

EXHIBIT "A"

EAST JESSAMINE STREET

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

AGUSTIN BOMBELA Jr.
INT. D219206634
D.R.T.C.T.

LOT 195

LOT 196
BLOCK 8

LOT 197

616 E. JESSAMINE ST.

10'X50' SANITARY
SEWER EASEMENT
INST. D207277210
D.R.T.C.T.

N13°24'12"E
15.00'

S76°34'39"E 50.00'

S13°24'12"W
15.00'

15' WIDE SANITARY
SEWER EASEMENT

N76°34'39"W 50.00'

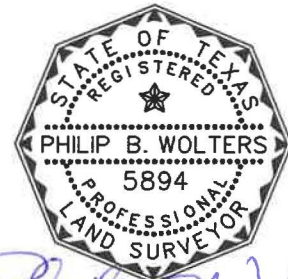
(1/2" IRF)

LOT 218

LOT 217

POINT OF
BEGINNING

LOT 216



Philip B. Wolters

PHILIP B. WOLTERS
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5894
NEEL-SCHAFFER, INC
FIRM REGISTRATION NO. 10021800
DATE: 1/29/2021

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: AGUSTIN BOMBELA Jr.

RECORDING: INST. No. D219206634 DEED RECORDS, TARRANT COUNTY, TEXAS (DRTCT)

LEGAL: LOT 196, BLK 8 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

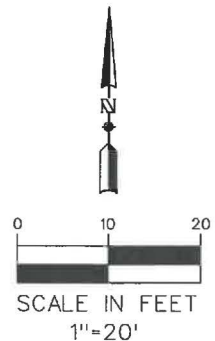


EXHIBIT "B"

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

BEING a portion of a Lot 196, Block 8, Hyde Park Addition, recorded in Volume 63, Page 9 Plat Records, Tarrant County, Texas (PRTCT), and conveyed by deed to Agustin Bombela Jr., recorded under Instrument Number D219206634 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 196, same being the southeast corner of a 10'x 50' sanitary sewer easement, recorded under Instrument Number D207277210 DRTCT, and same being the southwest corner of Lot 197, Block 8, of said Hyde Park Addition;

THENCE North 76 degrees 34 minutes 39 seconds West, along the south line of said Lot 196, same being the north line of Lot 217, Block 8, of said Hyde Park Addition, a distance of 50.00 feet to a point for the southwest corner of said Lot 196 and said 10'x 50' sanitary sewer easement, same being the southeast corner of Lot 195, Block 8, of said Hyde Park Addition, for easement corner;

THENCE North 13 degrees 24 minutes 12 seconds East, departing said common line, and along the west line of said Lot 196, same being the east line of said Lot 195, a distance of 15.00 feet to a point for easement corner;

THENCE South 76 degrees 34 minutes 39 seconds East, departing said common line, a distance of 50.00 feet to a point in the common line of said Lots 196 and 197, for easement corner;

THENCE South 13 degrees 24 minutes 12 seconds West, along said common line, a distance of 15.00 feet to the **POINT OF BEGINNING** and containing 750.00 square feet or 0.017 acres of land.