

EXHIBIT "A"

EAST ARLINGTON AVENUE

HYDE PARK ADDITION

VOL. 63. PG. 9

P.R.T.C.T.

HERLINDO
FLORES ALVAREZ
INT. D205046199
D.R.T.C.T.

LOT 75

LOT 76
BLOCK 4

LOT 77

616 E. ARLINGTON AVE.

N13°06'01"E
15.00'

S76°53'59"E 50.00'

S13°06'01"W
15.00'

**15' WIDE SANITARY
SEWER EASEMENT**

N76°53'59"W 50.00'

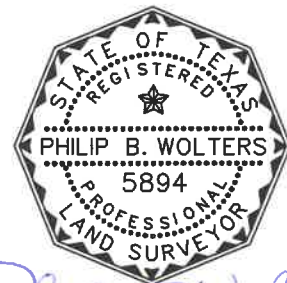
1/2" IRF

POINT OF
BEGINNING

LOT 96

LOT 98

LOT 97



Philip B. Wolters
PHILIP B. WOLTERS
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5894
NEEL-SCHAFFER, INC
FIRM REGISTRATION NO. 10021800
DATE: 2/2/2021

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: HERLINDO FLORES ALVAREZ

RECORDING: INST. No. D205046199 DEED RECORDS, TARRANT COUNTY, TEXAS (DRTCT)

LEGAL: LOT 76, 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

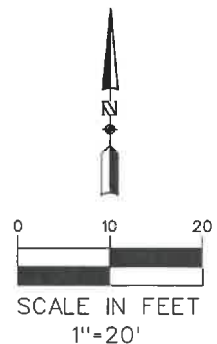


EXHIBIT "B"

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

BEING a portion of a Lot 76, Block 4, Hyde Park Addition, recorded in Volume 63, Page 9 Plat Records, Tarrant County, Texas (PRTCT), and conveyed by deed to Herlindo Flores Alvarez, recorded under Instrument Number D205046199 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 southeast corner of said Lot 76, same being the southwest corner of Lot 77, Block 4 of said Hyde Park Addition;

THENCE North 76 degrees 53 minutes 59 seconds West, along the south line of said Lot 76, same being the north line of Lot 97, Block 4, of said Hyde Park Addition, a distance of 50.00 feet to a point for the southwest corner of said Lot 76, same being the southeast corner of said Lot 75, for easement corner;

THENCE North 13 degrees 06 minutes 01 seconds East, departing said common line, and along the west line of said Lot 76, same being the east line of said Lot 75, 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 common line of said Lots 76 and 77, for easement corner;

THENCE South 13 degrees 06 minutes 01 seconds West, along said common line, a distance of 15.00 feet to the **POINT OF BEGINNING** and containing 750.000 square feet or 0.017 acres of land.