

EXHIBIT "A"
LEGAL DESCRIPTION
ONCOR ELECTRIC DELIVERY COMPANY, LLC. EASEMENT

BEING 0.053 acre of land located in the PHELIX G. BEASLEY SURVEY, Abstract No. 134, Fort Worth, Tarrant County, Texas, and being a portion of the tract of land conveyed to the City of Fort Worth, by the deed recorded in Volume 3287, Page 615, of the Deed Records of Tarrant County, Texas. Said 0.053 acre of land being more particularly described by metes and bounds as follows:

BEGINNING at a point lying in the North right-of-way line of Bellaire Drive South (a variable width public right-of-way) and being located S 77° 18' 53" E 60.27 feet, from a point at the intersection of the North right-of-way line of Bellaire Drive South with the Northeast right-of-way line of Overton Park West (a 60 foot wide public right-of-way), and said POINT OF BEGINNING having a Texas Grid Coordinate N: 6,940,435.7506 and E: 2,311,807.2179;

THENCE N 19° 27' 52" W 129.91 feet, to a point in a chain link fence surrounding the Edwards Ranch Pump Station, and a corner fence post found bears S 62° 49' 43" W 46.9 feet;

THENCE N 26° 54' 20" W 10.00 feet, to a point;

THENCE N 62° 49' 43" E 15.00 feet, running along a line 15.0 feet Northwest of and parallel to the Southeast fence line of said Pump Station, to a point;

THENCE N 26° 54' 20" W 30.75 feet, to a point;

THENCE N 62° 49' 43" E 20.00 feet, to a point;

THENCE S 26° 54' 20" E 40.75 feet, to a point lying in the aforesaid chain link fence from which a corner fence post found at the East corner of said Pump Station bears N 62° 49' 43" E 15.00 feet;

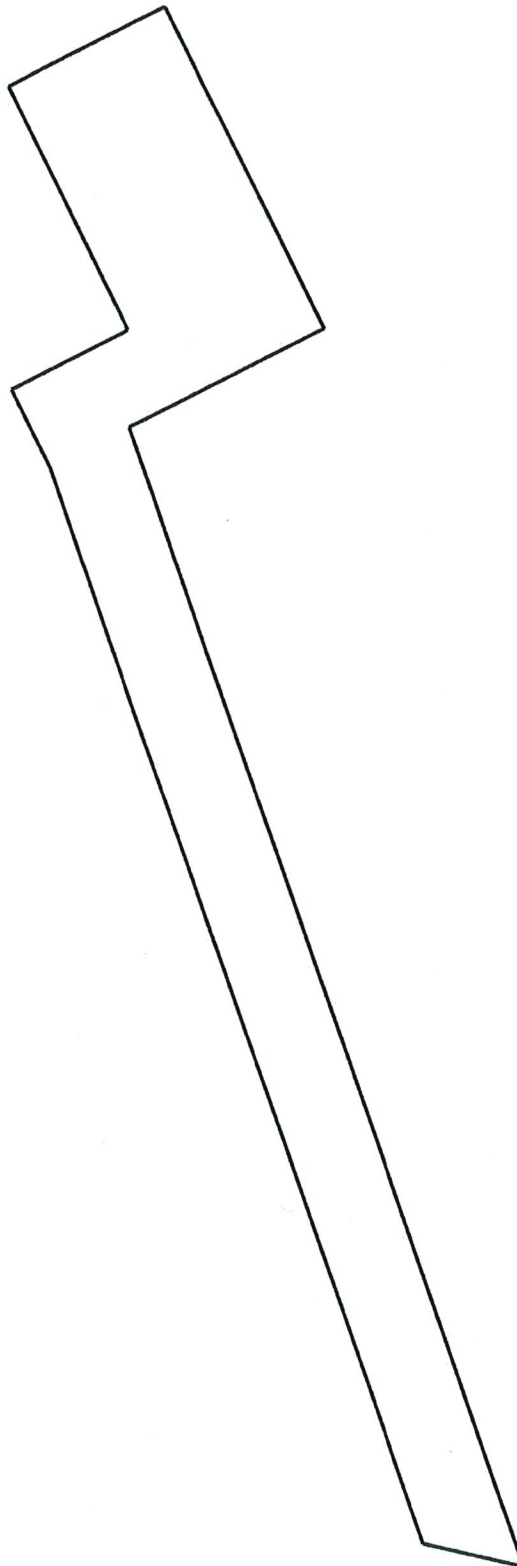
THENCE S 62° 49' 43" W 24.85 feet, along said chain link fence, to a point;

THENCE S 19° 26' 17" E 137.56 feet, to a point lying in the North right-of-way line of aforesaid Bellaire Drive South;

THENCE N 77° 18' 53" W 11.81 feet, along the Northwest right-of-way line of said Bellaire Drive South, to the POINT OF BEGINNING containing 0.053 acre (2,306 square feet) of land.



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FN FW Water Dist PS - Edwards Ranch PS 0.053 Ac ONCOR 9/17/2024

Scale: 1 inch= 21 feet File: Edwards Ranch PS - 0.053 Ac - ONCOR.ndp

Tract 1: 0.0529 Acres (2306 Sq. Feet), Closure: n24.0712e 0.01 ft. (1/70688), Perimeter=421 ft.

01 n19.2752w 129.91
02 n26.5420w 10.00
03 n62.4943e 15.00
04 n26.5420w 30.75
05 n62.4943e 20.00
06 s26.5420e 40.75
07 s62.4943w 24.85

08 s19.2617e 137.56
09 n77.1853w 11.81