

**WATER & SANITARY SEWER REPLACEMENT, CONTRACT 2020 WSM-K
CITY PROJECT NO. 103421
PARCEL NO. 1 PE
3737 BELLAIRE CIRCLE
LOT 2, BLOCK 9, WESTCLIFF**

EXHIBIT "A"

Being a permanent sanitary sewer facility easement out of Lot 2, Block 9 of Westcliff, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Volume 388-B, Page 220 of the Plat Records of Tarrant County, Texas, said Lot 2 being described in deed to Azzah Mary Darkazally Perez as recorded in County Clerk's File No. D213307020 of the Official Public Records of Tarrant County, Texas, said permanent sanitary sewer facility easement being more particularly described by metes and bounds as follows:

COMMENCING at a 3/8 inch iron rod found for the east corner of Lot 4 of said Block 9, said 3/8 inch iron rod being the north corner of Lot 27, Block 9 of Westcliff, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Volume 1959, Page 242 of the Deed Records of Tarrant County, Texas, said 3/8 inch iron rod also being in the southwest line of Lot 6, Block 9 of Westcliff, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Volume 1927, Page 216 of said Deed Records of Tarrant County, Texas; **THENCE**, North 48 degrees 39 minutes 01 seconds West, with the northeast line of said Lot 4 and with the southwest line of said Lot 6, passing at a distance of 15.30 feet, a point for the west corner of said Lot 6 and the south corner of Lot 5, Block 9 of said Westcliff as recorded in Volume 1927, Page 216, in all, a distance of 29.50 feet to a point for the southeast corner of said Lot 2, said point being the southwest corner of said Lot 5, said point also being the most northerly corner of said Lot 4; **THENCE**, North 14 degrees 56 minutes 52 seconds West, with the northeast line of said Lot 2 and with the southwest line of said Lot 5, a distance of 76.53 feet to a point for the northeast corner of said Lot 2, said point being the most westerly corner of said Lot 5, said point also being the south corner of Lot 3, Block 9 of said Westcliff as recorded in Volume 388-B, Page 220, from which a 5/8 inch iron rod found for the north corner of said Lot 5 bears North 28 degrees 37 minutes 20 seconds East, a distance of 137.84 feet, said 5/8 inch iron rod being the east corner of said Lot 3, said 5/8 inch iron rod also being in the southerly right-of-way line of Brighton Road (a called 50' width right-of-way); **THENCE**, North 48 degrees 29 minutes 20 seconds West, with the northeast line of said Lot 2 and with the southwest line of said Lot 3, a distance of 30.00 feet to the **POINT OF BEGINNING** of the herein described permanent sanitary sewer facility easement, said point being the intersection of the northeast line of said Lot 2 and the southwest line of said Lot 3 with a northwest line of an 8' Utility Easement as recorded in Volume 388-B, Page 220 of said Plat Records of Tarrant County, Texas;

THENCE South 41 degrees 30 minutes 40 seconds West, with a northwest line of said 8' Utility Easement, a distance of 4.00 feet to a point for an exterior ell corner of said 8' Utility Easement;

THENCE South 48 degrees 29 minutes 20 seconds East, with a southwesterly line of said 8' Utility Easement, a distance of 28.79 feet to an angle point in said 8' Utility Easement;

THENCE South 14 degrees 56 minutes 52 seconds East, with a southwesterly line of said 8' Utility Easement, a distance of 18.46 feet to a point for corner;

THENCE South 75 degrees 03 minutes 08 seconds West, a distance of 5.92 feet to a point for corner;

THENCE North 14 degrees 56 minutes 52 seconds West, a distance of 20.15 feet to a point for corner;

THENCE North 48 degrees 29 minutes 20 seconds West, a distance of 120.76 feet to a point for corner in the northwest line of said Lot 2, said point being in the southeast right-of-way line of Bellaire Circle (a called 60' width right-of-way), said point also being the beginning of a non-tangent curve to the left having a radius of 1,060.00 feet, a central angle of 00 degrees 25 minutes 57 seconds and whose chord bears North 41 degrees 48 minutes 52 seconds East, a distance of 8.00 feet;

THENCE with said non-tangent curve to the left, with the northwest line of said Lot 2 and with the southeast right-of-way line of said Bellaire Circle, an arc length of 8.00 feet to a point for the north corner of said Lot 2, said point being the west corner of said Lot 3, from which a 1/2 inch iron rod found for reference bears North 48 degrees 42 minutes 47 seconds West, a distance of 0.24 feet;

THENCE South 48 degrees 29 minutes 20 seconds East, with the northeast line of said Lot 2 and with the southwest line of said Lot 3, a distance of 96.60 feet to the **POINT OF BEGINNING** and containing 993 square feet or 0.023 acres of land, more or less.

Notes:

- (1) A plat of even survey date herewith 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.

Date: June 10, 2022



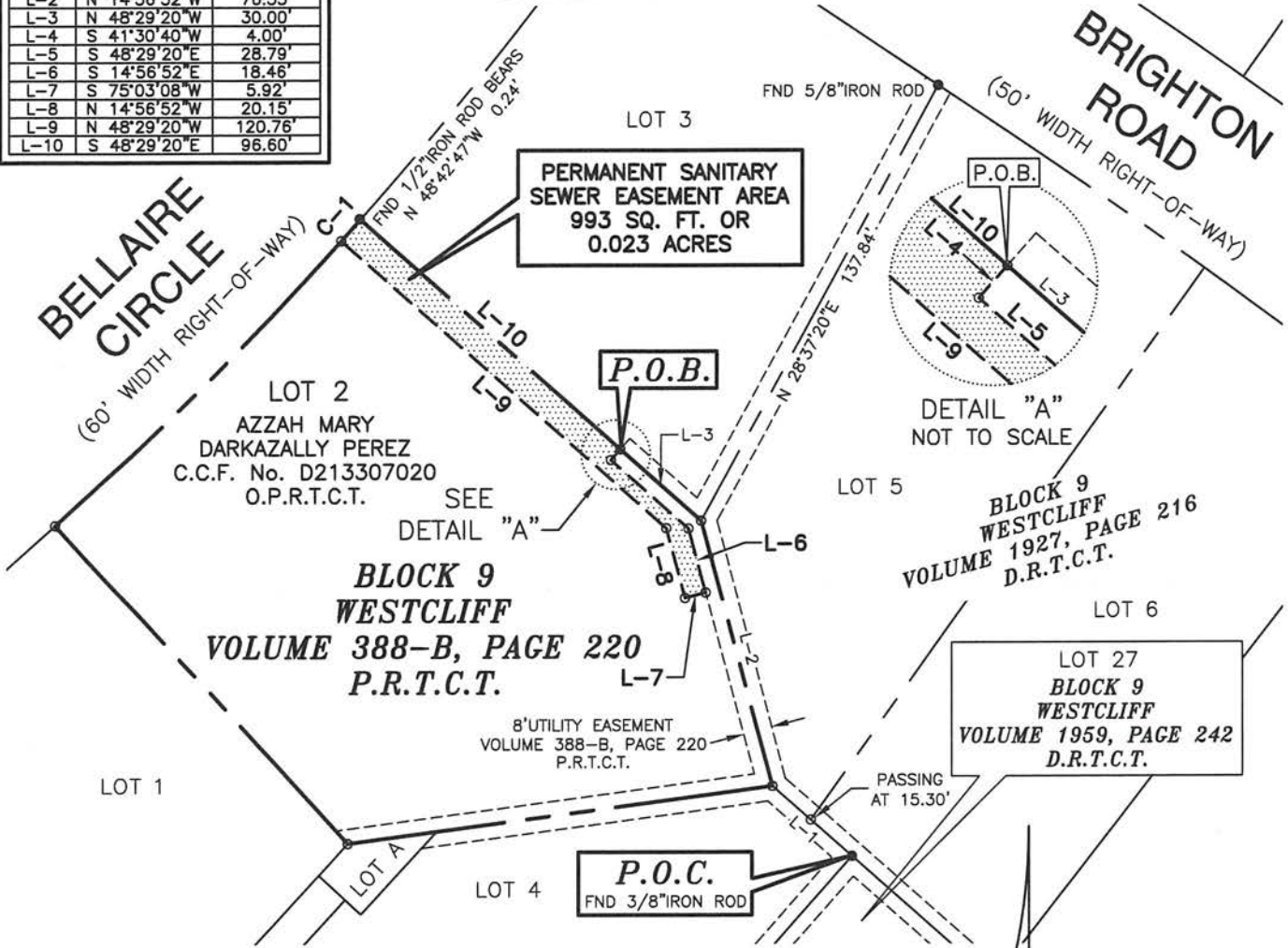
Curtis Smith
Registered Professional Land Surveyor
No. 5494
Texas Firm No. 10106900



EXHIBIT "B"

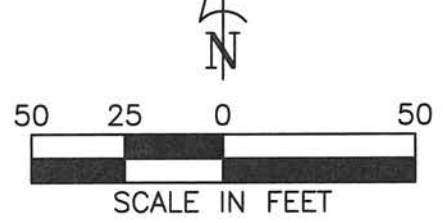
PARCEL No. 1 PE

| LINE | BEARING | DISTANCE |
|------|--------------|----------|
| L-1 | N 48°39'01"W | 29.50' |
| L-2 | N 14°56'52"W | 76.53' |
| L-3 | N 48°29'20"W | 30.00' |
| L-4 | S 41°30'40"W | 4.00' |
| L-5 | S 48°29'20"E | 28.79' |
| L-6 | S 14°56'52"E | 18.46' |
| L-7 | S 75°03'08"W | 5.92' |
| L-8 | N 14°56'52"W | 20.15' |
| L-9 | N 48°29'20"W | 120.76' |
| L-10 | S 48°29'20"E | 96.60' |



| CURVE | RADIUS | DELTA ANGLE | CHORD BEARING | CHORD LENGTH | ARC LENGTH |
|-------|-----------|-------------|---------------|--------------|------------|
| C-1 | 1,060.00' | 00°25'57" | N 41°48'52"E | 8.00' | 8.00' |

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.

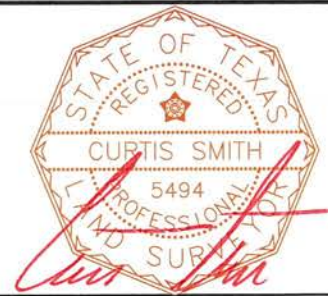


City of Fort Worth

200 TEXAS STREET • FORT WORTH, TEXAS 76102

WATER & SANITARY SEWER REPLACEMENT, CONTRACT 2020 WSM-K

| | |
|---|-----------------------|
| PARCEL NO. 1 PE | CITY PROJ. NO. 103421 |
| PERMANENT SANITARY SEWER EASEMENT | |
| OWNER: AZZAH MARY DARKAZALLY PEREZ | |
| SURVEY: LOT 2, BLOCK 9, WESTCLIFF | |
| LOCATION: CITY OF FORT WORTH, TARRANT COUNTY, TEXAS | |
| ACQUISITION AREA: 993 SQUARE FEET OR 0.023 ACRES | |
| WHOLE PROPERTY ACREAGE: 0.458 ACRES (CALCULATED) | |
| JOB No. JIMD2103.00 | DRAWN BY: JPH |
| DATE: JUNE 10, 2022 | EXHIBIT B PAGE 1 OF 1 |
| CAD FILE: 01PE.DWG | SCALE: 1" = 50' |



CURTIS SMITH
 REGISTERED PROFESSIONAL LAND SURVEYOR
 NO. 5494 TEXAS FIRM No. 10106900