

EXHIBIT A

**TEMPORARY CONSTRUCTION
EASEMENT
PART OF LOT 1, BLOCK 1
TRI-COUNTY ADDITION
JESSE BILLINGSLEY SURVEY, ABSTRACT NO. 70
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS**

Being a 2,534 square foot (0.0582 acre) tract or parcel of land situated in the Jesse Billingsley Survey, Abstract No. 70, City of Fort Worth, Tarrant County, Texas, being part of Lot 1, Block 1, Tri-County Addition, an addition to the City of Fort Worth, according to the plat recorded in Instrument Number D215221597, Official Public Records, Tarrant County, Texas, and being part of a 19.984 acre tract of land described in a Warranty Deed to Tri-County Electric, Inc., recorded in Volume 8620, Page 666, Deed Records, Tarrant County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2" iron rod with red plastic cap stamped "SEMP CO SURVEYING" found on the south right-of-way line of Keller Hicks Road (a variable width right-of-way), and the common line between of said Lot 1 and a called 8.13 acre tract of land described in a Warranty Deed with Vendors Lien to Jerry Dixon and Eloise Dixon, recorded in Volume 14100, Page 517, Deed Records, Tarrant County, Texas, for the northwest corner of said Lot 1, from which a found 5/8" iron rod bears North 00° 51' 04" West a distance of 20.26 feet being on the south line of said Keller Hicks Road and the northeast corner of said 8.13-acre tract of land;

THENCE North 89° 55' 55" East, along the south line of said Keller Hicks Road and the north line of said Lot 1, a distance of 51.19 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" set for the **POINT OF BEGINNING**;

THENCE North 89°55' 55" East, continuing along the south line of said Keller Hicks Road and the north line of said Lot 1, a distance of 10.00 feet to a point, from which a found 1/2" iron rod with red plastic cap stamped "SEMP CO SURVEYING" bears North 89° 55' 01" East a distance of 772.73 feet to the cut-off line between at the intersection of the south right-of-way line of said Keller Hicks Road and the west right-of-way line of Katy Road (a variable width right-of-way), being the most northerly northeast corner of said Lot 1;

THENCE over and across said Lot 1, the following courses and distances:

South 00° 59' 45" East, a distance of 96.48 feet to a point;

South 14° 00' 15" West, a distance of 140.46 feet to a point;

South 89° 00' 16" West, a distance of 25.42 feet to a point on the common line between said Lot 1 and said 8.13 acre tract, from which a found 5/8" iron rod bears
South 00° 51' 04" East a distance of 757.71 feet for the southwest corner of said Lot 1;

THENCE North 00° 51' 04" West, along the common line between said Lot 1 and said 8.13 acre tract, a distance of 10.00 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" set;

THENCE over and across said Lot 1, the following courses and distances:


North 89° 00' 15" East, a distance of 17.72 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" set;

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North 14° 00' 15" East, a distance of 131.47 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" set;

North 00° 59' 45" West, a distance of 95.33 feet to the **POINT OF BEGINNING**, containing 2,534 square feet or 0.0582 acres, more or less.

Basis of Bearing: The bearings are based on the Texas Coordinate System of 1983, North Central Zone, NAD 83 (2011) EPOCH 2010.00, based on Real-Time Kinematic Observations utilizing AllTerra Virtual Reference Network.


Brian R. Wade
09-21-2020

RPLS 6098



EXHIBIT B

0 30 60 120

(FEET)

1 inch = 60 ft.

KELLER HICKS ROAD (VARIABLE WIDTH R.O.W.)

FENCE POST
FOUND (CM)

350.00'

5/8" IRF

POINT OF
COMMENCING

RCIRF (CM)
"SEMP CO
SURVEYING"

CALLED 8.13 ACRES
JERRY DIXON AND
ELOISE DIXON
VOL. 14100, PG. 517
D.R. T.C.T.

N00°51'04"W
20.26' POINT OF
BEGINNING
YCIRS
L2

RCIRF
(CM)
"SEMP CO
SURVEYING"

RCIRF
(CM)
"SEMP CO
SURVEYING"

2,534 SQUARE FEET
0.0582 ACRES
TEMPORARY
CONSTRUCTION
EASEMENT

CALLLED 19.984 ACRES
PFC TRI-COUNTY ELECTRIC, INC.
VOL. 8620, PG. 666
D.R. T.C.T.

LOT 1, BLOCK 1
TRI-COUNTY ADDITION
INST. NO. D215221597
O.P.R. T.C.T.

JESSE BILLINGSLEY SURVEY,
ABSTRACT NO. 70



LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°55'55"E	51.19'
L2	N89°55'55"E	10.00'
L3	S00°59'45"E	96.48'
L4	S14°00'15"W	140.46'
L5	S89°00'16"W	25.42'
L6	N00°51'04"W	10.00'
L7	N89°00'15"E	17.72'
L8	N14°00'15"E	131.47'
L9	N00°59'45"W	95.33'

LEGEND

- DRAINAGE EASEMENT LINE
- LOT LINE
- IRF IRON ROD FOUND
- M.R.D.C.T. MAP RECORDS, TARRANT COUNTY, TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
- VOL. VOLUME
- PG. PAGE
- CM CONTROLLING MONUMENT
- R.O.W. RIGHT-OF-WAY
- INST. NO. INSTRUMENT NUMBER
- RCIRF IRON ROD WITH PLASTIC
CAP STAMPED
- PFC POINT FOR CORNER

5/8" IRF
(CM)

BRIAN R. WADE
09/21/2020

RPLS NO. 6098

834.23'

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE
TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL
ZONE, NAD 83 (2011) EPOCH 2010.00, BASED ON
REAL-TIME KINEMATIC OBSERVATIONS UTILIZING
ALLTERRA VIRTUAL REFERENCE NETWORK.

CONTROLLING MONUMENTS: AS SHOWN

RAYMOND L. GOODSON JR., INC.
12001 N. CENTRAL EXPY, STE 300
DALLAS, TX. 75243
214-739-8100

rlg@rlginc.com

TEXAS PE REG #F-493

TBPELS REG #100341-00

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SCALE	1" = 60'	DATE	9/21/2020	SHEET	3 OF 3
JOB NO.	16931	E-FILE	16931CE2	DWG NO.	27,330X