

EXHIBIT "A"
LEGAL DESCRIPTION
PERMANENT ONCOR ELECTRIC DELIVERY COMPANY LLC EASEMENT

BEING 0.034 acre of land located in the W.C. PRICE SURVEY, Abstract No. 1240, Mansfield, Tarrant County, Texas, and being a portion of the tract of land conveyed to the City of Mansfield, by the deed recorded in Volume 13582, Page 221, of the Deed Records of Tarrant County, Texas. Said 0.034 acre of land being more particularly described by metes and bounds as follows:

BEGINNING at a point at the Southeast corner of Lot 1, Block 36, Hillcrest Addition, 8th Installment, an addition to the City of Mansfield, Tarrant County, Texas, according to the plat recorded in Volume 388-26, Page 53, of the Plat Records of Tarrant County, Texas, lying in the North right-of-way line of Magnolia Street. Said POINT OF BEGINNING also being located N 81° 52' 19" E 125.0 feet, from a ½" iron rod found at the Southwest corner of said Lot 1;

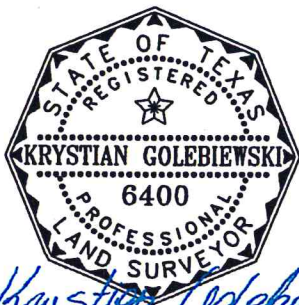
THENCE N 80° 26' 58" E 121.41 feet, to a point;
THENCE N 30° 55' 36" W 32.66 feet, to a point;
THENCE N 59° 04' 24" E 10.00 feet, to a point;
THENCE S 30° 55' 36" E 36.59 feet, to a point;
THENCE N 80° 32' 33" E 36.59 feet, to a point;
THENCE S 09° 27' 27" E 10.00 feet, to a point;
THENCE S 80° 32' 33" W 32.66 feet, to a point;
THENCE S 30° 55' 36" E 20.65 feet, to a point lying in the South boundary line of said City of Mansfield Tract and the North right-of-way line of Magnolia Street;

THENCE NORTHWESTERLY 15.12 feet, along the South boundary line of said City of Mansfield Tract and the North right-of-way line of Magnolia Street, with a curve to the left, having a radius of 223.68 feet, a central angle of 03° 52' 26", and a chord bearing N 72° 19' 53" W 15.12 feet, to a point;

THENCE N 30° 55' 36" W 13.25 feet, to a point;

THENCE S 80° 26' 58" W 27.59 feet, to a point lying in the South boundary line of said City of Mansfield Tract and the North right-of-way line of said Magnolia Street;

THENCE along the South boundary line of said City of Mansfield Tract and the North right-of-way line of Magnolia Street, as follows:



1. SOUTHWESTERLY 59.01 feet, with a curve to the left, having a radius of 223.68 feet, a central angle of 15° 07' 00", and a chord bearing S 89° 16' 45" W 58.84 feet, to a point at the end of said curve;
2. S 81° 50' 59" W 39.60 feet, to the POINT OF BEGINNING containing 0.034 acre (1,486 square feet) of land.

Krystian Golebiewski

OCTOBER 2, 2018

W.C. PRICE SURVEY
ABSTRACT No. 1240

HENRY ODELE SURVEY
ABSTRACT No. 1196

MANSFIELD CITY OF
VOL. 13582, PG. 221
D.R.T.C.T.

**PERMANENT ONCOR ELECTRIC
DELIVERY COMPANY LLC
EASEMENT, 0.034 ACRE
(1,486 SQ.F.)**

GRID COORD.:
N=6892738.00
E=2392609.21

**POINT OF
BEGINNING**

SE CORNER
LOT 1, BLK. 36

LOT 15B

BLOCK 2
SHADY VALLEY DUPLEXES
VOL. 388-208, PG. 8
P.R.T.C.T.

Block 36 Lot 1
HILLCREST ADDITION
8TH INSTALLMENT
VOL. 388-26, PG. 53
P.R.T.C.T.

JAMES B. DUNCAN
VOL. 7218, PG. 1089
D.R.T.C.T.

SW CRN L1
1/2" IRF
N 81°52'19"E
125.0'

MAGNOLIA ST.
50' RIGHT-OF-WAY

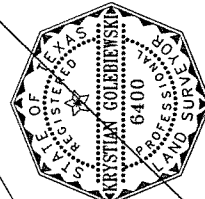
"A"
PAGE 2 OF 2

Block 34 Lot 12
VARGAS SERGIO E
CC# D216279105
D.R.T.C.T.

HILLCREST ADDITION
VOL. 388-12, PG. 17
P.R.T.C.T.

CITY OF MANSFIELD
REM. OF 9.9 ACRES
VOL. 3261, PG. 185
D.R.T.C.T.

Course	Bearing	Distance
L1	N 80°26'58" E	121.41'
L2	N 30°55'36" W	32.66'
L3	N 59°04'24" E	10.00'
L4	S 30°55'36" E	36.59'
L5	N 80°32'33" E	36.59'
L6	S 09°27'27" E	10.00'
L7	S 80°32'33" W	32.66'
L8	S 30°55'36" E	20.65'
L9	Rad: 223.68' Tan: 7.56' Chd: N 72°19'53" W	Arc: 15.12' CA: 3°52'26" 15.12'
L10	N 30°55'36" W	13.25'
L11	S 80°26'58" W	27.59'
L12	Rad: 223.68' Tan: 29.68' Chd: S 89°16'45" W	Arc: 59.01' CA: 15°07'00" 58.84'
L13	S 81°50'59" W	39.60'



Kristian Golebiewski
OCTOBER 2, 2018

MAGNOLIA STREET IMPROVEMENTS, MANSFIELD TX
SHADY VALLEY DR.
5/8" IRF BEW
1/2" IRF

**PERMANENT ONCOR
ELECTRIC DELIVERY
COMPANY LLC EASEMENT
0.034 ACRE OF LAND
LOCATED IN THE W.C. PRICE
SURVEY, ABSTRACT No. 1240
CITY OF MANSFIELD
TARRANT COUNTY, TEXAS**

BRITAIN & CRAWFORD

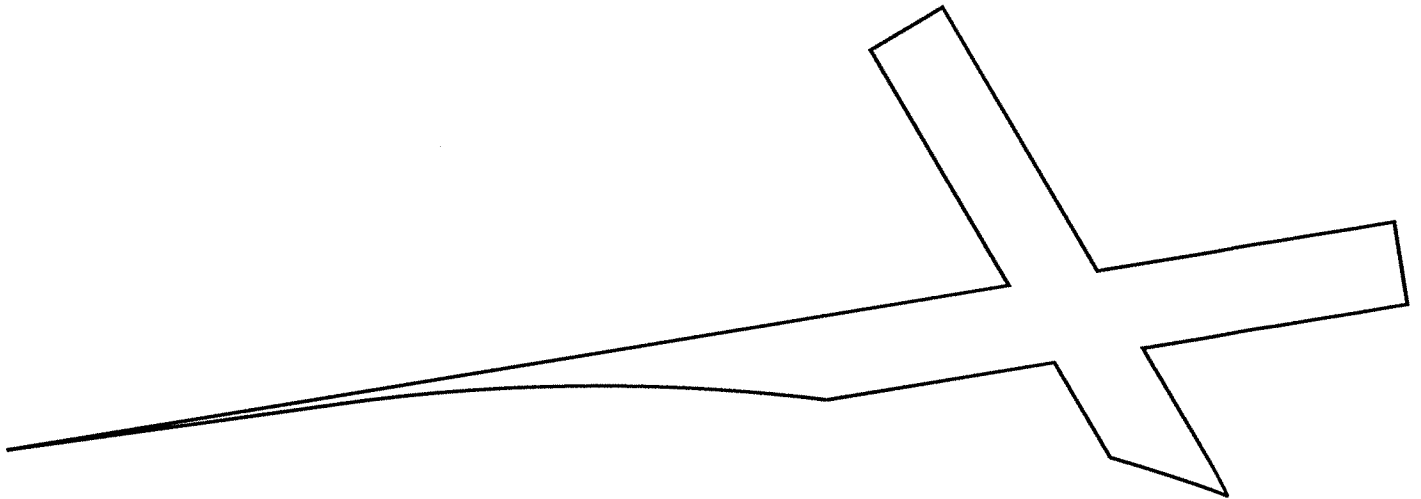
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TOPOGRAPHIC MAPPING

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SCALE 1"=40'

(K.G.) G:\KRYSTIAN\PROJECTS\MANSFIELD\WC PRICE 3.05 AC\MAGNOLIA_ELEC ESMT-01.dwg



MAN Magnolia - ONCOR Esmt 01 - 0.034 acre

7/26/2018

Scale: 1 inch= 22 feet

File: ONCOR Esmt 01 - 0.034 acre.ndp

Tract 1: 0.0341 Acres (1486 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/131425), Perimeter=455 ft.

01 n80.2658e 121.41

02 n30.5536w 32.66

03 n59.0424e 10.00

04 s30.5536e 36.59

05 n80.3233e 36.59

06 s09.2727e 10.00

07 s80.3233w 32.66

08 s30.5536e 20.65

09 Lt, r=223.68, chord=n72.1953w 15.12

10 n30.5536w 13.25

11 s80.2658w 27.59

12 Lt, r=223.68, chord=s89.1645w 58.84

13 s81.5059w 39.60