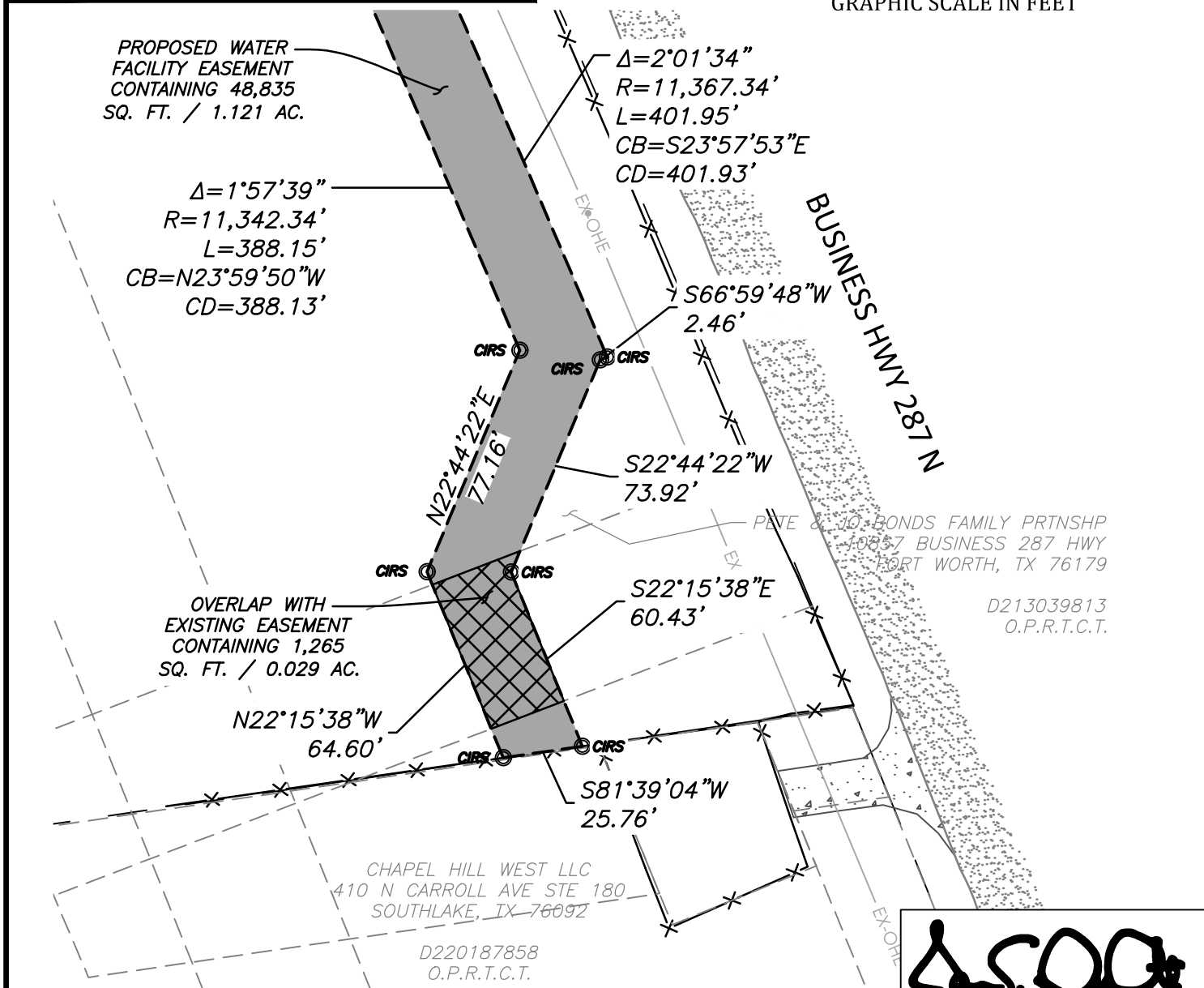
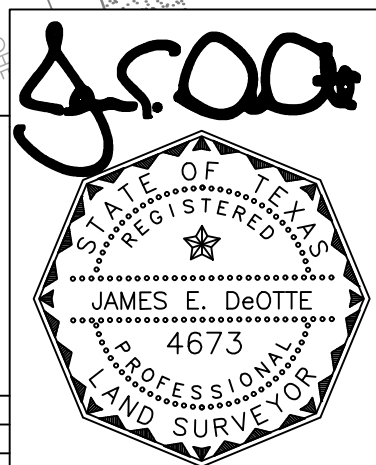


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