EXHIBIT 'A'

METES AND BOUNDS

10' ONCOR EASEMENT

BEING a 0.0146 acre parcel of land situated in the J.R. Montgomery Survey, Abstract Number 1030, Tarrant County, Texas, in the City of Fort Worth, being a portion of Lots 5 and 6, Block 2, Drake Subdivision, an addition to the City of Fort Worth, as recorded in Volume 848, Page 437, and being a portion of the tract of land described in deed to The City of Fort Worth, as recorded in Volume 4050, Page 524, Deed Records of Tarrant County, Texas, said 0.0146 acre parcel of land being more particularly described as follows:

COMMENCING at a 5/8-inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" found on the southerly right-of-way line of West 7th Street (a variable width right-of-way);

THENCE along the southerly right-of-way line of West 7th Street South 89º 50' 20" East a distance of 107.05 feet to the POINT OF BEGINNING;

THENCE South 89º 50' 20" East a distance of 73.23 feet to a point;

THENCE South 63º 12' 59" West a distance of 22.07 feet to a point;

THENCE North 89º 50' 20" West a distance of 53.54 feet to a point;

THENCE North 00º 02' 58" East a distance of 10.00 feet to the POINT OF BEGINNING;

CONTAINING a computed area of 0.0146 acres (634 square feet) of land.

The basis of bearings for this survey is the Texas State Coordinate System, North Central Zone 4202, based upon GPS measurements. Distances and areas hereon are surface values. A combined scale factor of 0.999880014 was used for this project.

B001248.017 PAGE 1 OF 1

A drawing of even date accompanies this metes and bounds description.

JANUARY 7, 2021



Tel: 817.335.1121

TEXAS REGISTERED SURVEYING FIRM NO. 10098100





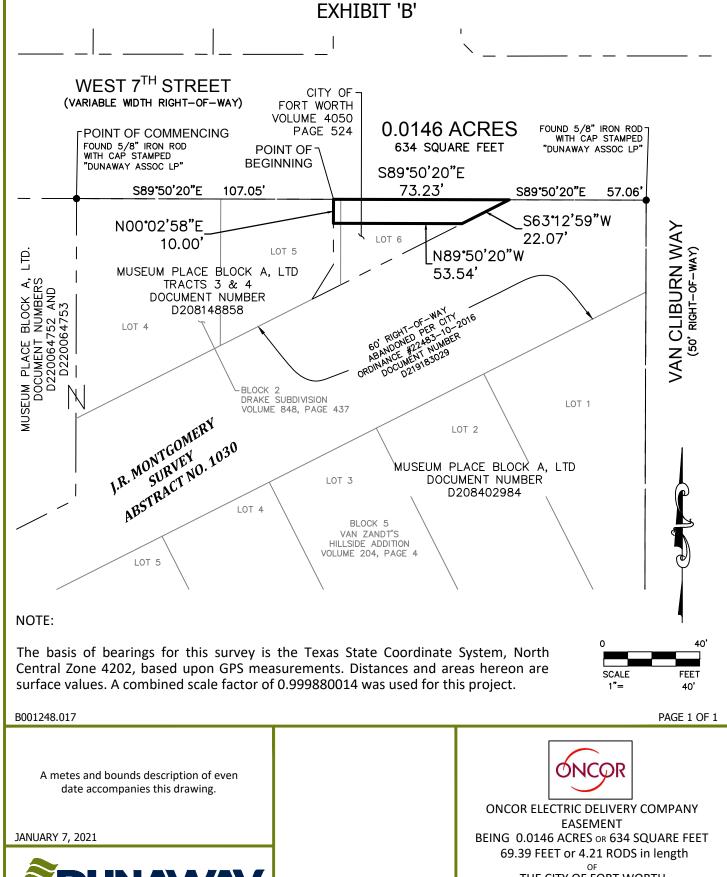
ONCOR ELECTRIC DELIVERY COMPANY **EASEMENT** BEING 0.0146 ACRES or 634 SQUARE FEET 69.39 FEET or 4.21 RODS in length

> THE CITY OF FORT WORTH SITUATED IN THE J.R. MONTGOMERY SURVEY ABSTRACT NO. 1030 CITY OF FORT WORTH TARRANT COUNTY, TEXAS

550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107

Tel: 817.335.1121

TEXAS REGISTERED SURVEYING FIRM NO. 10098100



THE CITY OF FORT WORTH
SITUATED IN THE

J.R. MONTGOMERY SURVEY
ABSTRACT NO. 1030
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS