

**Description of
0.9584 Acres of Land
For Right-of-Way Acquisition**

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:

BEGINNING a 5/8 inch iron rod with no cap found at the northwest corner of said SPJST Lodge #154 tract, being in the east line of that tract of land described by deed to ONCOR Electric Delivery CO., LLC, 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 89°43'51"E, 927.77 feet, with said right-of-way line to a 5/8 inch iron rod with plastic cap stamped "Peloton" set at the northeast corner of said SPJST Lodge #154 tract, being the northwest corner of that tract of land described by deed to American SOKOL Organization recorded in Volume 5195, page 571, said county records;

THENCE S 00°17'09"W, 45.00 feet, departing said right-of-way line with the common line of said SPJST Lodge #154 tract and American SOKOL Organization tract to a 5/8 inch iron rod with plastic cap stamped "Peloton" set

THENCE N 89°43'51"W, 927.74 feet, departing said common line over and across said SPJST Lodge #154 tract to a 5/8 inch iron rod with plastic cap stamped "Peloton" set in the west line of said SPJST Lodge #154 tract, being the east line of aforementioned ONCOR Electric Delivery Co. tract;

THENCE N 00°14'48"E, 45.00 feet, with said common line to the **Point of Beginning** and containing 41,749 square feet or 0.9584 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 Fcund
IRS = Iron Rod Set

ONCOR Electric
Delivery Co., LLC
Vol. 2652, Pg. 425
C.R.T.C.T.

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

Foxfire Management LLC
Inst# D216207907
C.R.T.C.T.

Lot 1, Block 1
Fox Acres
Inst# D217113411
C.R.T.C.T.

J. CONWILL SURVEY
ABST. # 343



"Integral parts of this document"
1. Description
2. Exhibit

Point of Beginning

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

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

IRF
N00° 14' 48" E
45.00'

S89° 43' 51" E

927.77'

IRS
N89° 43' 51" W

927.74'

IRS
S00° 17' 09" W
45.00'

ONCOR Electric
Delivery Co., LLC
Vol. 2652, Pg. 425
C.R.T.C.T.

0.9584 Acres

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

W. DEAN SURVEY
ABST. # 436

American SOKOL
Organization
Vol. 5195, Pg. 571
C.R.T.C.T.



APPROX. SURVEY LINE

APPROX. SURVEY LINE

Exhibit of

0.9584 Acres of Land for Right-of-Way Acquisition

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

Parcel 4

PELTON
LAND SOLUTIONS

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

JOB # BMC17001

DRAWN BY: D. Freeman

CHECKED BY: T. Bridges

DATE: 10-26-21

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