

EXHIBIT A
LEGAL DESCRIPTION
WATER FACILITY EASEMENT

Being part of the I & G N RR Co Survey, Abstract 1956, situated in the City of Fort Worth, Tarrant County, Texas and being a portion of a tract conveyed to JOHN MILLARD BOND by Instrument Number D187347814 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 a tract conveyed to PETE & JO BONDS FAMILY PARTNERSHIP by Instrument Number D213039813 (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 Rand 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;

THENCE S 68°03'38" W, along the south line of said John Millard Bond tract and a north line of said Pete & Jo Bonds Family Partnership, a distance of 25.02 feet to a 5/8" iron rod set with plastic cap stamped "DEOTTE RPLS 4673";

THENCE N 24°28'39" W, a distance of 169.49 feet to a 5/8" iron rod set with plastic cap stamped "DEOTTE RPLS 4673" in the north line of said John Millard Bond tract and the south right of way line of West Bonds Rand Road;

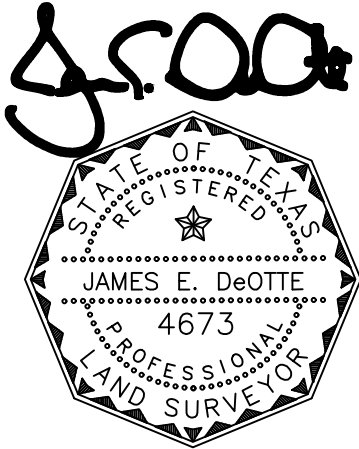
THENCE S 89°34'40" E, along the north line of said John Millard Bond tract and the south right of way line of West Bonds Rand Road, a distance of 27.56 feet to a 5/8" iron rod set with plastic cap stamped "DEOTTE RPLS 4673";

THENCE S 24°28'39" E, a distance of 158.99 feet to the POINT OF BEGINNING and containing 4,106 square feet or 0.094 acres more or less.

| REVISION# | DESCRIPTION | DATE |
|-----------|----------------------|---------------|
| 1 | CORRECTED DEED INST. | NO.12/28/2023 |

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

| <i>REVISION#</i> | <i>DESCRIPTION</i> | <i>DATE</i> |
|------------------|------------------------------------|-------------|
| 1 | CORRECTED DEED INST. NO.12/28/2023 | |

LEGEND:

PROPERTY BOUNDARY

EX. EASEMENT

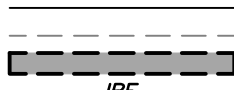
PROP. EASEMENT

IRON ROD FOUND

5/8" IRON ROD SET WITH PLASTIC
CAP STAMPED "DEOTTE RPLS 4673"

OFFICIAL PUBLIC RECORDS

TARRANT COUNTY TEXAS



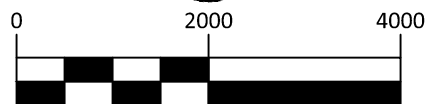
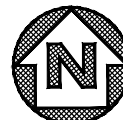
IRF

CIRS

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

EXHIBIT B

PAGE 3 OF 5



GRAPHIC SCALE IN FEET

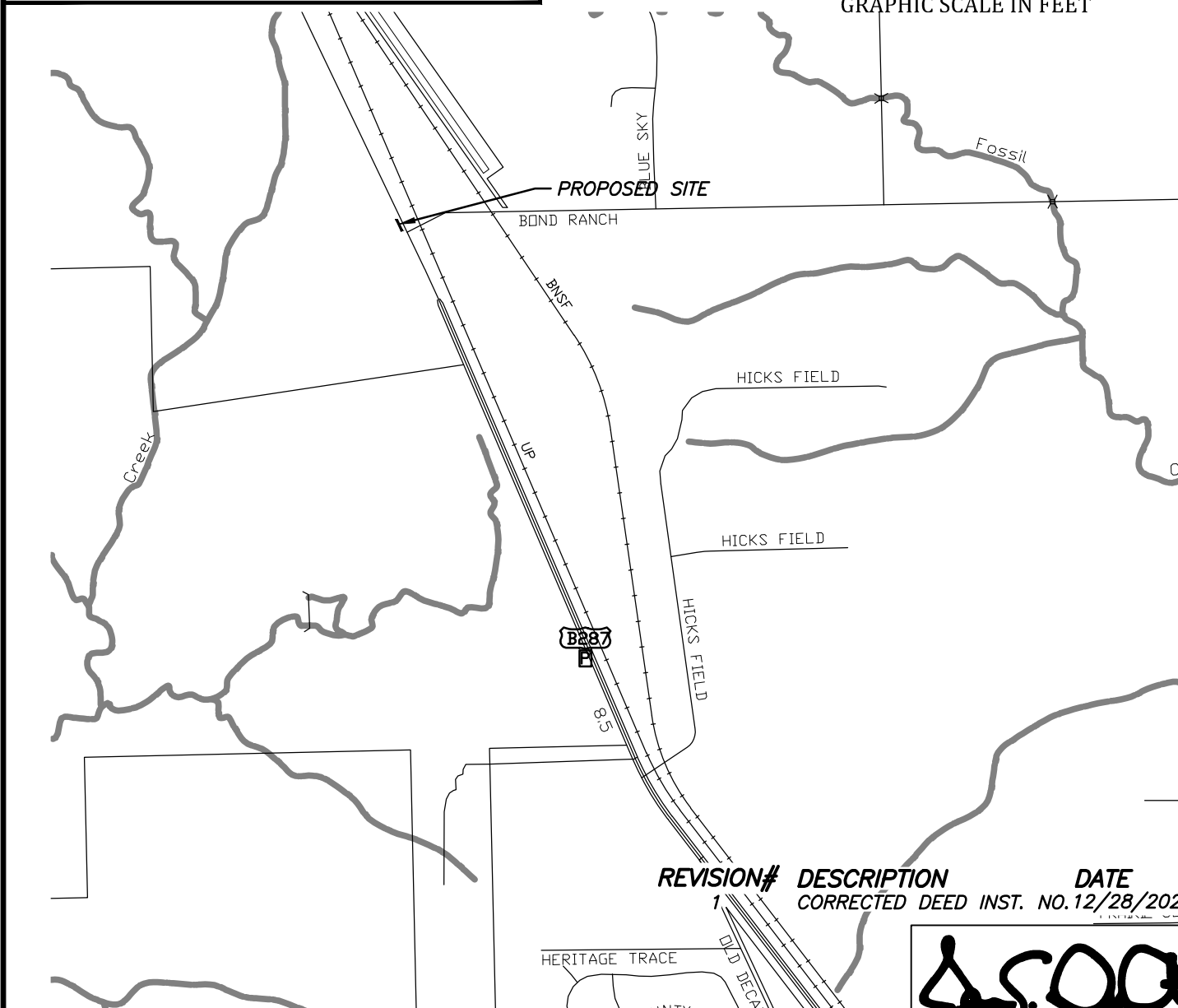
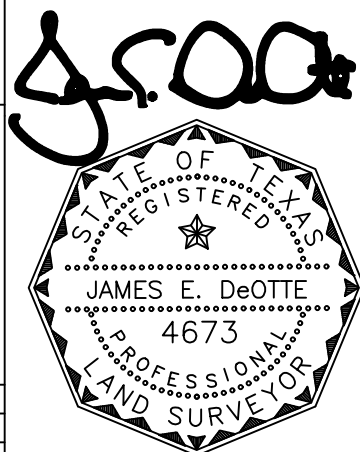
**City of Fort Worth**200 TEXAS STREET
FORT WORTH, TX. 76102

EXHIBIT A SHOWING A
PARCEL OF PROPERTY
SITUATED IN THE
I & G N RR CO SURVEY
TARRANT COUNTY, TEXAS
AS RECORDED IN
D187347814

OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY TEXAS



Date: 12/28/2023

PROJECT: NORTHSIDE IV WATERLINE

CITY PROJECT No. 102687

PROPOSED WATER FACILITY EASEMENT

PARCEL NO. 17 PWFE

LAND ACQUISITION AREA: 4,106 SQ FT OR 0.094 AC

JDEI JOB No. 202100700

DRAWN BY: CBC

PAGE 3 OF 5

JAMES DeOTTE ENGINEERING, INC. • 2201 DOTTIE LYNN PKWY., SUITE 119 FORT WORTH, TX. 76120 • 817-446-6877

TBPE FIRM Reg. No. 8917 • TBLs Firm Reg. No. 101014-00

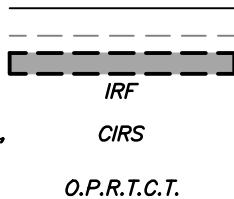
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PROPERTY BOUNDARY

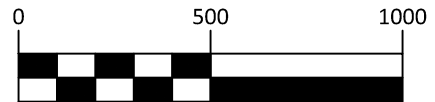
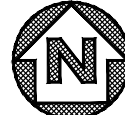
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TARRANT COUNTY TEXAS**EXHIBIT B**

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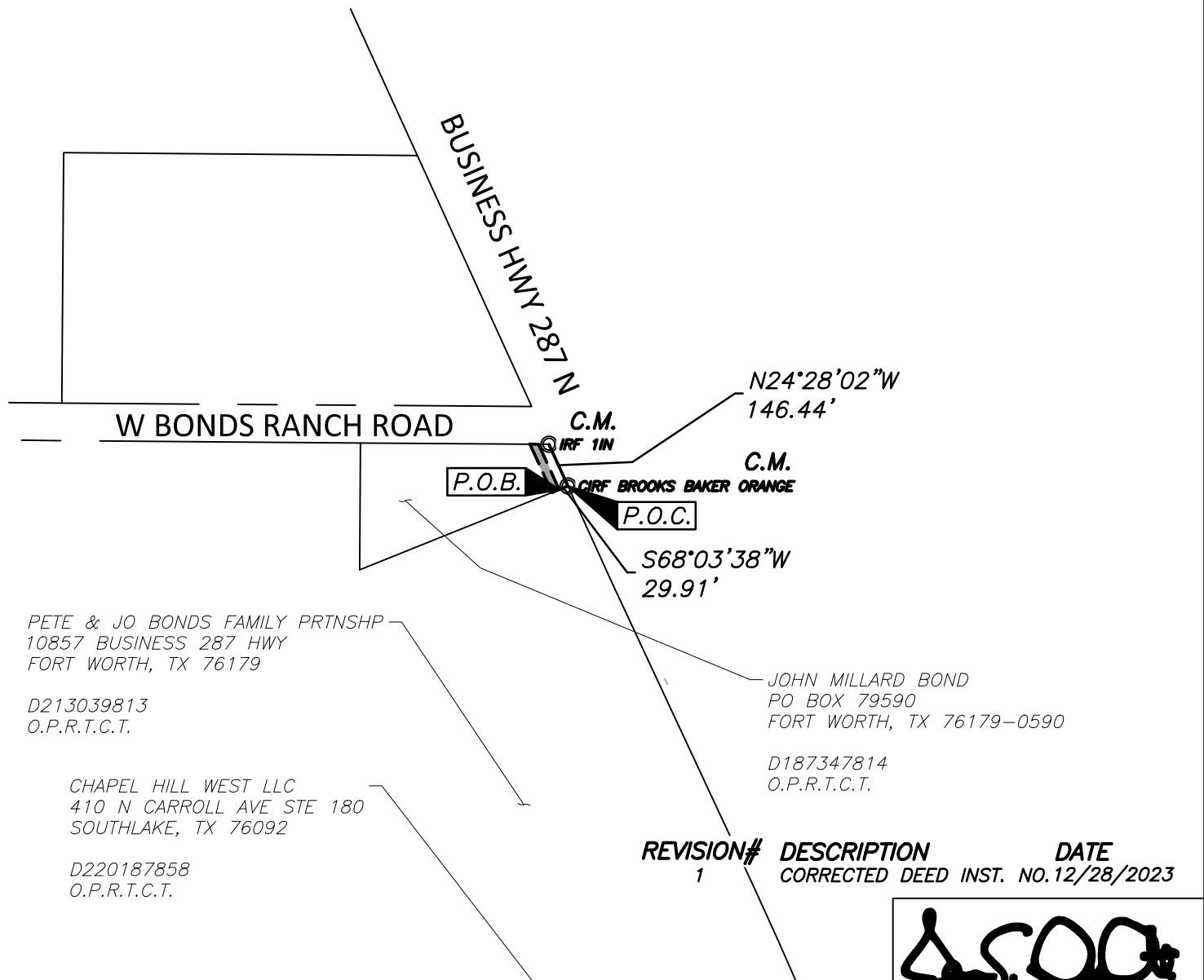
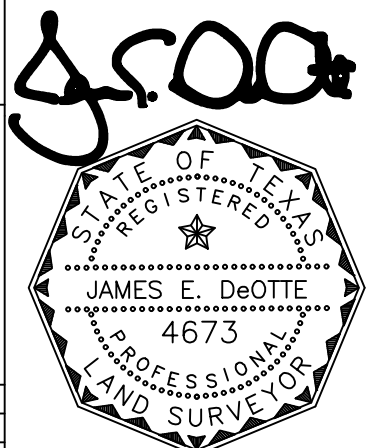
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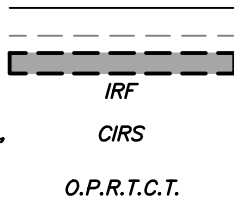
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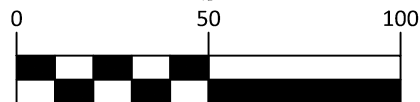
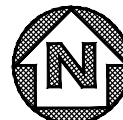
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PAGE 5 OF 5



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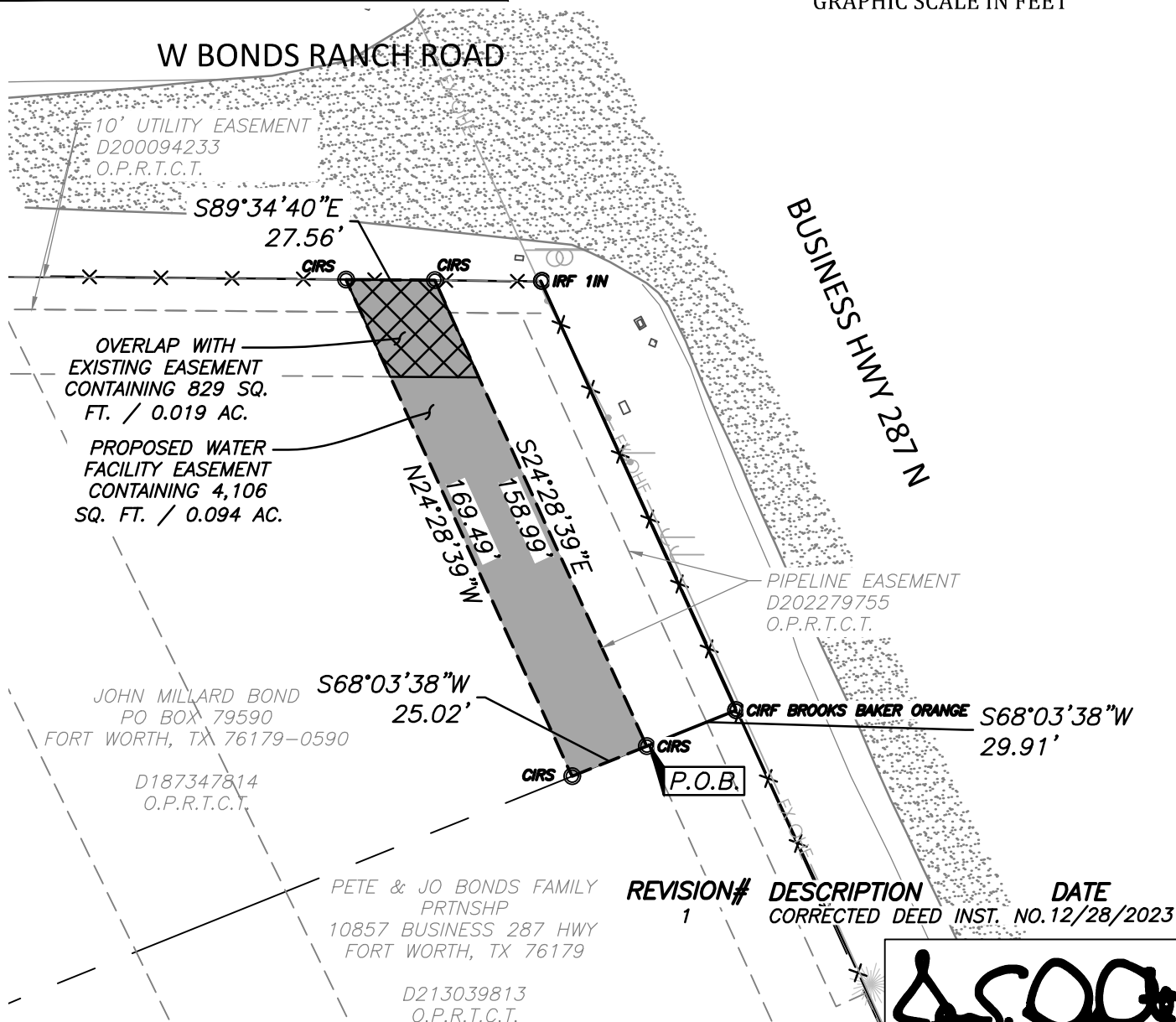
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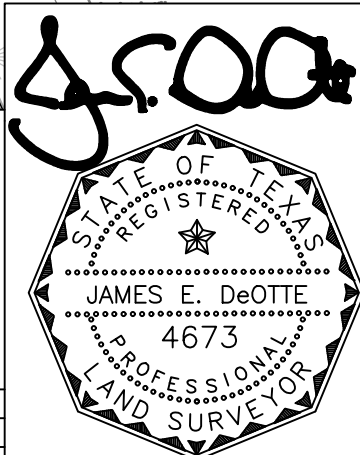
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Date: 12/28/2023

17 – WFE – MAPCHECK

North: 7021897.58' East: 2307637.01'

Segment #1 : Line

Course: S68° 03' 38"W Length: 25.02'

North: 7021888.23' East: 2307613.80'

Segment #2 : Line

Course: N24° 28' 39"W Length: 169.49'

North: 7022042.49' East: 2307543.57'

Segment #3 : Line

Course: S89° 34' 40"E Length: 27.56'

North: 7022042.29' East: 2307571.13'

Segment #4 : Line

Course: S24° 28' 39"E Length: 158.99'

North: 7021897.59' East: 2307637.01'

Perimeter: 381.07' Area: 4106.07 Sq. Ft.

Error Closure: 0.01 Course: N7° 45' 48"E

Error North: 0.005 East: 0.001

Precision 1: 38106.00