

"Exhibit A"

**4604 Burton Avenue
Sewer Easement
George J. Ashabranner Survey, Abstract No. 7
City of Fort Worth, Tarrant County, Texas**

BEING a 475 square foot (0.0109 acres) tract of land situated in the George J. Ashabranner Survey, Abstract No. 7, in Tarrant County, Texas, and being part of Lot 10, Block 7, Edgewood Terrace Addition, an addition to the City of Fort Worth, Texas, as recorded in Volume 388-V, Page 118, Plat Records of Tarrant County, Texas (P.R.T.C.T.), same being a part of a tract of land described in deed to Maria Rojero, as recorded in Instrument Number D212088496, Official Public Records of Tarrant County, Texas (O.P.R.T.C.T.), and being more particularly described as follows:

BEGINNING at the northwest corner of said Lot 10, being the northeast corner of Lot 9, Block 7, said Edgewood Terrace Addition, being in the south right-of-way line of Burton Avenue (50 foot right-of-way) and being on a non-tangent curve to the left, having a radius of 338.70 feet and a central angle of 00 degrees 50 minute 52 seconds;

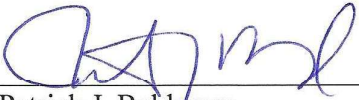
1. **THENCE** with said non-tangent curve to the left and with the north line of said Lot 9 and the south right-of-way line of said Burton Avenue, an arc distance of 5.01 feet (Chord Bearing North 75 degrees 11 minutes 50 seconds West – 5.01 feet), from which a 3/4-inch iron rod found (controlling monument) at the northeast corner of said Lot 10 bears North 70 degrees 31 minutes 25 seconds East, a distance of 50.20 feet and North 68 degrees 42 minutes 16 seconds East, a distance of 15.13 feet;
2. **THENCE** South 18 degrees 36 minutes 03 seconds East, departing the north line of said Lot 10 and the existing south right-of-way line of said Burton Avenue, a distance of 95.76 feet to the north line of an existing 10 foot utility easement, as recorded in Volume 388-V, Page 118, P.R.T.C.T.;
3. **THENCE** South 89 degrees 50 minutes 03 seconds West, with the north line of said existing 10 foot utility easement, a distance of 5.27 feet to the west line of said Lot 10 and the east line of said Lot 9;
4. **THENCE** North 18 degrees 36 minutes 03 seconds West, departing the north line of said existing utility easement and along the west line of said Lot 10 and the east line of said Lot 9, a distance of 94.43 feet to the **POINT OF BEGINNING** and containing 475 square foot (0.0109 acres) of land.

**4604 Burton Avenue
Sewer Easement
George J. Ashabranner Survey, Abstract No. 7
City of Fort Worth, Tarrant County, Texas**

A plat accompanies this legal description.

Bearings and coordinates used hereon are derived from the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum (NAD) 1983, adjustment realization 2011. All coordinates and distances are US Survey Feet, displayed in surface values and may be converted to grid by dividing by the combined adjustment factor of 1.00012.



By: 
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Registered Professional Land Surveyor
Texas No. 5504
PJB Surveying, LLC
TBPELS Firm No. 10194303

Date: 9.15.25

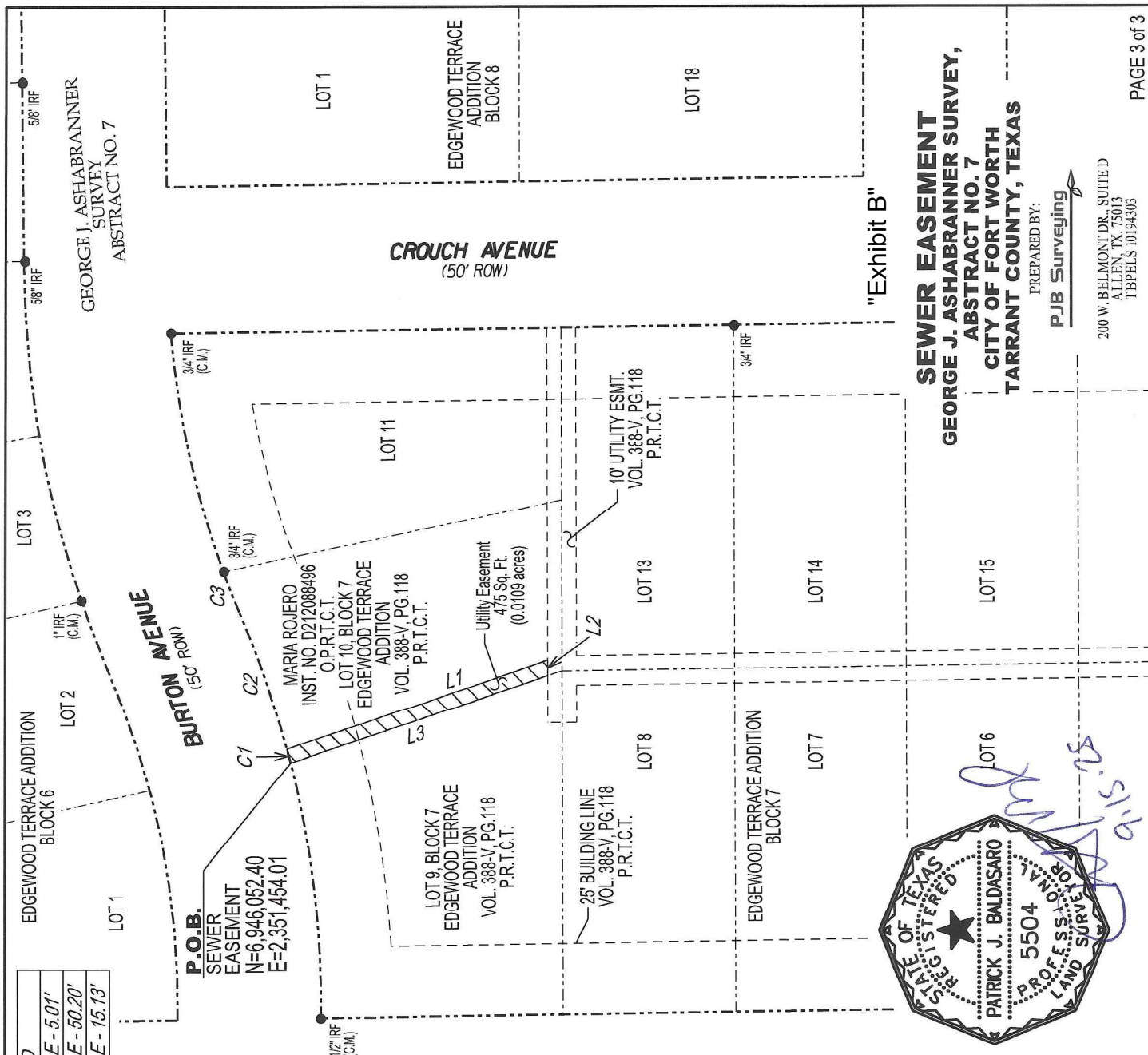
DELTA	RADIUS	LENGTH	CHORD
C1	00° 50' 52" (LT)	338.70'	N 75° 11' 50" E - 5.01'
C2	08° 29' 58" (LT)	338.70'	N 70° 31' 25" E - 50.20'
C3	02° 38' 52" (RT)	327.42'	N 68° 42' 16" E - 15.13'

BEARING	DIST.
L1	S 18° 36' 03" E 95.76'
L2	S 89° 50' 03" W 5.27'
L3	N 18° 36' 03" W 94.43'

BURTON AVENUE
(150' ROW)

EDGEWOOD TERRACE
(60' ROW)

- - Found Monument as noted
 - - 1/2" Iron rod w/ red cap stamped "PJB SURVEYING" set unless otherwise noted
 - Sq.Ft. - Square Feet
 - CM - Controlling Monument
 - O.P.R.T.C.T. - Official Records of Tarrant County, Texas
 - D.R.T.C.T. - Deed Records of Tarrant County, Texas
 - P.R.T.C.T. - Plat Records of Tarrant County, Texas
 - Inst. No. - Instrument Number
 - Vol./Pg. - Volume/Page
- BASIS OF BEARINGS: State Plane Coordinate System, Texas North Central Zone 4202, North American Datum (NAD) 1983, adjustment realization 2011. All coordinates and distances are US Survey Feet, displayed in surface values and may be converted to grid by dividing by the combined adjustment factor of 1.00012.



SEWER EASEMENT
GEORGE J. ASHBRANNER SURVEY,
ABSTRACT NO. 7
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS

PREPARED BY:
PJB Surveying

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ALLEN, TX, 75013
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