

# EXHIBIT "A"

ONCOR ELECTRIC DELIVERY CO LLC  
12.5-FOOT-WIDE ELECTRIC EASEMENT  
(STATE OF TEXAS)  
(COUNTY OF TARRANT)

All that certain 0.065 acre, 12.5-foot-wide electric easement being situated in the M. Townsend Survey, Abstract Number 1552, in Tarrant County, Texas and being in Lot 2, Block 1 of Firebrand Addition, an addition recorded in Document Number D208103456, of the Plat Records of said county, and said 12.5-foot-wide electric easement being described by metes and bounds as follows:

**BEGINNING** at a 1/2 inch iron rebar with cap stamped "RPLS 4277" found for the southeast corner of said Lot 2, Block 1, Firebrand Addition, and being the southwest corner of Lot 1, Block 1, of said Firebrand Addition, and being in the north line of Lot 1, Block 1 of Freeman Addition, an addition recorded in Cabinet B, Slide 2784, of the Plat Records of said county, for the southeast corner described herein, from which a "X" cut found in the south line of said Lot 1, Block 1 of Firebrand Addition and being in the north line of a called 0.269 acre tract described in Document Number D222289238, of the Official Public Records of said county, as "Tract 1" to the City of Lake Worth, bears North 83°57'15" East, a distance of 77.06 feet;

**THENCE** South 84°01'30" West, with the south line of said Lot 2, Block 1 of Firebrand Addition and the north line of said Lot 1, Block 1 of Freeman Addition, a distance of 12.52 feet to the southwest corner described herein, from which a 1/2 inch iron rebar with cap stamped "RPLS 6484" found for the northwest corner of said Lot 1, Block 1 of Freeman Addition, and being the northeast corner of a tract on land described in a deed to Tommy Aguirre and Mary C. Aguirre, recorded in Volume 5069, Page 209, of the Deed Records of said county, and being in the south line of said Lot 2, Block 1 of Firebrand Addition, bears South 83°53'40" West, a distance of 36.80 feet;

**THENCE** North 02°41'53" West, departing said south and north line, a distance of 78.16 feet to a point for corner;

**THENCE** North 17°15'06" West, a distance of 67.74 feet to a point for corner;

**THENCE** North 20°42'16" West, a distance of 59.09 feet to a point for corner;

**THENCE** North 35°15'54" East, a distance of 26.73 feet to a point in the north line of said Lot 2, Block 1 of Firebrand Addition, and being in the south right-of-way of U.S. Highway 199, a variable width public right-of-way, for the northwest corner described herein;

**THENCE** South 66°17'56" East, with said north and south line, a distance of 12.76 feet to a point, being the northeast corner of said Lot 2, Block 1 of Firebrand Addition, and being the northwest corner of said Lot 1, Block 1 of Firebrand Addition, for the northeast corner described herein;

**THENCE** along the common line of said Lot 2, Block 1 of Firebrand Addition and Lot 1, Block 1 of Firebrand Addition, the following courses:

South 35°15'54" West, a distance of 22.65 feet to a point for corner;

South 20°42'16" East, a distance of 52.82 feet to a point for corner;

South 17°15'06" East, a distance of 69.71 feet to a point for corner;

South 02°41'53" East, a distance of 79.04 feet to the **POINT OF BEGINNING** and containing 0.065 acres or 2,850 square feet of land.

STATE OF TEXAS  
COUNTY OF TARRANT

I hereby certify that this survey is true and correct to the best of my knowledge.

Original signed and stamped in green ink.

*Anthony Ray Crowley*

Digitally signed by  
Anthony Crowley  
Date: 06-Apr-24

ANTHONY RAY CROWLEY R.P.L.S. NO. 6484      DATE



PROJECT: LAKE WORTH FIRE STATION
PROJECT AFE:
TRACT NO.:
LOCATION: LAKE WORTH, TX
DRAWN BY: LJG
REVISION:
PAGE NO.: 1 OF 2

LEGAL DESCRIPTION OF A 12.5' WIDE ELECTRIC EASEMENT IN THE M. TOWNSEND SURVEY, ABSTRACT NO. 1552, TARRANT COUNTY, TEXAS.
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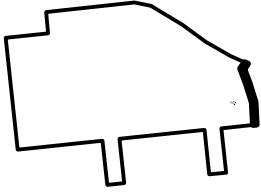
**CROWLEY SURVEYING**

FRN:10046500  
117 West Archer Street  
Jacksboro, TX 76458  
(469) 850-CPLS(2757)  
acrowley@crowleysurveying.com



**CROWLEY  
SURVEYING**

# DEED INSET



LAT: 32.811106°N  
LONG: 97.433290°W

## LEGEND

- = FOUND MONUMENT (AS NOTED)
- = POINT NOT SET OR FOUND
- = PROPERTY LINE
- = ONCOR ELECTRIC DELIVERY COMPANY, LLC EASEMENT
- O.P.R.T.C.T. = OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
- D.R.T.C.T. = DEED RECORDS, TARRANT COUNTY, TEXAS
- P.R.T.C.T. = PLAT RECORDS, TARRANT COUNTY, TEXAS

## NOTE:

Bearings, coordinates and distances are based on U.S. State Plane NAD 1983 Coordinates, Texas North Central Zone (4202).

# EXHIBIT "A"



US HIGHWAY 199  
(VARIABLE PUBLIC RIGHT-OF-WAY)

M. TOWNSEND  
SURVEY  
ABSTRACT NO.  
1552

ONCOR ELECTRIC DELIVERY  
COMPANY, LLC EASEMENT  
2,850 SQ.FT. 0.065 ACRES

LOT 1, BLOCK 1  
FIREBRAND ADDITION  
DOC. # D208103456  
P.R.T.C.T.

LOT 2, BLOCK 1  
FIREBRAND ADDITION  
DOC. # D208103456  
P.R.T.C.T.

LOT 1, BLOCK 1  
FREEMAN ADDITION  
CAB. B, SLIDE 2784  
P.R.T.C.T.  
CITY OF LAKE WORTH  
DOC. # D222289238  
O.P.R.T.C.T.

PID: 04220269  
TOMMY AGUIRRE &  
MARY C. AGUIRRE  
VOL. 5069, PG. 209  
D.R.T.C.T.

1/2" CIRF  
"RPLS 6484"

P.O.B. ELECTRIC EASEMENT  
1/2" CIRF "RPLS 4277"

"X" CUT  
FOUND

TRACT 1  
CALLED 0.269 ACRES  
CITY OF LAKE WORTH  
DOC. # D222289238  
O.P.R.T.C.T.

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S84°01'30"W	12.52'
L2	S66°17'56"E	12.76'
L3	S35°15'54"W	22.65'

STATE OF TEXAS  
COUNTY OF TARRANT

I hereby certify that this survey is true and correct to the best of my knowledge.

Original signed and stamped in green ink.

Digitally signed by  
Anthony Crowley  
Date: 06-Apr-24

ANTHONY RAY CROWLEY R.P.L.S. NO. 6484 DATE



PROJECT: LAKE WORTH FIRE STATION  
PROJECT AFE:  
TRACT NO.:  
LOCATION: LAKE WORTH, TX  
DRAWN BY: LJG  
REVISION:  
PAGE NO.: 2 OF 2

PLAT SHOWING A 12.5' WIDE ELECTRIC  
EASEMENT IN THE M. TOWNSEND  
SURVEY, ABSTRACT NO. 1552, TARRANT  
COUNTY, TEXAS.

SCALE: 1" = 40'  
0 40 80

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