

EXHIBIT A
LEGAL DESCRIPTION
PERMANENT 20' SEWER EASEMENT

Being a portion of Lot 4, Block 10 of Oak Crest Addition, an addition to the City of Fort Worth, situated in Tarrant County, Texas as it appears upon the plat recorded in Volume 388-C, Page 81 of the Plat Records of Tarrant County, Texas (P.R.T.C.T.), and being more particularly described as follows:

Commencing at a one inch iron pipe found at the beginning of a curve in the southeast line of Lot 11, Block 9 Oak Crest Addition and in the north right of way line of Oak Crest Drive E. (a 50 feet wide right of way) from which a one inch iron pipe found for the east corner of Lot 5, Block 8 Oak Crest Addition, also being the intersection of the north right of way line of Oak Crest Drive E. and the west right of way line of Lindale Road (a 50 feet wide right of way), bears S 45°52'56" W, a distance of 548.76 feet.

THENCE S 43°41'05" E, a distance of 50 feet to the common line of Lot 3 in said Block 10 and the south right of way line of Oak Crest Drive E., being the beginning of a curve to the left with a radius of 605.00', a chord bearing of N 41°05'21" E and a chord distance of 102.33 feet.

THENCE along said curve to the left through a central angle of 9°42'09", an arc length of 102.45 feet to the common corner of said Lot 4 and said Lot 3.

THENCE S 44°07'04" E, departing said south right of way line of Oak Crest Drive E., along the common line of said Lot 4 and Lot 3, a distance of 791.76 feet to a 5/8 iron rod set with plastic cap stamped "DEOTTE RPLS 4673" at the most southerly corner of Permanent Utility Easement to the City of Fort Worth, recorded in Instrument Number D197015509 of the Deed Records of Tarrant County, Texas (D.R.T.C.T.) also being the POINT OF BEGINNING.

THENCE N 47°00'42" E, along the southeasterly line of said Permanent Utility Easement, a distance of 200.04 feet to a 5/8 iron rod set with plastic cap stamped "DEOTTE RPLS 4673" in the common line of Lot 4 and Lot 5 in said Block 10.

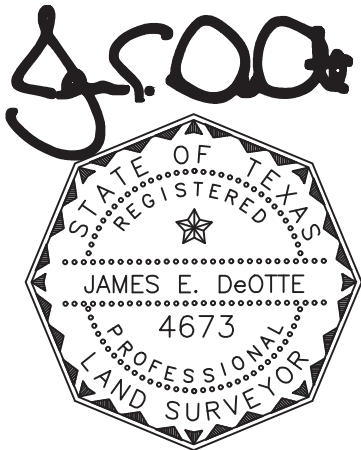
THENCE S 44°07'04" E, along said common line of Lot 4 and Lot 5, a distance of 20.00 feet to a 5/8 iron rod set with plastic cap stamped "DEOTTE RPLS 4673".

THENCE S 47°00'42" W, departing said common line of Lot 4 and Lot 5, a distance of 200.04 feet to a 5/8 iron rod set with plastic cap stamped "DEOTTE RPLS 4673" in said common line of Lot 4 and Lot 3.

THENCE N 44°07'04" W, along said common line of Lot 4 and Lot 3, a distance of 20.00 feet to the POINT OF BEGINNING and containing 4,000 square feet or 0.092 acres more or less.

NOTES:

- 1) All bearings and coordinates are in US survey feet surface using a scale factor of 1.000137001 and referenced to the Texas Coordinate System, Nad-83, The North Central Zone 4202.
- 2) Exhibit B of same date accompanies this legal description.



Date: 3/26/2020

James E. DeOtte
Registered Professional Land Surveyor
No. 4673

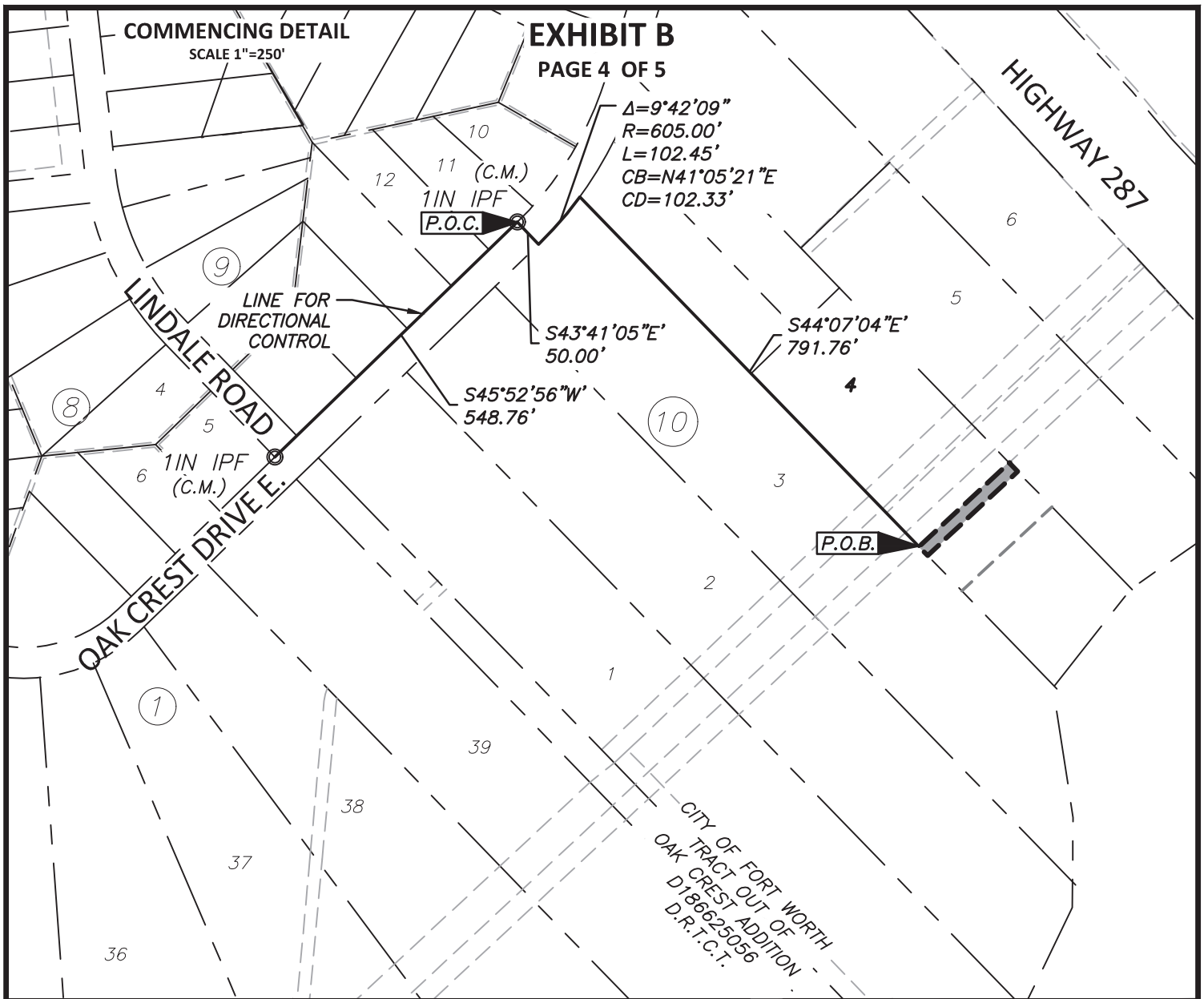
James DeOtte Engineering, Inc.
TBPLS Firm No. 10101400
2201 Dottie Lynn Parkway, Suite 119
Fort Worth, Texas 76120
(817) 446 – 6877

COMMENCING DETAIL
SCALE 1"=250'

EXHIBIT B
PAGE 4 OF 5

$\Delta=9^{\circ}42'09''$
 $R=605.00'$
 $L=102.45'$
 $CB=N41^{\circ}05'21''E$
 $CD=102.33'$

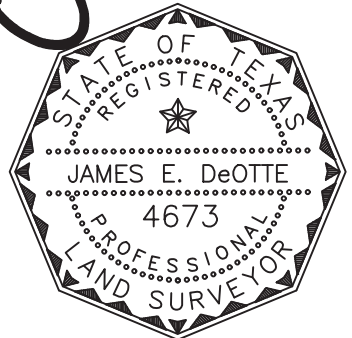
HIGHWAY 287



LEGEND:

- PROPERTY BOUNDARY
- EX. EASEMENT
- PROP. EASEMENT
- CAPPED IRON ROD SET
- IRON PIPE FOUND
- DEED RECORDS TARRANT COUNTY TEXAS
- MASTER CARDS TARRANT COUNTY TEXAS
- C.I.R.S.
- IPF
- D.R.T.C.T.
- M.C.T.C.T.

J. E. DeOtte



FORT WORTH

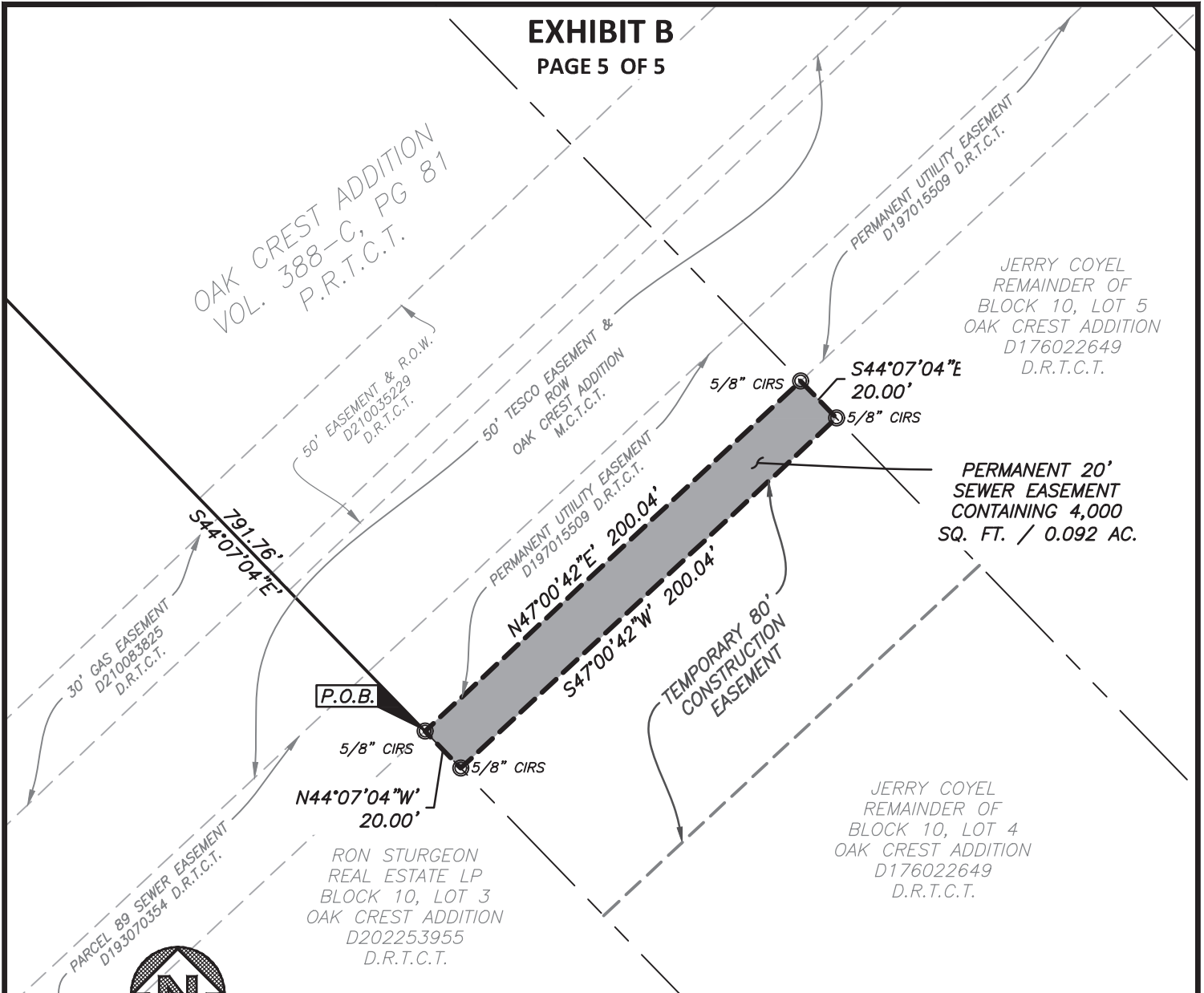
City of Fort Worth
200 TEXAS STREET
FORT WORTH, TX. 76102

EXHIBIT B SHOWING A
PARCEL OF PROPERTY
OUT OF
LOT 4, BLOCK 10 OAK CREST ADDITION
SITUATED IN THE
SHELBY COUNTY SCHOOL LAND, BLOCK 56
TARRANT COUNTY, TEXAS
AS RECORDED IN
INST. D176022649
DEED RECORDS OF TARRANT COUNTY TEXAS

PROJECT: LAKE ARLINGTON LIFT STATION AND FORCE MAIN	CITY PROJECT No. 100995
PERMANENT 20' SEWER EASEMENT	PARCEL NO. 12
LAND ACQUISITION AREA: 4,000 SQ FT OR 0.092 AC	
JDEI JOB No. 201704200	DRAWN BY: PWY
	PAGE 4 OF 5
JAMES DeOTTE ENGINEERING, INC. · 2201 DOTTIE LYNN PKWY., SUITE 119 FORT WORTH, TX. 76120 · 817-446-6877	
TBPE FIRM Reg. No. 8917 · TBLs Firm Reg. No. 101014-00	

Date: 3/26/2020

EXHIBIT B
PAGE 5 OF 5

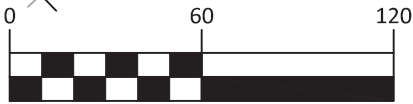


JERRY COYEL
REMAINDER OF
BLOCK 10, LOT 5
OAK CREST ADDITION
D176022649
D.R.T.C.T.

PERMANENT 20'
SEWER EASEMENT
CONTAINING 4,000
SQ. FT. / 0.092 AC.

JERRY COYEL
REMAINDER OF
BLOCK 10, LOT 4
OAK CREST ADDITION
D176022649
D.R.T.C.T.

RON STURGEON
REAL ESTATE LP
BLOCK 10, LOT 3
OAK CREST ADDITION
D202253955
D.R.T.C.T.

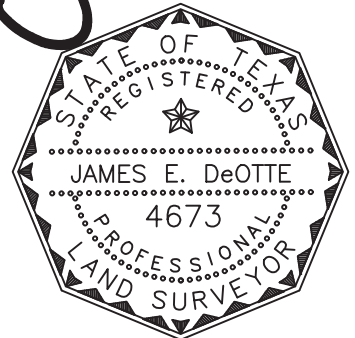


GRAPHIC SCALE IN FEET

LEGEND:

- PROPERTY BOUNDARY —————
- EX. EASEMENT - - - - -
- PROP. EASEMENT [thick dashed line]
- CAPPED IRON ROD SET (CIRS) (circle with dot)
- IRON PIPE FOUND (IPF) (circle with cross)
- DEED RECORDS TARRANT COUNTY TEXAS D.R.T.C.T.
- MASTER CARDS TARRANT COUNTY TEXAS M.C.T.C.T.

J. E. DeOtte



Date: 3/26/2020



EXHIBIT B SHOWING A
PARCEL OF PROPERTY
OUT OF
LOT 4, BLOCK 10 OAK CREST ADDITION
SITUATED IN THE
SHELBY COUNTY SCHOOL LAND, BLOCK 56
TARRANT COUNTY, TEXAS
AS RECORDED IN
INST. D176022649
DEED RECORDS OF TARRANT COUNTY TEXAS

PROJECT: LAKE ARLINGTON LIFT STATION AND FORCE MAIN	CITY PROJECT No. 100995
PERMANENT 20' SEWER EASEMENT	PARCEL NO. 12
LAND ACQUISITION AREA: 4,000 SQ FT OR 0.092 AC	
JDEI JOB No. 201704200	DRAWN BY: PWY
	PAGE 5 OF 5
JAMES DeOTTE ENGINEERING, INC. · 2201 DOTTIE LYNN PKWY., SUITE 119 FORT WORTH, TX. 76120 · 817-446-6877	
TBPE FIRM Reg. No. 8917 · TBLs Firm Reg. No. 101014-00	