

**SANITARY SEWER REHABILITATION CONTRACT 90  
CITY PROJECT NO. 02382  
PARCEL No. 14 PE  
2321 EMILY DRIVE  
LOT 5, BLOCK 1, FORTY OAKS**

**EXHIBIT "A"**

Being a permanent sewer facility easement out of Lot 5, Block 1 of Forty Oaks, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Volume 388-G, Page 77 of the Plat Records of Tarrant County, Texas, said Lot 5 being deeded to Isabel Flores and Arcelia Flores as recorded in Volume 16297, Page 29 of the Deed Records of Tarrant County, Texas, said permanent sewer facility easement being more particularly described by metes and bounds as follows:

**COMMENCING** at a 1/2 inch iron rod found for the northeast corner of Lot 16 of said Block 1, said 1/2 inch iron rod being the intersection of the south right-of-way line of Meadowbrook Drive (70' width right-of-way) with the west right-of-way line of Maryel Drive (50' width right-of-way), from which a 3/4 inch iron rod found for the northwest corner of said Lot 16 bears South 89 degrees 26 minutes 56 seconds West, a distance of 24.60 feet and a chord bearing of South 85 degrees 13 minutes 56 seconds West, a distance of 105.74 feet, said 3/4 inch iron rod being the northeast corner of Lot 2 of said Block 1, said 3/4 inch iron rod also being in the south right-of-way line of said Meadowbrook Drive; **THENCE**, South 00 degrees 09 minutes 04 seconds East, with the east line of said Block 1 and with the west right-of-way line of said Maryel Drive, a distance of 320.60 feet to a point for the southeast corner of Lot 20 of said Block 1, said point being the northeast corner of Lot 21 of said Block 1; **THENCE**, South 89 degrees 50 minutes 56 seconds West, with the south line of said Lot 20 and with the north line of said Lot 21, a distance of 130.00 feet to a point for the southeast corner of said Lot 5, being the southwest corner of said Lot 20, being the northwest corner of said 21 and also being the northeast corner of Lot 6 of said Block 1; **THENCE**, South 89 degrees 50 minutes 48 seconds West, with the south line of said Lot 5 and with the north line of said Lot 6, a distance of 5.00 feet to the **POINT OF BEGINNING** of the herein described permanent sewer facility easement, said point being in the west line of a 10' Utility Easement as recorded in Volume 388-G, Page 77 of said Plat Records of Tarrant County, Texas;

**THENCE** South 89 degrees 50 minutes 48 seconds West, with the south line of said Lot 5 and with the north line of said Lot 6, a distance of 5.00 feet to a point for corner;

**THENCE** North 00 degrees 09 minutes 04 seconds West, a distance of 5.60 feet to a point for corner;

**THENCE** South 88 degrees 57 minutes 34 seconds East, a distance of 2.93 feet to a point for corner;

**THENCE** North 00 degrees 32 minutes 39 seconds East, a distance of 14.32 feet to a point for corner;

**THENCE** North 88 degrees 57 minutes 34 seconds West, a distance of 3.10 feet to a point for corner;

**THENCE** North 00 degrees 09 minutes 04 seconds West, a distance of 18.02 feet to a point for corner;

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**THENCE** North 89 degrees 54 minutes 04 seconds East, a distance of 3.12 feet to a point for corner;

**THENCE** North 00 degrees 08 minutes 49 seconds East, a distance of 20.28 feet to a point for corner;

**THENCE** South 89 degrees 54 minutes 04 seconds West, a distance of 3.23 feet to a point for corner;

**THENCE** North 00 degrees 09 minutes 04 seconds West, a distance of 1.78 feet to a point for corner in the north line of said Lot 5, said point being in the south line of Lot 4 of said Block 1;

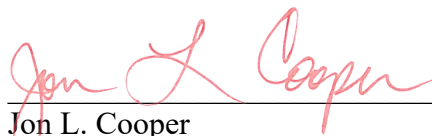
**THENCE** North 89 degrees 50 minutes 47 seconds East, with the north line of said Lot 5 and with the south line of said Lot 4, a distance of 5.00 feet to a point for corner in the west line of said 10' Utility Easement;

**THENCE** South 00 degrees 09 minutes 04 seconds East, with the west line of said 10' Utility Easement, a distance of 60.00 feet to the **POINT OF BEGINNING** and containing 192 square feet or 0.004 acres of land, more or less.

**Notes:**

- (1) A plat of even survey date accompanies this legal description.
- (2) All bearings and coordinates are referenced to the Texas Coordinate System, NAD-83, The North Central Zone 4202, all distances and areas shown are surface.
- (3) Surveyed on the ground January 23, 2015.

Date: December 15, 2021



Jon L. Cooper  
Registered Professional Land Surveyor  
No. 5254  
Gorron dona & Associates, Inc.  
2800 N.E. Loop 820, Suite 660  
Fort Worth, Texas 76137  
Texas Firm No. 10106900



# EXHIBIT "B"

PARCEL No. 14 PE

## NOTES:

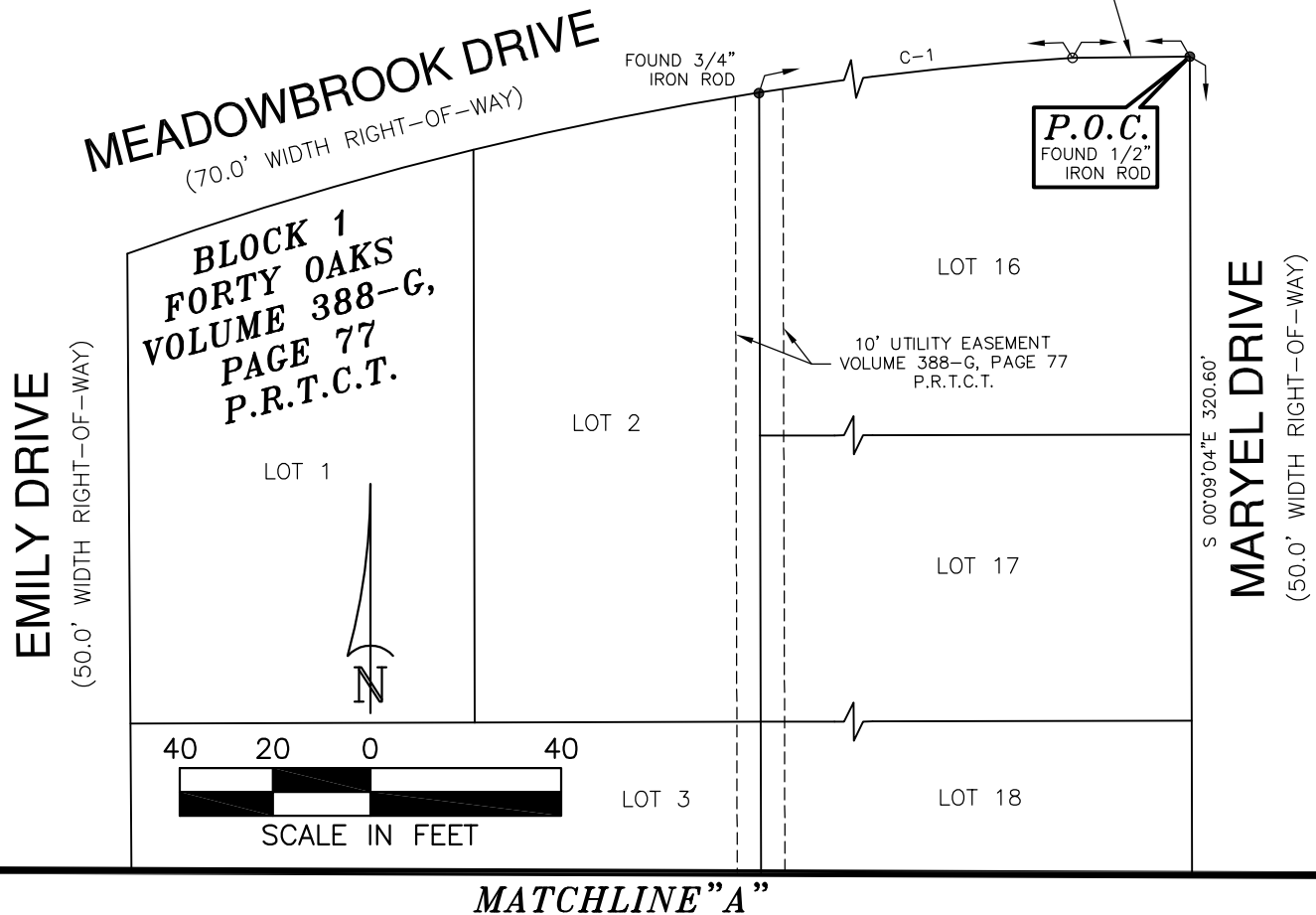
1. A LEGAL DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.
2. ALL BEARINGS AND COORDINATES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD-83, THE NORTH CENTRAL ZONE 4202, ALL DISTANCES AND AREAS SHOWN ARE SURFACE.
3. SURVEYED ON THE GROUND DATE JANUARY 23, 2015

## LINE TABLE

LINE	BEARING	DISTANCE
L-1	S 89°26'56"W	24.60'

## CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C-1	729.49'	08°18'45"	S 85°13'56"W	105.74'	105.84'



## City of Fort Worth

200 TEXAS STREET • FORT WORTH, TEXAS 76102

## SANITARY SEWER REHABILITATION, CONTRACT 90

PARCEL NO. 14 PE CITY PROJ. NO. 02382

PERMANENT SEWER FACILITY EASEMENT

OWNER: ISABEL FLORES & ARCELIA FLORES

ADDITION: LOT 5, BLOCK 1, FORTY OAKS

LOCATION: CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

ACQUISITION AREA: 192 SQUARE FEET OR 0.004 ACRES

WHOLE PROPERTY ACREAGE: 7,894 SQUARE FEET OR 0.181 ACRES (CALCULATED)

JOB NO. HAZE\_1401.00 DRAWN BY: BM CAD FILE: HAZE1401\_PAR 14.DWG

DATE: DECEMBER 15, 2021 EXHIBIT B PAGE 1 OF 3 SCALE: 1" = 40'

GORRONDONA & ASSOCIATES, INC. • 2800 N.E. LOOP 820, SUITE 660 FORT WORTH, TX. 76137 • 817-496-1424 FAX 817-496-1768



JON L. COOPER  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 5254 TEXAS FIRM No. 10106900

# EXHIBIT "B"

PARCEL No. 14 PE

MATCHLINE "A"

EMILY DRIVE

(50.0' WIDTH RIGHT-OF-WAY)

LINE TABLE		
LINE	BEARING	DISTANCE
L-2	S 89°50'48"W	5.00'

SEE  
DETAIL "A"

LOT 3

LOT 18

LOT 4

LOT 19

LOT 5

ISABEL FLORES  
ARCELIA FLORES  
VOLUME 16297, PAGE 29  
D.R.T.C.T.

LOT 20

PERMANENT SEWER  
FACILITY EASEMENT  
192 SQ. FT. OR  
0.004 ACRES

LOT 6

**BLOCK 1  
FORTY OAKS  
VOLUME 388-G, PAGE 77  
P.R.T.C.T.**

P.O.B.

LOT 21

10' UTILITY EASEMENT  
VOLUME 388-G, PAGE 77  
P.R.T.C.T.

LOT 7

LOT 22

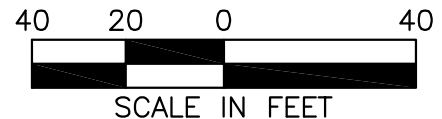
S 00°09'04"E 320.60'

MARYEL DRIVE

(50.0' WIDTH RIGHT-OF-WAY)

## NOTES:

1. A LEGAL DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.
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3. SURVEYED ON THE GROUND DATE JANUARY 23, 2015



# City of Fort Worth

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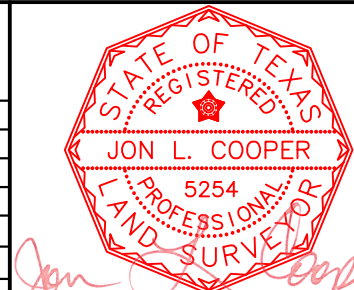
DRAWN BY: BM

CAD FILE: HAZE1401\_PAR 14.DWG

DATE: DECEMBER 15, 2021

EXHIBIT B PAGE 2 OF 3

SCALE: 1" = 40'

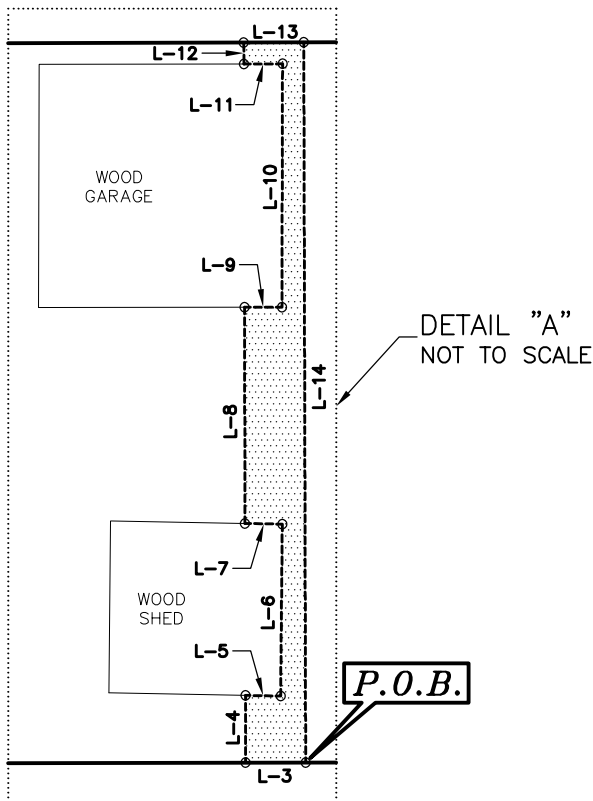


JON L. COOPER  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 5254 TEXAS FIRM No. 10106900

# EXHIBIT "B"

## PARCEL No. 14 PE

LINE TABLE		
LINE	BEARING	DISTANCE
L-3	S 89°50'48"W	5.00'
L-4	N 00°09'04"W	5.60'
L-5	S 88°57'34"E	2.93'
L-6	N 00°32'39"E	14.32'
L-7	N 88°57'34"W	3.10'
L-8	N 00°09'04"W	18.02'
L-9	N 89°54'04"E	3.12'
L-10	N 00°08'49"E	20.28'
L-11	S 89°54'04"W	3.23'
L-12	N 00°09'04"W	1.78'
L-13	N 89°50'47"E	5.00'
L-14	S 00°09'04"E	60.00'



### NOTES:

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CAD FILE: HAZE1401\_PAR 14.DWG

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EXHIBIT B PAGE 3 OF 3

SCALE: NOT TO SCALE



JON L. COOPER  
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NO. 5254 TEXAS FIRM No. 10106900