

**SANITARY SEWER REHABILITATION CONTRACT 90
CITY PROJECT NO. 02382
PARCEL No. 18 PE
2405 EMILY DRIVE
LOT 9, BLOCK 1, FORTY OAKS**

EXHIBIT "A"

Being a permanent sewer facility easement out of Lot 9, 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 9 being deeded to Ruben Padilla and Ana Padilla as recorded in Instrument No. D206134042 of the Official Public 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 southeast corner of Lot 23 of said Block 1, said 1/2 inch iron rod being northeast corner of Lot 24 of said Block 1, said 1/2 inch iron rod also being in the west right-of-way line of Maryel Drive (50' width right-of-way), from which a 1/2 inch iron rod found for the southeast corner of Lot 21 of said Block 1 bears North 00 degrees 09 minutes 04 seconds West, a distance of 120.00 feet, said 1/2 inch iron rod being the northeast corner of Lot 22 of said Block 1, said 1/2 inch iron rod also being in the west right-of-way line of said Maryel Drive; **THENCE**, South 00 degrees 09 minutes 04 seconds East, with the east line of said Lot 24 and with the west right-of-way line of said Maryel Drive, a distance of 60.00 feet to a point for the southeast corner of said Lot 24, said point being the northeast corner of Lot 25 of said Block 1, from which a 1/2 inch iron rod found for reference bears North 86 degrees 54 minutes 15 seconds East, a distance of 0.30 feet; **THENCE**, South 89 degrees 50 minutes 56 seconds West, with the south line of said Lot 24 and with the north line of said Lot 25, a distance of 130.00 feet to a point for the southeast corner of said Lot 9, being the southwest corner of said Lot 24, being the northwest corner of said 25 and also being the northeast corner of Lot 10 of said Block 1; **THENCE**, South 89 degrees 50 minutes 51 seconds West, with the south line of said Lot 9 and with the north line of said Lot 10, 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 51 seconds West, with the south line of said Lot 9 and with the north line of said Lot 10, a distance of 5.00 feet to a point for corner;

THENCE North 00 degrees 09 minutes 04 seconds West, a distance of 46.27 feet to a point for corner;

THENCE South 88 degrees 48 minutes 28 seconds East, a distance of 2.11 feet to a point for corner;

THENCE North 00 degrees 43 minutes 14 seconds East, a distance of 12.24 feet to a point for corner;

THENCE North 88 degrees 48 minutes 28 seconds West, a distance of 2.30 feet to a point for corner;

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THENCE North 00 degrees 09 minutes 04 seconds West, a distance of 1.48 feet to a point for corner in the north line of said Lot 9, said point being in the south line of Lot 8 of said Block 1;

THENCE North 89 degrees 50 minutes 50 seconds East, with the north line of said Lot 9 and with the south line of said Lot 8, 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 273 square feet or 0.006 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

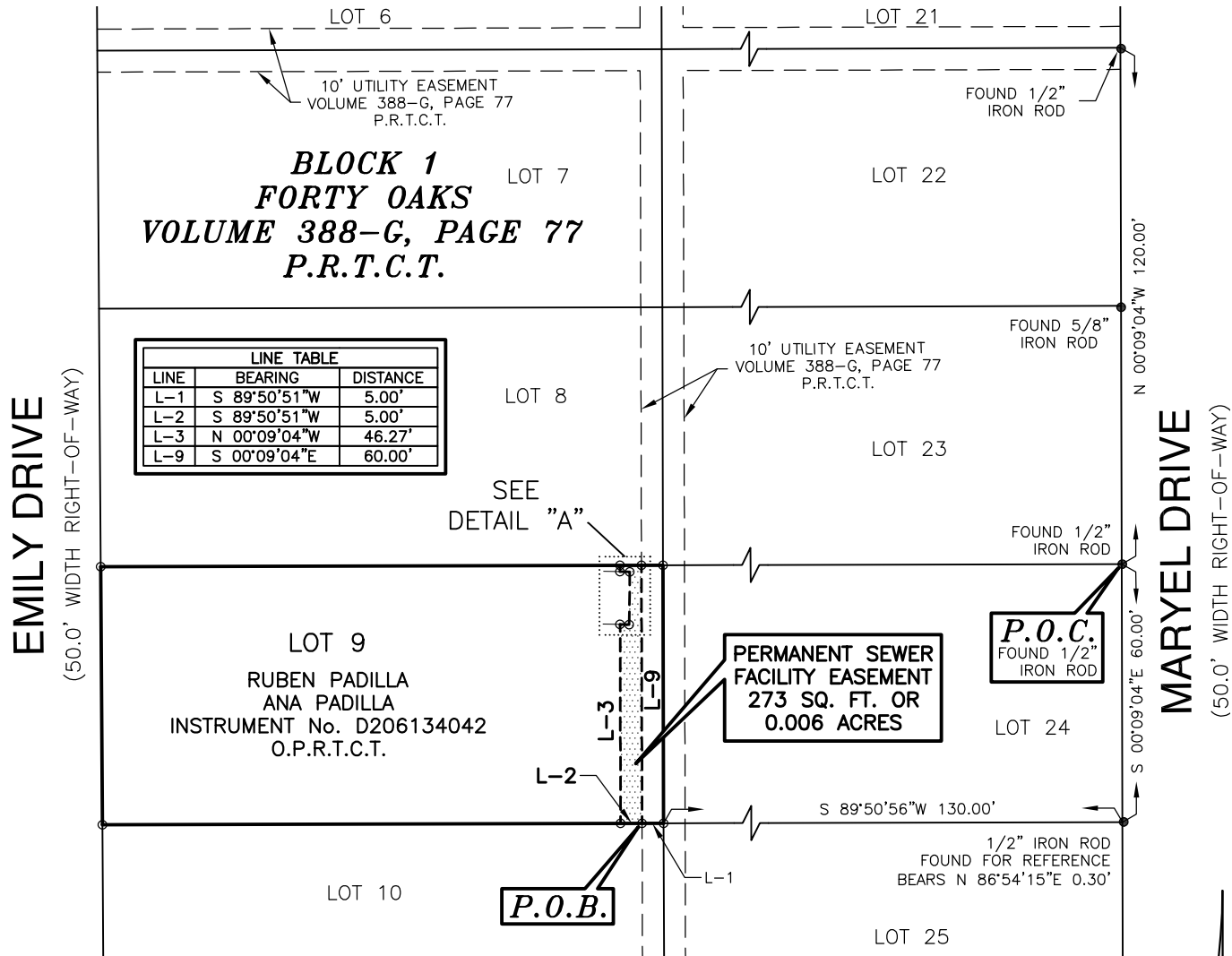


Jon L. Cooper
Registered Professional Land Surveyor
No. 5254
Gorrondona & Associates, Inc.
2800 N.E. Loop 820, Suite 660
Fort Worth, Texas 76137
Texas Firm No. 10106900



EXHIBIT "B"

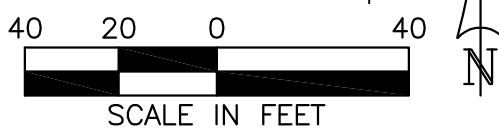
PARCEL No. 18 PE



LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S 89°50'51"W	5.00'
L-2	S 89°50'51"W	5.00'
L-3	N 00°09'04"W	46.27'
L-9	S 00°09'04"E	60.00'

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



City of Fort Worth

200 TEXAS STREET • FORT WORTH, TEXAS 76102

SANITARY SEWER REHABILITATION, CONTRACT 90

PARCEL NO. 18 PE		CITY PROJ. NO. 02382
PERMANENT SEWER FACILITY EASEMENT		
OWNER: RUBEN PADILLA AND ANA PADILLA		
ADDITION: LOT 9, BLOCK 1, FORTY OAKS ADDITION		
LOCATION: CITY OF FORT WORTH, TARRANT COUNTY, TEXAS		
ACQUISITION AREA: 273 SQUARE FEET OR 0.006 ACRES		
WHOLE PROPERTY ACREAGE: 7,835 SQUARE FEET OR 0.180 ACRES (CALCULATED)		
JOB NO. HAZE_1401.00	DRAWN BY: BM	CAD FILE: HAZE1401_PAR 18.DWG
DATE: DECEMBER 15, 2021	EXHIBIT B PAGE 1 OF 2	SCALE: 1" = 40'

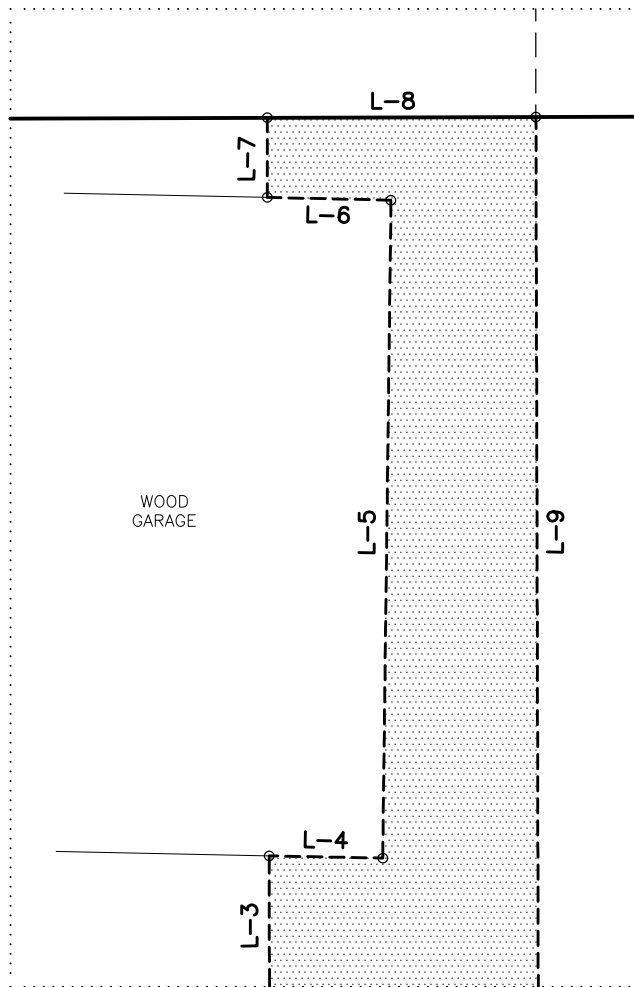


JON L. COOPER
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5254 TEXAS FIRM No. 10106900

EXHIBIT "B"

PARCEL No. 18 PE

LINE TABLE		
LINE	BEARING	DISTANCE
L-3	N 00°09'04"W	46.27'
L-4	S 88°48'28"E	2.11'
L-5	N 00°43'14"E	12.24'
L-6	N 88°48'28"W	2.30'
L-7	N 00°09'04"W	1.48'
L-8	N 89°50'50"E	5.00'
L-9	S 00°09'04"E	60.00'



DETAIL "A"
NOT TO SCALE

- NOTES:
1. A LEGAL DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.
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