

ONCOR ELECTRIC DELIVERY COMPANY, LLC EASEMENT

**PROJECT NAME: CITY OF FORT WORTH PUBLIC SAFETY TRAINING CENTER
OWNER: CITY OF FORT WORTH
JOHN THORNHILL SURVEY, ABSTRACT No. 1519
5101 HEMPHILL STREET, FORT WORTH, TARRANT COUNTY**

EXHIBIT "A"

Being a 0.198 acre tract of land situated in the John Thornhill Survey, Abstract No. 1519, City of Fort Worth, Tarrant County, Texas, said 0.198 acre tract of land being a portion of a 74.664 acre tract of land (by deed) deeded to the City of Fort Worth as recorded in County Clerk's File No. D211188436 of the Deed Records of Tarrant County, Texas, said 0.198 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 4 inch steel post found for the southwest corner of said 74.664 acre tract of land, said 4 inch steel post being the intersection of the existing east right-of-way line of Hemphill Street (a variable width right-of-way) with the existing north right-of-way line of Thelin Street (a 60.0' right-of-way), from which a brass capped monument stamped "United States of America Property Corner" found in concrete bears North 45 degrees 00 minutes 00 seconds East, a distance of 3.00 feet;

THENCE North 00 degrees 14 minutes 32 seconds East, with the existing east right-of-way line of said Hemphill Street and with the west line of said 74.664 acre tract of land, a distance of 107.75 feet to a brass capped monument stamped "United States of America, Property Corner" found in concrete for corner;

THENCE North 01 degrees 19 minutes 59 seconds West, with the existing east right-of-way line of said Hemphill Street and with the west line of said 74.664 acre tract of land, a distance of 400.15 feet to a brass capped monument stamped "United States of America, Property Corner" found in concrete for corner;

THENCE North 00 degrees 14 minutes 32 seconds East, with the existing east right-of-way line of said Hemphill Street and with the west line of said 74.664 acre tract of land, a distance of 160.00 feet to a point for corner, from which a brass capped monument stamped "United States of America, Property Corner" found in concrete for reference bears North 90 degrees 00 minutes 00 seconds East, a distance of 2.00 feet;

THENCE North 05 degrees 03 minutes 35 seconds East, with the existing east right-of-way line of said Hemphill Street and with the west line of said 74.664 acre tract of land, a distance of 192.12 feet to a point for corner;

THENCE North 86 degrees 07 minutes 13 seconds East, a distance of 10.12 feet to a point for corner;

THENCE South 05 degrees 03 minutes 35 seconds West, a distance of 193.27 feet to a point for corner;

THENCE South 00 degrees 14 minutes 32 seconds West, a distance of 159.44 feet to a point for corner;

THENCE South 01 degrees 19 minutes 59 seconds East, a distance of 400.15 feet to a point for corner;

THENCE South 00 degrees 14 minutes 32 seconds West, a distance of 107.91 feet to a point for corner in the south line of said 74.664 acre tract of land, said point being in the existing north right-of-way line of said Thelin Street;

THENCE North 89 degrees 37 minutes 29 seconds West, with the south line of said 74.664 acre tract of land and with the existing north right-of-way line of said Thelin Street, a distance of 10.00 feet to the **POINT OF BEGINNING** and containing 8,604 square feet or 0.198 acres of land, more or less.

Notes:

- (1) A plat of even survey date herewith accompanies this legal description.
- (2) All bearings are referenced to true north.

Date: May 15, 2013



Jon L. Cooper
Registered Professional Land Surveyor
No. 5254

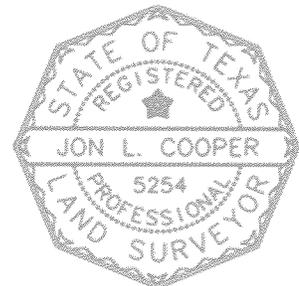


EXHIBIT "B"

LINE	BEARING	DISTANCE
L-1	N 00°14'32"E	107.75'
L-2	N 01°19'59"W	400.15'
L-3	N 00°14'32"E	160.00'
L-4	N 05°03'35"E	192.12'
L-5	N 86°07'13"E	10.12'
L-6	S 05°03'35"W	193.27'
L-7	S 00°14'32"W	159.44'
L-8	S 01°19'59"E	400.15'
L-9	S 00°14'32"W	107.91'
L-10	N 89°37'29"W	10.00'

JOHN THORNHILL SURVEY
ABSTRACT No. 1519

POINT FROM WHICH
 A BRASS CAPPED MONUMENT
 STAMPED "UNITED STATES OF
 AMERICA PROPERTY CORNER"
 FND IN CONCRETE BEARS
 N 90°00'00"E 2.00'

BRASS CAPPED MONUMENT
 STAMPED "UNITED STATES OF
 AMERICA PROPERTY CORNER"
 FND IN CONCRETE

UNITED STATES OF AMERICA
 TRACT No. 39
 VOLUME 1615, PAGE 25
 D.R.T.C.T.

**ONCOR ELECTRIC DELIVERY
 COMPANY, LLC EASEMENT
 ACQUISITION AREA**
**8,604 SQ. FT. OR
 0.198 ACRES**

BRASS CAPPED MONUMENT
 STAMPED "UNITED STATES OF
 AMERICA PROPERTY CORNER"
 FND IN CONCRETE

P.O.B.

FND 4" STEEL POST FROM WHICH
 A BRASS CAPPED MONUMENT
 STAMPED "UNITED STATES OF
 AMERICA PROPERTY CORNER"
 FND IN CONCRETE BEARS
 N 45°00'00"E 3.00'

LOT 4, BLOCK
 DOUGHERTY BROTHERS
 SUBDIVISION
 VOLUME 388-136, PAGE 71
 P.R.T.C.T.

30.0' PERMANENT
 PIPELINE EASEMENT
 TO TEXAS MIDSTREAM
 GAS SERVICES
 C.C.F. No. D209195733
 D.R.T.C.T.
 EASEMENT AGREEMENT
 C.C.F. No. D211188436
 D.R.T.C.T.

74.664 ACRES (BY DEED)
 CITY OF FORT WORTH
 C.C.F. No. D211188436
 D.R.T.C.T.

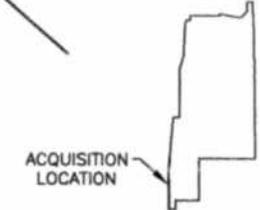
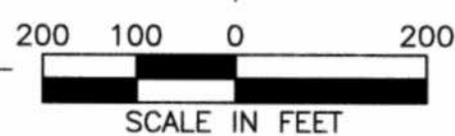
OVERHEAD
 FIBEROPTIC EASEMENT
 C.C.F. No. D211188436
 D.R.T.C.T.

PORTION OF HEMPHILL STREET
 CONDEMNED BY THE
 UNITED STATES OF AMERICA
 CIVIL JUDGMENT No. 1395

50.0'x150.0'
 ACCESS EASEMENT
 VOLUME 7715, PAGE 722
 D.R.T.C.T.

LOT 1, BLOCK 1
 THE DEPOT
 VOLUME 388-194, PAGE 100
 P.R.T.C.T.

HEMPHILL STREET
 (AN 80.0' RIGHT-OF-WAY)



SUBJECT TRACT &
 LOCATION OF ACQUISITION

NOTES:
 1. A LEGAL DESCRIPTION OF EVEN SURVEY DATE HERewith ACCOMPANIES THIS PLAT.
 2. ALL BEARINGS ARE REFERENCED TO TRUE NORTH.

ONCOR ELECTRIC DELIVERY
 115 WEST 7th STREET • FORT WORTH, TEXAS • 76102-7033

CITY OF FORT WORTH PUBLIC SAFETY TRAINING CENTER

TRACT No.1
 OWNER: CITY OF FORT WORTH
 JOHN THORNHILL SURVEY, ABSTRACT No. 1519
 ACQUISITION AREA: 8,604 SQ. FT. OR 0.198 ACRES

JOB No. HGAL_1201.00 DRAWN BY: JPH CAD FILE: HGAL_1201_FEDERAL_01E_P03_R00.DWG
 DATE: MARCH 15, 2013 EXHIBIT B PAGE 1 OF 1 SCALE: 1" = 200'

JON L. COOPER
 REGISTERED PROFESSIONAL LAND SURVEYOR
 NO. 5254 TEXAS FIRM NO. 10106900