

EXHIBIT "A"

**PARCEL 142
ONCOR ELECTRIC DELIVERY COMPANY EASEMENT
LOT 32A, BLOCK 19, LAKE WORTH LEASES,
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS**

BEING a 0.0136 acre tract of land located in the A.M. Clear Survey, Abstract No. 360, City of Fort Worth, Tarrant County, Texas, said 0.0136 acre tract of land being a portion of **LOT 32A, BLOCK 19, LAKE WORTH LEASES**, being an Addition to the said City and State, according to the plat thereof filed for record in Cabinet A, Slide 6146, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.), said 0.0136 acre tract of land also being a portion of that certain tract of land conveyed to **CITY OF FORT WORTH**, by deed thereof filed for record in Volume 644, Page 277, O.P.R.T.C.T., said 0.0136 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a point on a west lot line of said Lot 32A, same being the east right-of-way line of Peninsula Club Circle West (being a 50 feet wide public right-of-way), from said beginning point the northwest lot corner of said Lot 32A, bears North 19°09'15" East, 285.38 feet, said beginning point also having a NAD83 Texas North Central Zone (4202) grid coordinate of N: 6,980,822.50 and E: 2,283,658.41;

THENCE over and across said Lot 32A the following courses and distances:

South 59°29'34" East, 32.35 feet;

South 30°30'26" West, 20.00 feet;

North 59°29'34" West, 26.33 feet to a point on the said west lot line and said right-of-way line, said point being North 09°25'54" East, 115.64 feet from a 5/8" iron rod with a cap stamped "SPOONER 5922" found at the southeast lot corner of Lot 30, Block 19, Lake Worth Leases, being an Addition to the said City and State, according to the plat thereof filed for record in Cabinet A, Slide 5216, O.P.R.T.C.T. said point also being at the beginning of a non-tangent curve to the right having a radius of 113.12 feet;

THENCE along the said lot line and along the said right-of-way line the following courses and distances:

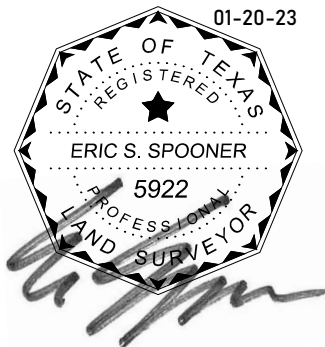
Along said curve to the right, an arc length of 20.01 feet, and across a chord which bears North 13°31'58" East, a chord length of 19.98 feet;

North 18°36'08" East 0.91 feet to the **POINT OF BEGINNING**.

The hereinabove described tract of land contains a computed area of **0.0136 acres (593 square feet)** of land, more or less.

The bearings recited hereinabove are based on a local coordinate system based on NAD83 Texas North Central Zone 4202, derived from GPS RTK observations using the North Texas VRS Network (maintained by Allterra Central, Inc.)

I Eric S. Spooner, a Registered Professional Land Surveyor in the State of Texas, do hereby state that the foregoing description accurately sets out the metes and bounds description of the easement tract described herein.



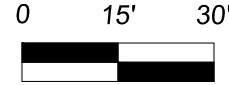
Eric S. Spooner, RPLS
Spooners & Associates, Inc.
Texas Registration No. 5922
TBPLS Firm No. 10054900

NOTE: The bearings recited hereinabove are based on a local coordinate system based on NAD83 Texas North Central Zone 4202, derived from GPS RTK observations using the North Texas VRS Network (maintained by Allterra Central, Inc.)

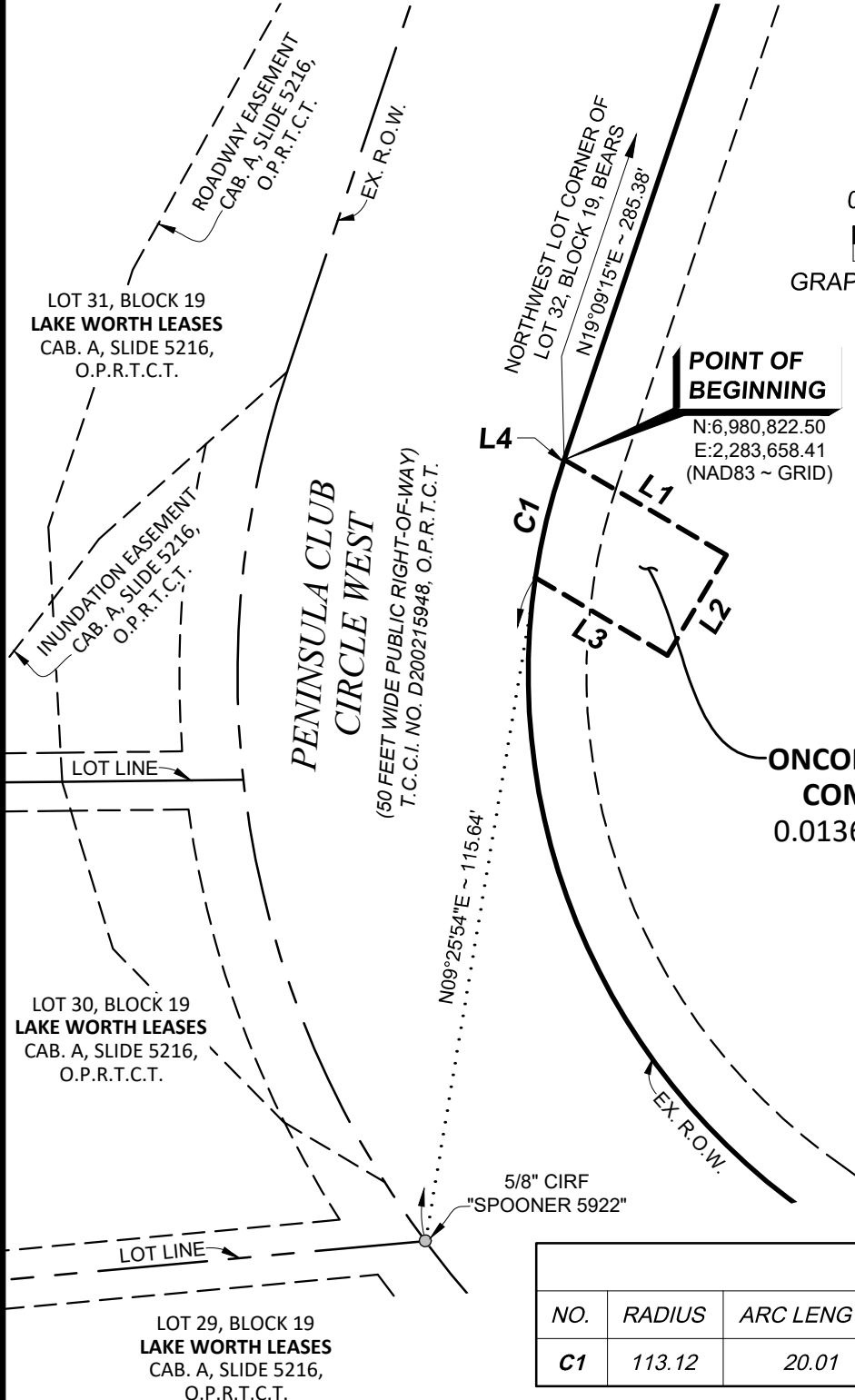
EXHIBIT "B"

SEE ATTACHED METES & BOUNDS DESCRIPTION ON PAGE 1 HEREIN

A.M. CLEAR SURVEY
ABSTRACT NO. 360



GRAPHIC SCALE IN FEET
1" = 30'



LOT 32A, BLOCK 19
LAKE WORTH LEASES
CAB. A, SLIDE 6146,
O.P.R.T.C.T.

OWNER:
CITY OF FORT WORTH
VOL. 664, PG. 277,
O.P.R.T.C.T.

LINE TABLE		
NO.	DIRECTION	DIST.
L1	S59°29'34"E	32.35'
L2	S30°30'26"W	20.00'
L3	N59°29'34"W	26.33'
L4	N18°36'08"E	0.91'

CURVE TABLE				
NO.	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	113.12	20.01	N13°31'58"E	19.98'

PARCEL 142
ONCOR ELECTRIC DELIVERY
COMPANY EASEMENT

CITY OF FORT WORTH, PROJECT NO. 101002
TARRANT COUNTY, TEXAS

PROPERTY: LOT 32A, BLOCK 19, LAKE WORTH LEASES, CAB. A, SLIDE 6146,
O.P.R.T.C.T., - PROPERTY ACREAGE: 9.3 ACRES (PLAT)
12-023-7 ONCOR ESMT.DWG

S&A JOB NO.: 12-023-7
DATE: 11/21/2022

DRAWN BY: R. HENDERSON
CHECKED BY: E. SPOONER



309 BYERS STREET, SUITE 100, EULESS, TEXAS 76039
(817) 685-8448 WWW.SPOONERSURVEYORS.COM
TBPLS FIRM NO. 10054900

