

EXHIBIT "A" EAST ARLINGTON AVENUE

**HYDE PARK ADDITION
VOL. 63. PG. 9
P.R.T.C.T.**

JOEY ALEXANDER ESQUIVEL
INT. D221284299
D.R.T.C.T.

LOT 78B & 79A2

ARIZONA AVENUE

LOT 76

LOT 77
BLOCK 4

620 E. ARLINGTON AVE.

LOT 78A & 79A1

N13°06'01"E
15.00'

S76°53'59"E 50.00'

S13°06'01"W
15.00'

**15' WIDE SANITARY
SEWER EASEMENT**

1/2" IRF

N76°53'59"W 50.00'

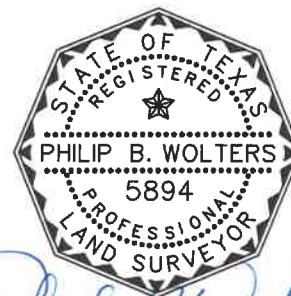
1/2" IRF

LOT 97

POINT OF
BEGINNING

LOT 96

LOT 95 & WEST
12.5' LOT 94



Philip B. Wolters

PHILIP B. WOLTERS
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5894
NEEL-SCHAFFER, INC.
FIRM REGISTRATION NO. 10021800
DATE: 7/11/2022

**CITY OF FORT WORTH
15' WIDE SANITARY SEWER EASEMENT**

BEARING BASIS: TEXAS COORDINATE SYSTEM 1983 (NAD83), NORTH CENTRAL ZONE (4202)
DISTANCES SHOWN ARE SURFACE. SURFACE ADJUSTMENT FACTOR OF 1.00012.

OWNER: JOEY ALEXANDER ESQUIVEL

RECORDING: INST. No. INT. D221284299 DEED RECORDS, TARRANT COUNTY, TEXAS (DRTCT)

LEGAL: LOT 77, BLK 4, HYDE PARK ADD, VOL. 63, PG. 9 PLAT RECORDS, TARRANT COUNTY, TEXAS (PRTCT)

15' WIDE SANITARY SEWER EASEMENT AREA: 750.000 S.F./ 0.017 AC.

NEEL-SCHAFFER INC. 2501 AVENUE J, SUITE 120 ARLINGTON, TEXAS 76006 PHONE: 817-548-0696

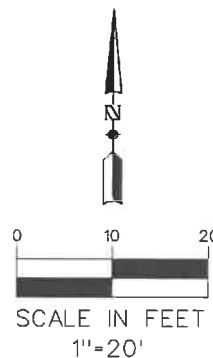


EXHIBIT "B"

**CITY OF FORT WORTH
15' WIDE SANITARY SEWER EASEMENT
750.000 SQUARE FEET**

BEING a portion of a Lot 77, Block 4, Hyde Park Addition, recorded in Volume 63, Page 9 Plat Records, Tarrant County, Texas (PRTCT), and conveyed by deed to Joey Alexander Esquivel, recorded under Instrument Number D221284299 Deed Records, Tarrant County, Texas (DRTCT), and being more particularly described by metes and bounds as follows:

BEGINNING at a found 1/2 inch iron rod for the southwest corner of said Lot 77, same being the southeast corner of Lot 76, Block 4 of said Hyde Park Addition;

THENCE North 13 degrees 06 minutes 01 seconds East, along the west line of said Lot 77, same being the east line of said Lot 76, a distance of 15.00 feet to a point for easement corner;

THENCE South 76 degrees 53 minutes 59 seconds East, departing said common line, a distance of 50.00 feet to a point in the east line of said Lot 77, same being the west line of Lot 78A & 79A1, of said Hyde Park Addition, for easement corner;

THENCE South 13 degrees 06 minutes 01 seconds West, along said common line, a distance of 15.00 feet to a found 1/2 inch iron rod for the southeast corner of said Lot 77, same being the southwest corner of said Lot 78A & 79A1 for easement corner;

THENCE North 76 degrees 53 minutes 59 seconds West, along the south line of said Lot 77, same being the north line of Lot 96, Block 4, of said Hyde Park Addition, a distance of 50.00 feet to the **POINT OF BEGINNING** and containing 750.000 square feet or 0.017 acres of land.