

EXHIBIT "A"

EAST JESSAMINE STREET

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

ISAAC W. JONES
&
ANGEL MANAGO
INT. D217140753
D.R.T.C.T.

LOT 196

LOT 197
BLOCK 8

LOT 198 & WEST 12' LOT 199

620 E. JESSAMINE ST.

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

N13°24'12"E
15.00'

1/2" IRF

S76°34'39"E 50.00'

15' WIDE SANITARY
SEWER EASEMENT

S13°24'12"W
15.00'

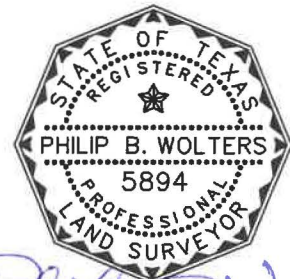
N76°34'39"W 50.00'

POINT OF
BEGINNING

LOT 217

LOT 216

LOT 215 &
WEST 12'
LOT 214



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: ISAAC W. JONES & ANGEL MANAGO

RECORDING: INST. No. D217140753 DEED RECORDS, TARRANT COUNTY, TEXAS (DRTCT)

LEGAL: LOT 197, 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

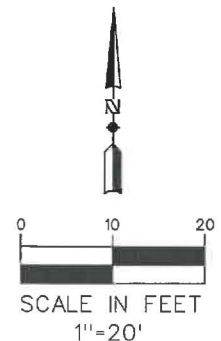


EXHIBIT "B"

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

BEING a portion of a Lot 197, Block 8, Hyde Park Addition, recorded in Volume 63, Page 9 Plat Records, Tarrant County, Texas (PRTCT), and conveyed by deed to Isaac W. Jones and Angel Manago, recorded under Instrument Number D217140753 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 southwest corner of said Lot 197, same being the southeast corner of a 10'x 50' sanitary sewer easement, recorded under Instrument Number D207277210 DRTCT, and same being the southeast corner of Lot 196, Block 8, of said Hyde Park Addition;

THENCE North 13 degrees 24 minutes 12 seconds East, along the west line of said Lot 197, same being the east line of said Lot 196, 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 Lot 197, same being the west line of Lot 198 and the west 12' of Lot 199, for easement corner;

THENCE South 13 degrees 24 minutes 12 seconds West, along said common line, a distance of 15.00 feet to a point for the southeast corner of said Lot 197, same being the northeast corner of Lot 216, Block 8, of said Hyde Park Addition, for easement corner;

THENCE North 76 degrees 34 minutes 39 seconds West, along the south line of said Lot 197, same being the north line of said Lot 216, a distance of 50.00 feet to the **POINT OF BEGINNING** and containing 750.00 square feet or 0.017 acres of land.