

**LEGAL DESCRIPTION  
SANITARY SEWER EASEMENT**

**BEING** a tract of land situated in the U. Wuthrich Survey, Abstract No. 1693, City of Fort Worth, Tarrant County, Texas, said tract being part of Lot 1, Block 6, Parkside East, an addition to the City of Fort Worth according to the plat recorded in Volume 388-79, Page 41, Plat Records, Tarrant County, Texas, and being more particularly described as follows:

**COMMENCING** at a 1/2-inch iron rod found at the northeast corner of said Lot 1, being at the intersection of the south right-of-way line of Richardson Street and the west right-of-way line East Loop IH-820;

**THENCE** North 65°52'51" West, with the north line of said Lot 1, being common with the said south right-of-way line, a distance of 143.94 feet to a 1/2-inch iron rod found at the beginning of a tangent curve to the left having a central angle of 16°22'38", a radius of 665.78 feet, a chord bearing and distance of North 74°04'10" West, 189.66 feet;

**THENCE** in a northwesterly direction with said curve to the left, an arc distance of 190.31 feet to the **POINT OF BEGINNING**;

**THENCE** South 0°02'09" West, departing the said common line, a distance of 233.81 feet to a point for corner on the north line of a 5-foot utility easement as shown on the plat of said Parkside East;

**THENCE** North 89°53'41" West, along the said north easement line a distance of 15.00 feet to a point for corner on the east line of 10-foot utility easement as shown on the plat of said Parkside East;

**THENCE** North 0°02'09" East, along the said east easement line, a distance of 235.64 feet to a point for corner on the aforementioned north line of said Lot 1, being common with the aforementioned south right-of-way line, and being at the beginning of a non-tangent curve to the right having a central angle of 1°18'03", a radius of 665.78 feet, a chord bearing and distance of South 82°54'30" East, 15.11 feet;

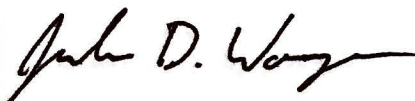
**THENCE** in a southeasterly direction with said curve to the right, an arc distance of 15.11 feet to the **POINT OF BEGINNING** and containing 3,521 square feet or 0.0808 acres of land, more or less.

**NOTES**

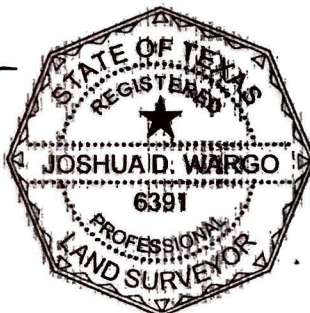
Bearing system and coordinates are based on the Texas Coordinate System of 1983(2011 adjustment), North Central Zone (4202).

A survey plat of even survey date herewith accompanies this metes & bounds description.

The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the easement tract described.



JOSHUA D. WARGO  
REGISTERED PROFESSIONAL  
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**EXHIBIT "A"**  
**SANITARY SEWER EASEMENT**  
**U. WUTHRICH SURVEY**  
**ABSTRACT NO. 1693**  
**CITY OF FORT WORTH**  
**TARRANT COUNTY, TEXAS**

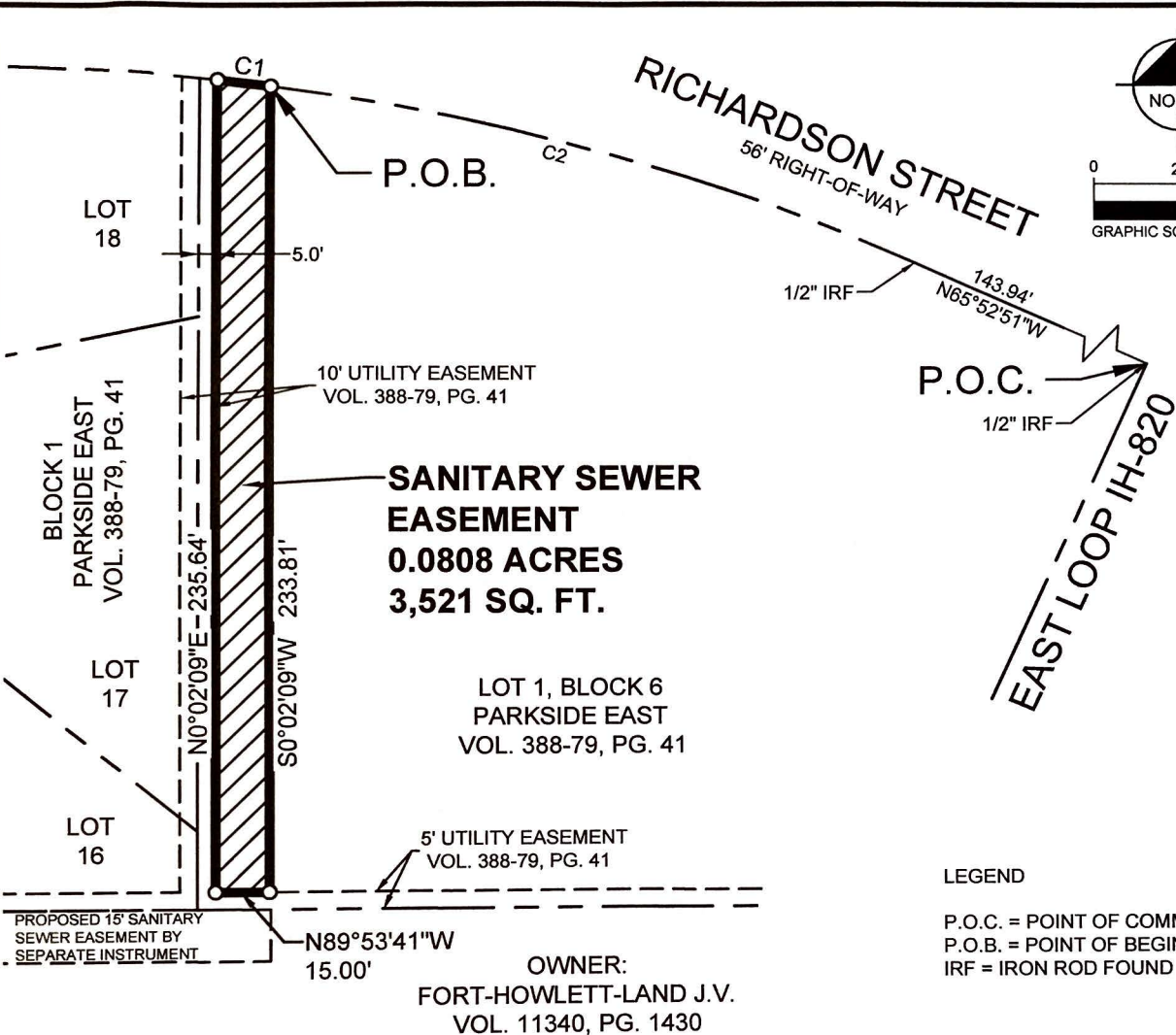
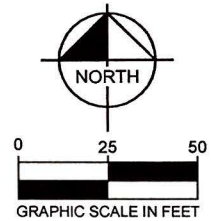
**Kimley»Horn**

801 Cherry Street, Unit 11, # 1300  
Fort Worth, Texas 76102

FIRM # 10194040

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JDW	MCB	3/11/2020	061018359	1 OF 2



**SANITARY SEWER EASEMENT**  
**0.0808 ACRES**  
**3,521 SQ. FT.**

LOT 1, BLOCK 6  
 PARKSIDE EAST  
 VOL. 388-79, PG. 41

OWNER:  
 FORT-HOWLETT-LAND J.V.  
 VOL. 11340, PG. 1430

**LEGEND**

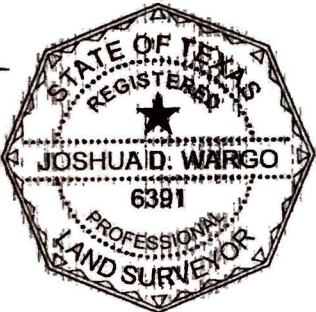
P.O.C. = POINT OF COMMENCING  
 P.O.B. = POINT OF BEGINNING  
 IRF = IRON ROD FOUND

Bearing system is based on the Texas Coordinate System of 1983(2011 adjustment), North Central Zone (4202).

A metes & bounds description of even survey date herewith accompanies this survey plat.

The undersigned, Registered Professional Land Surveyor, hereby certifies that the plat of survey accurately sets out the metes and bounds of the easement tract.

*Joshua D. Wargo*  
 JOSHUA D. WARGO  
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CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	1°18'03"	665.78'	15.11'	S82°54'30"E	15.11'
C2	16°22'38"	665.78'	190.31'	N74°04'10"W	189.66'

**EXHIBIT "B"**  
**SANITARY SEWER EASEMENT**  
 U. WUTHRICH SURVEY  
 ABSTRACT NO. 1693  
 CITY OF FORT WORTH  
 TARRANT COUNTY, TEXAS

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50'	JDW	MCB	3/11/2020	061018359	2 OF 2