

DRAWING: S:\PROJECTS\20180399.02 ALTA MESA AND MCCART INTERSECTION\01 DRAWINGS\EASEMENT\1803902 E-2 (EAST ROW).DWG SAVED BY: CODY.WATSON DATE: 06/10/2021

2-38/100 ACRE TRACT  
TEXAS ELECTRIC SERVICE COMPANY  
VOL. 2656, PG. 501  
(INST. No. D154000682)  
D.R.T.C.T.

# EXHIBIT "A"

## VARIABLE WIDTH RIGHT-OF-WAY EASEMENT

34,219 SQFT OR 0.786 ACRES OF LAND

J.M.B. SMITH SURVEY, ABSTRACT 1412

CITY OF FORT WORTH, TARRANT COUNTY TEXAS

N 39°35'59" E  
90.31'

N 78°18'33" E  
145.23'  
J.M.B. SMITH SURVEY  
ABSTRACT No. 1412

MCCART AVE.  
(120' RIGHT-OF-WAY)

LOT 5R, BLOCK A  
WOODMONT PLAZA ADDITION  
INST. NO. D204033270  
O.P.R.T.C.T.

LOT 2R2, BLOCK 1  
ALTA MESA VILLAGE  
ADDITION  
INST. NO. D214052737  
O.P.R.T.C.T.

RIGHT-OF-WAY  
EASEMENT  
34,219 SQUARE FEET  
OR 0.786 ACRES

ALTA MESA BLVD.  
(VARIABLE WIDTH ROW)  
S 84°18'15" E 431.32'  
1/2 IRF (CM)

POC  
N: 6921262.50  
E: 2317393.91

LOT 1R-1

LOT 1R-2

LOT 6, BLOCK A  
WOODMONT  
PLAZA ADDITION  
VOL. 388-138,  
PG. 94  
P.R.T.C.T.

BLOCK 1  
ALTA MESA VILLAGE ADDITION  
VOL 388-182, PG. 65  
P.R.T.C.T.

TEXAS ELECTRIC SERVICE COMPANY  
(INST. No. D155066855)  
D.R.T.C.T.

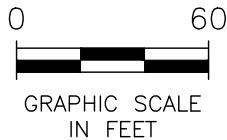
POB  
N: 6921205.75  
E: 2317531.23

LEGEND:

- POB POINT OF BEGINNING
- POC POINT OF COMMENCING
- IRF IRON ROD FOUND
- CM CONTROLLING MONUMENT

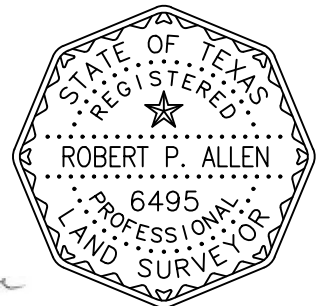
NOTES:

- LEGAL DESCRIPTION OF EVEN DATE ACCOMPANIES THIS EASEMENT DRAWING.
- BEARINGS REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD '83, VERTICAL DATUM NAVD 88. HAVING A COMBINED SCALE FACTOR OF 0.9998658880 AND CONVERGENCE ANGLE OF 0°37'06" FROM THE POINT OF COMMENCING.



**SHIELD**  
ENGINEERING GROUP

*Robert P. Allen*



ROBERT P. ALLEN  
R.P.L.S. No. 6495  
DATED: 06-10-2021

# EXHIBIT "B"

## VARIABLE WIDTH RIGHT-OF-WAY EASEMENT

34,219 SQFT OR 0.786 ACRES OF LAND

J.M.B. SMITH SURVEY, ABSTRACT 1412

CITY OF FORT WORTH, TARRANT COUNTY TEXAS

BEING A TRACT OF LAND SITUATED IN THE J.M.B. SMITH SURVEY, ABSTRACT NUMBER 1412, CITY OF FORT WORTH, TARRANT COUNTY COUNTY, TEXAS, AND BEING A PORTION OF A CERTAIN TRACT OF LAND DESCRIBED BY DEED TO TEXAS ELECTRIC SERVICE COMPANY (HEREIN CALLED TESCO TRACT) AS RECORDED IN VOLUME 2917, PAGE 22, DEED RECORDS, TARRANT COUNTY, TEXAS, (D.R.T.C.T.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2 INCH IRON ROD FOUND BEING IN THE NORTH RIGHT-OF-WAY LINE OF ALTA MESA BOULEVARD (A VARIABLE WIDTH RIGHT-OF-WAY) AND BEING THE COMMON SOUTHWEST CORNER OF LOT 6, BLOCK A WOODMONT PLAZA ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AS SHOWN ON THE PLAT THEREOF AND RECORDED IN VOLUME 388-138, PAGE 94, PLAT RECORDS, TARRANT COUNTY, TEXAS (P.R.T.C.T.) AND THE COMMON SOUTHEAST CORNER OF LOT 5R, BLOCK A WOODMONT PLAZA ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AS SHOWN ON THE PLAT THEREOF AND RECORDED IN INSTRUMENT No. D204033270, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, (O.P.R.T.C.T.);

THENCE SOUTH 67°32'46" EAST, A DISTANCE OF 148.58 FEET TO THE POINT OF BEGINNING BEING IN THE NORTH LINE OF SAID TESCO TRACT;

THENCE SOUTH 05°41'47" WEST, OVER AND ACROSS THE SAID TESCO TRACT, A DISTANCE OF 74.96 FEET TO A POINT FOR CORNER IN THE SOUTH LINE OF THE SAID TESCO TRACT;

THENCE NORTH 84°18'13" WEST, WITH THE SOUTH LINE OF SAID TESCO TRACT A DISTANCE OF 481.69 FEET TO THE SOUTHWEST CORNER OF THE SAID TESCO TRACT AND BEING COMMON WITH THE SOUTHEAST CORNER OF A CALLED 2-38/100 ACRE TRACT OF LAND AS DESCRIBED BY DEED TO TEXAS ELECTRIC SERVICE COMPANY AND RECORDED IN VOLUME 2656, PAGE 501, (D.R.T.C.T.);

THENCE NORTH 39°35'59" EAST, WITH THE WEST LINE OF THE AFORESAID TESCO TRACT AND BEING WITH THE EAST LINE OF THE SAID 2-3/100 ACRE TRACT, A DISTANCE OF 90.31 FEET TO THE NORTHWEST CORNER OF THE AFOREMENTIONED TESCO TRACT AND BEING COMMON WITH NORTHEAST CORNER OF THE SAID 2-38/100 ACRE TRACT, FROM WHICH A 5/8-INCH IRON ROD FOUND FOR THE EASTERLY SOUTHWEST CORNER OF THE SAID LOT 5R BEARS NORTH 78°18'33" EAST, A DISTANCE OF 145.23 FEET;

THENCE SOUTH 84°18'15" EAST, WITH THE NORTH LINE OF SAID TESCO TRACT A DISTANCE OF 431.32 FEET TO THE POINT OF BEGINNING, AND CONTAINING 34,219 SQUARE FEET OR 0.786 ACRES OF LAND MORE OR LESS.

### NOTES:

1. EASEMENT DRAWING OF EVEN DATE ACCOMPANIES THIS LEGAL DESCRIPTION.
2. BEARINGS REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD '83, VERTICAL DATUM NAVD 88. HAVING A COMBINED SCALE FACTOR OF 0.9998658880 AND CONVERGENCE ANGLE OF 0°37'06" FROM THE POINT OF COMMENCING



**SHIELD**  
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DATED: 06-10-2021

