

EXHIBIT A
LEGAL DESCRIPTION
PERMANENT 20' SEWER EASEMENT

Being a portion of Lot 39, Block 1 of Oak Crest Addition, an addition to the City of Fort Worth, situated in Tarrant County, Texas as it appears upon the plat recorded in Volume 388-C, Page 81 of the Plat Records of Tarrant County, Texas (P.R.T.C.T.), and being more particularly described as follows:

Commencing at a one inch iron pipe found for the east corner of Lot 5, Block 8 Oak Crest Addition, also being the intersection of the north right of way line of Oak Crest Drive E. (a 50 feet wide right of way) and the west right of way line of Lindale Road (a 50 feet wide right of way) from which a one inch iron pipe found at the beginning of a curve in the southeast line of Lot 11, Block 9 Oak Crest Addition and in the north right of way line of Oak Crest Drive E. bears N 45°52'56" E, a distance of 548.76 feet.

THENCE S 44°07'04" E, a distance of 50 feet the common north corner of said Lot 39 and that tract shown on said plat as called "Reserved for street purposes" and described in the deed to the City of Fort Worth, recorded in Instrument Number D186625056 of the Deed Records of Tarrant County, Texas (D.R.T.C.T.), said also being in the south line of Oak Crest Drive E.

THENCE S 44°07'04" E, along the common line of said Lot 39 and said City of Fort Worth tract, a distance of 770.39 feet to a 5/8 iron rod set with plastic cap stamped "DEOTTE RPLS 4673" and the most easterly corner Parcel 93 described in the Sewer Easement to the City of Fort Worth, recorded in Instrument Number D182010012 of the said Deed Records, being the POINT OF BEGINNING.

THENCE S 44°07'04" E, along the said common line of Lot 39 and said City tract, a distance of 20.00 feet to a 5/8 iron rod set with plastic cap stamped "DEOTTE RPLS 4673".

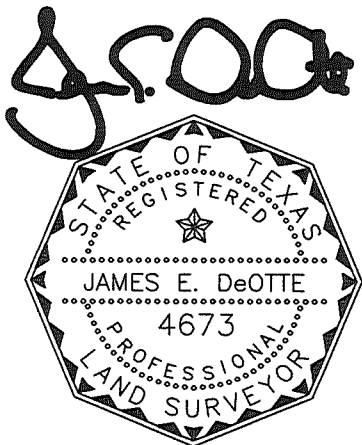
THENCE S 47°00'42" W, departing said common line of Lot 39 and City tract, a distance of 200.04 feet to a 5/8 iron rod set with plastic cap stamped "DEOTTE RPLS 4673" in the common line of said Lot 39 and Lot 38 in said Block 1.

THENCE N 44°07'04" W, along said common line of Lot 39 and Lot 38, a distance of 20.00 feet to a 5/8 iron rod set with plastic cap stamped "DEOTTE RPLS 4673" and the most southerly corner of said Sewer Easement

THENCE N 47°00'42" E, departing said common line of Lot 39 and Lot 38, along the south line of said Sewer easement, a distance of 200.04 feet to the POINT OF BEGINNING and containing 4,000 square feet or 0.092 acres more or less.

NOTES:

- 1) All bearings and coordinates are in US survey feet surface using a scale factor of 1.000137001 and referenced to the Texas Coordinate System, Nad-83, The North Central Zone 4202.
- 2) Exhibit B of same date accompanies this legal description.



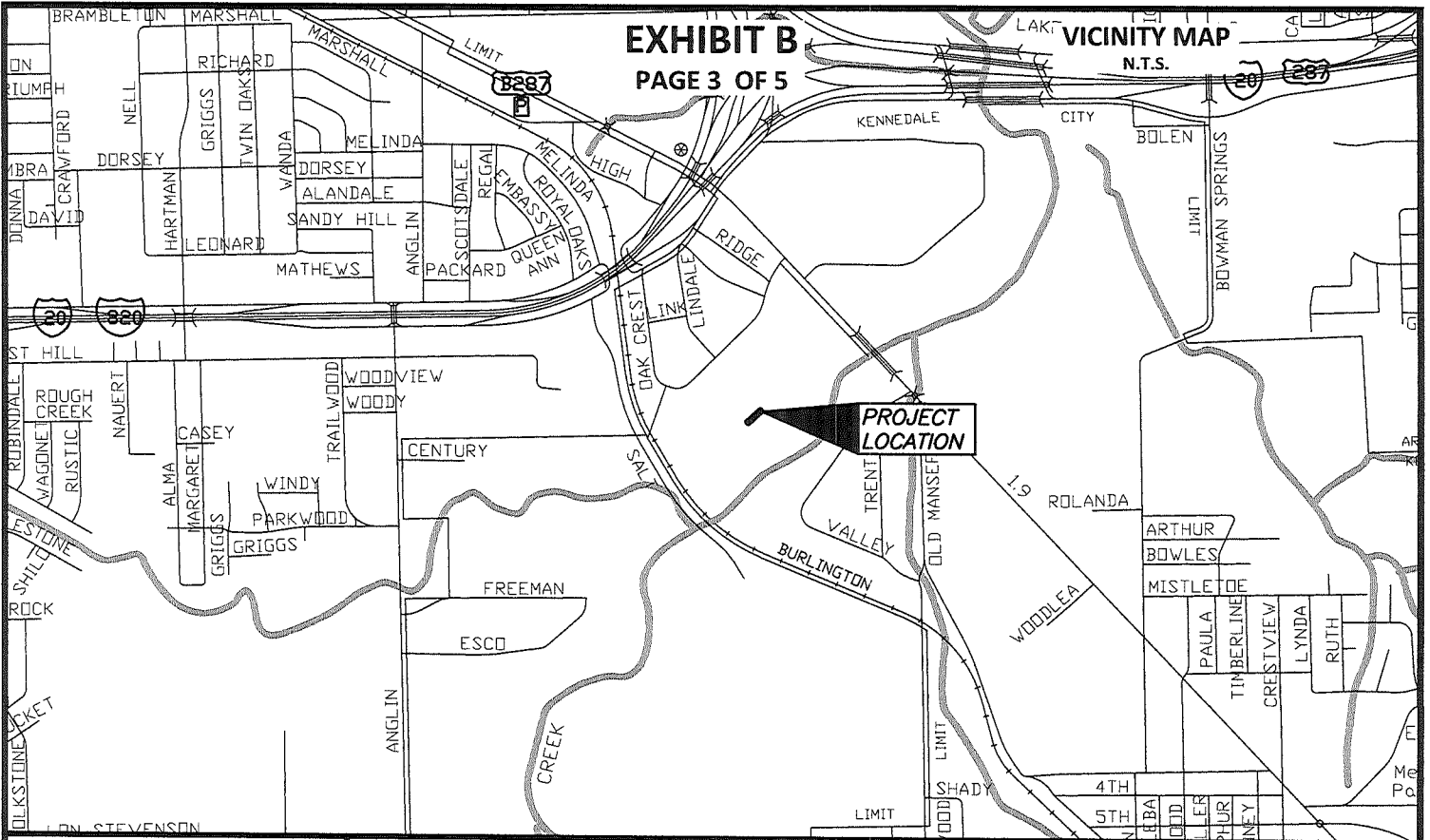
Date: 12/6/2019

James E. DeOtte
Registered Professional Land Surveyor
No. 4673

James DeOtte Engineering, Inc.
TBPLS Firm No. 10101400
2201 Dottie Lynn Parkway, Suite 119
Fort Worth, Texas 76120
(817) 446 – 6877

EXHIBIT B
PAGE 3 OF 5

VICINITY MAP
N.T.S.



NOTES:

BEARINGS ARE REFERENCED TO TWO 1 INCH IRON RODS FOUND MARKED AS CONTROLLING MONUMENTS ON THE COMMENCING DETAIL. ALL DISTANCE AND AREAS SHOWN ARE SURFACE.

LEGAL DESCRIPTION OF SAME DATE ACCOMPANIES THIS PLAT.

5/8" CAPPED IRON RODS STAMPED "DEOTTE RPLS 4673" WILL BE SET AT ALL CORNERS OF THE EASEMENT

LEGEND:

PROPERTY BOUNDARY

EX. EASEMENT

PROP. EASEMENT

CAPPED IRON ROD SET

IRON PIPE FOUND

DEED RECORDS TARRANT COUNTY TEXAS

MASTER CARDS TARRANT COUNTY TEXAS

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CIRS

IPF

D.R.T.C.T.

M.C.T.C.T.

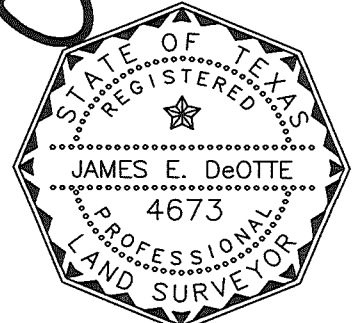


City of Fort Worth

200 TEXAS STREET
FORT WORTH, TX. 76102

EXHIBIT B SHOWING A
PARCEL OF PROPERTY
OUT OF
LOT 39, BLOCK 1 OAK CREST ADDITION
SITUATED IN THE
SHELBY COUNTY SCHOOL LAND, BLOCK 56
TARRANT COUNTY, TEXAS
AS RECORDED IN
INST. D207005223
DEED RECORDS OF TARRANT COUNTY TEXAS

J.E. DeOtte



Date: 12/6/2019

PROJECT: LAKE ARLINGTON LIFT STATION AND FORCE MAIN

CITY PROJECT No. 100995

PERMANENT 20' SEWER EASEMENT

PARCEL NO. 7

LAND ACQUISITION AREA: 4,000 SQ FT OR 0.092 AC

JDEI JOB No. 201704200

DRAWN BY: PWY

PAGE 3 OF 5

JAMES DeOTTE ENGINEERING, INC. - 2201 DOTIE LYNN PKWY., SUITE 119 FORT WORTH, TX. 76120 - 817-446-6877

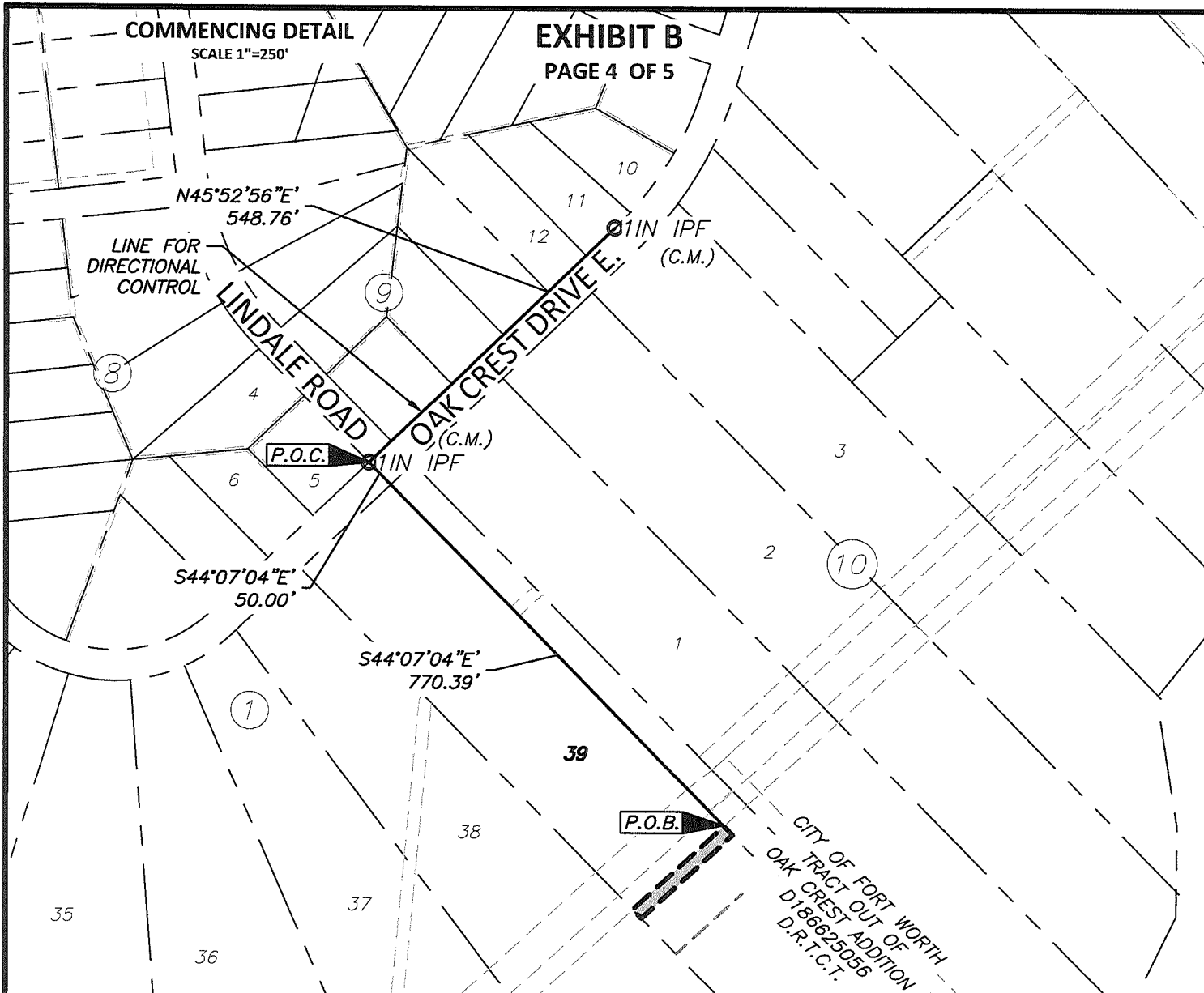
TBPE FIRM Reg. No. 8917 - TBLS Firm Reg. No. 101014-00

COMMENCING DETAIL

SCALE 1"=250'

EXHIBIT B

PAGE 4 OF 5



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EX. EASEMENT

PROP. EASEMENT

CAPPED IRON ROD SET

IRON PIPE FOUND

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MASTER CARDS TARRANT COUNTY TEXAS



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IPF

D.R.T.C.T.

M.C.T.C.T.

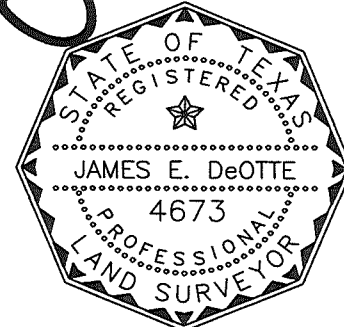


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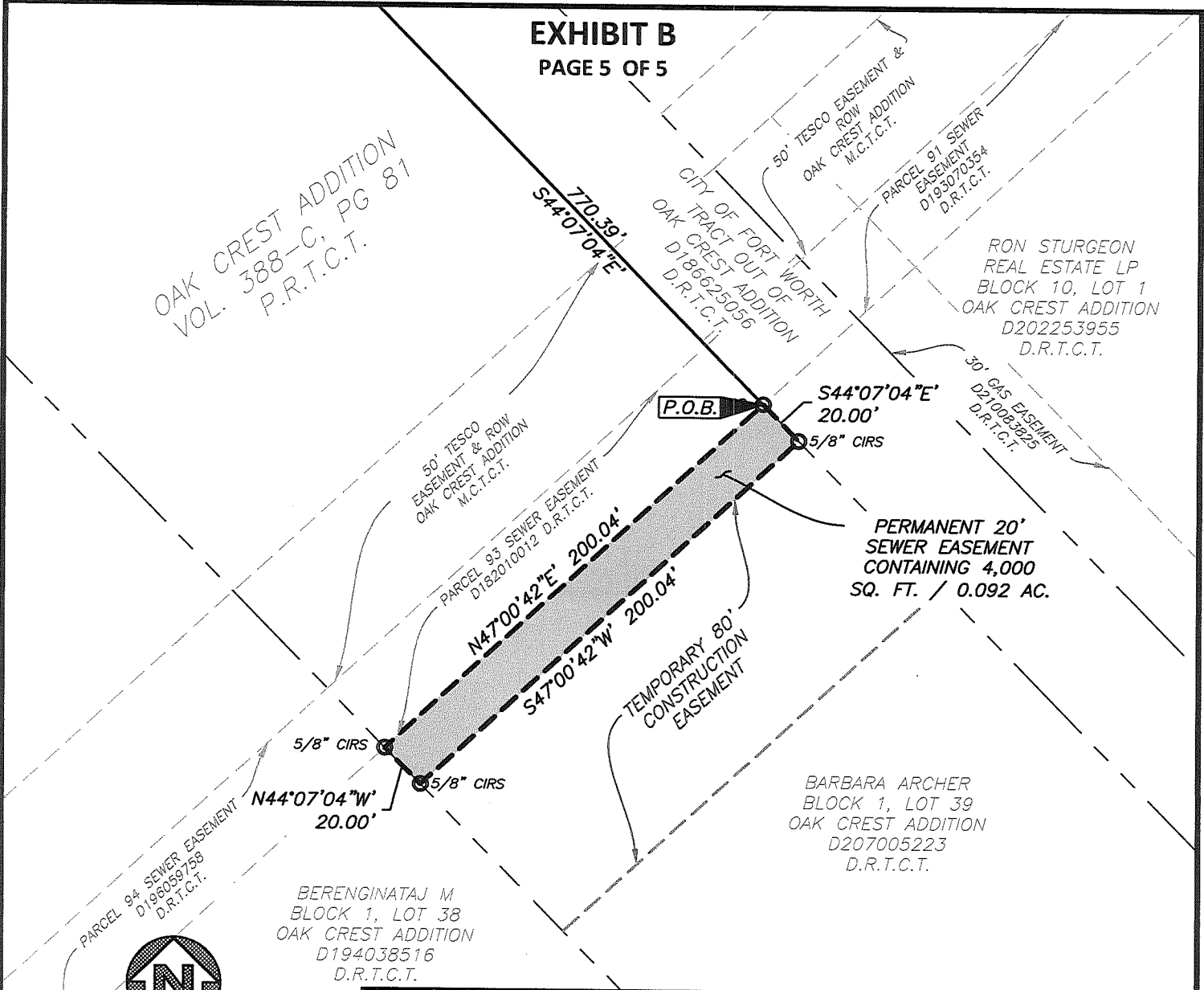


Date: 12/6/2019

PROJECT: LAKE ARLINGTON LIFT STATION AND FORCE MAIN	CITY PROJECT No. 100995
PERMANENT 20' SEWER EASEMENT	PARCEL NO. 7
LAND ACQUISITION AREA: 4,000 SQ FT OR 0.092 AC	
JDEI JOB No. 201704200	DRAWN BY: PWY
	PAGE 4 OF 5

EXHIBIT B

PAGE 5 OF 5



OAK CREST ADDITION
VOL. 388-C, PG 81
P.R.T.C.T.

RON STURGEON
REAL ESTATE LP
BLOCK 10, LOT 1
OAK CREST ADDITION
D202253955
D.R.T.C.T.

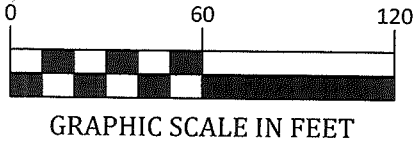
PERMANENT 20'
SEWER EASEMENT
CONTAINING 4,000
SQ. FT. / 0.092 AC.

BARBARA ARCHER
BLOCK 1, LOT 39
OAK CREST ADDITION
D207005223
D.R.T.C.T.

BERENGINATAJ M
BLOCK 1, LOT 38
OAK CREST ADDITION
D194038516
D.R.T.C.T.

LEGEND:

- PROPERTY BOUNDARY
- EX. EASEMENT
- PROP. EASEMENT
- CAPPED IRON ROD SET
- IRON PIPE FOUND
- DEED RECORDS TARRANT COUNTY TEXAS D.R.T.C.T.
- MASTER CARDS TARRANT COUNTY TEXAS M.C.T.C.T.



FORT WORTH

City of Fort Worth
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FORT WORTH, TX. 76102

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