

EXHIBIT A
LEGAL DESCRIPTION
TEMPORARY VARIABLE WIDTH CONSTRUCTION EASEMENT

TCE No.1

Being a portion of Lot 6, Block 10 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 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. (a 50 feet wide right of way) from which 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. and the west right of way line of Lindale Road (a 50 feet wide right of way), bears S 45°52'56" W, a distance of 548.76 feet.

THENCE S 43°41'05" E, a distance of 50 feet to the common line of Lot 3 in said Block 10 and the south right of way line of Oak Crest Drive E. also being the beginning of a curve to the left with a radius of 605.00', a chord bearing of N 31°24'41" E and a chord distance of 303.55 feet.

THENCE along said curve to the left through a central angle of 29°03'30", an arc length of 306.83 feet to the south right of way line of Oak Crest Drive E. in the northwest line of lot 4 in said Block 10.

THENCE N 16°52'56" E, along the south right of way line of Oak Crest Drive E., a distance of 238.00 feet to the common north corner of Lot 5 in said Block 10 and said Lot 6.

THENCE S 44°07'04" E, departing said south right of way line of Oak Crest Drive E., along the common line of said Lot 5 and said Lot 6, a distance of 1,002.34 feet to a 5/8 iron rod set with plastic cap stamped "DEOTTE RPLS 4673", being the POINT OF BEGINNING.

THENCE N 47°00'42" E, a distance of 177.43 feet to a 5/8 iron rod set with plastic cap stamped "DEOTTE RPLS 4673" in the east line of said Lot 6 and the west right of way line of Highway 287 (a variable width right of way).

THENCE S 42°37'04" E, along the east line of Lot 6 and said right of way line, a distance of 48.00 feet.

THENCE S 47°00'42" W, departing said east line of Lot 6 and said right of way line, a distance of 78.35 feet.

THENCE S 2°00'42" W, a distance of 45.25 feet.

THENCE S 47°00'42" W, a distance of 65.18 feet to a point in said common line of Lot 5 and Lot 6.

THENCE N 44°07'04" W, along said common line of Lot 5 and Lot 6, a distance of 80.02 feet to the POINT OF BEGINNING and containing 11,093 square feet or 0.255 acres more or less.

TCE No.2

Being a portion of Lot 6, Block 10 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 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. (a 50 feet wide right of way) from which 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. and the west right of way line of Lindale Road (a 50 feet wide right of way), bears S 45°52'56" W, a distance of 548.76 feet.

THENCE S 43°41'05" E, a distance of 50 feet to the common line of Lot 3 in said Block 10 and the south right of way line of Oak Crest Drive E. also being the beginning of a curve to the left with a radius of 605.00', a chord bearing of N 31°24'41" E and a chord distance of 303.55 feet.

THENCE along said curve to the left through a central angle of 29°03'30", an arc length of 306.83 feet to the south right of way line of Oak Crest Drive E. in the northwest line of lot 4 in said Block 10.

THENCE N 16°52'56" E, along the south right of way line of Oak Crest Drive E., a distance of 238.00 feet to the common north corner of Lot 5 in said Block 10 and said Lot 6.

THENCE S 44°07'04" E, departing said south right of way line of Oak Crest Drive E., along the common line of said Lot 5 and said Lot 6, a distance of 982.34 feet to a 5/8 iron rod set with plastic cap stamped "DEOTTE RPLS 4673" in the southeasterly line of the Permanent Utility Easement described to the City of Fort Worth, recorded in D197015509 of the Deed Records of Tarrant County, Texas (D.R.T.C.T.).

THENCE N 47°00'42" E, along the said southeasterly line of said Permanent Utility Easement, a distance of 67.16 feet to the POINT OF BEGINNING.

THENCE N 2°00'42" E, departing said southeasterly line of said Permanent Utility Easement, a distance of 45.25 feet to the a point along the north westerly line of the same said Permanent Utility Easement and Shared line of a 50 foot Easement & Right-of-Way to TESCO as recorded in the Master Cards of Tarrant County, Texas (M.C.T.C.T.).

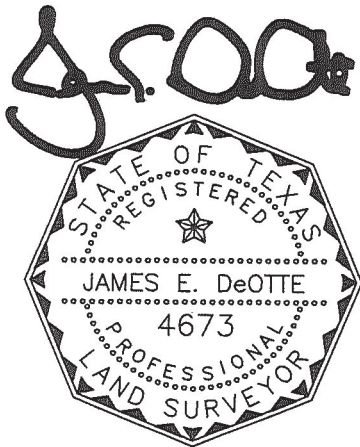
THENCE N 47°00'42" E, along the shared line of said Permanent Utility Easement and TESCO Easement & Right-of-Way, a distance of 79.00 feet to a a point in the east line of said Lot 6 and the west right of way line of Highway 287 (a variable width right of way).

THENCE S 42°37'04" E, along the east line of Lot 6 and said right of way line, a distance of 32.00 feet to a 5/8 iron rod stamped with "DEOTTE RPLS 4673" and being the most south easterly corner of the said Permanent Utility Easement.

THENCE S 47°00'42" W, departing said east line of Lot 6 and said right of way line and along the south easterly line of said Permanent Utility Easement, a distance of 110.79 feet to the POINT OF BEGINNING and containing 3,037 square feet or 0.070 acres more or less of which all lie within existing permanent utility easement.

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.



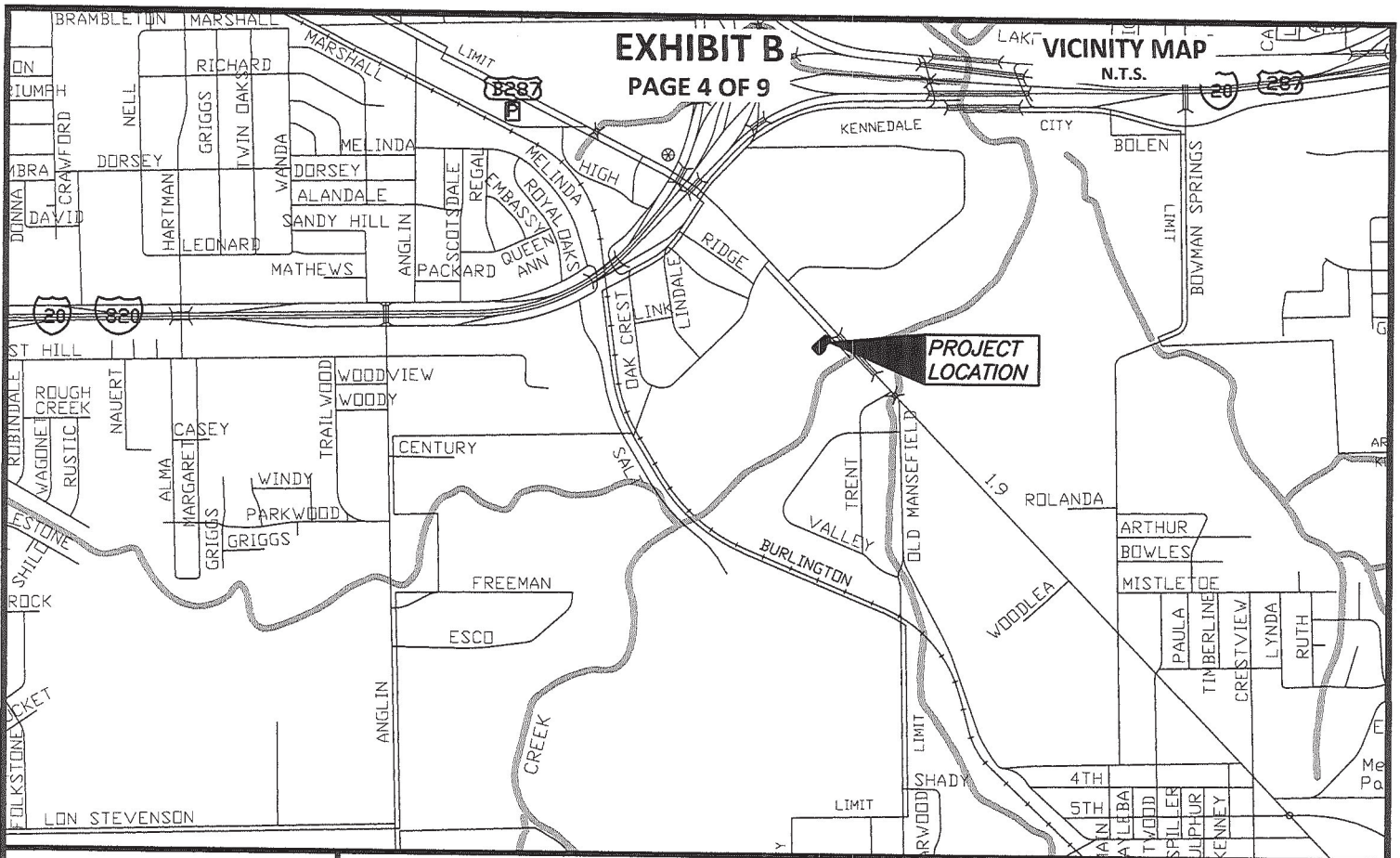
Date: 12/6/2019

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 4 OF 9

VICINITY MAP
N.T.S.



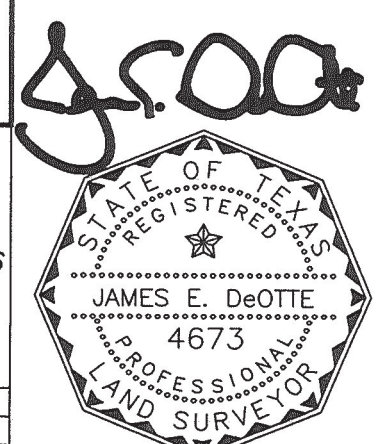
NOTES:

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.

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.



Date: 12/6/2019

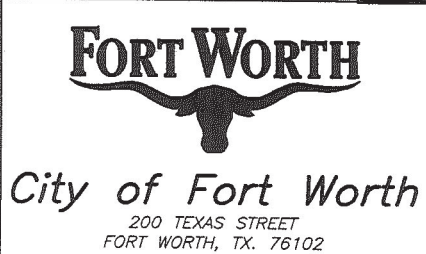
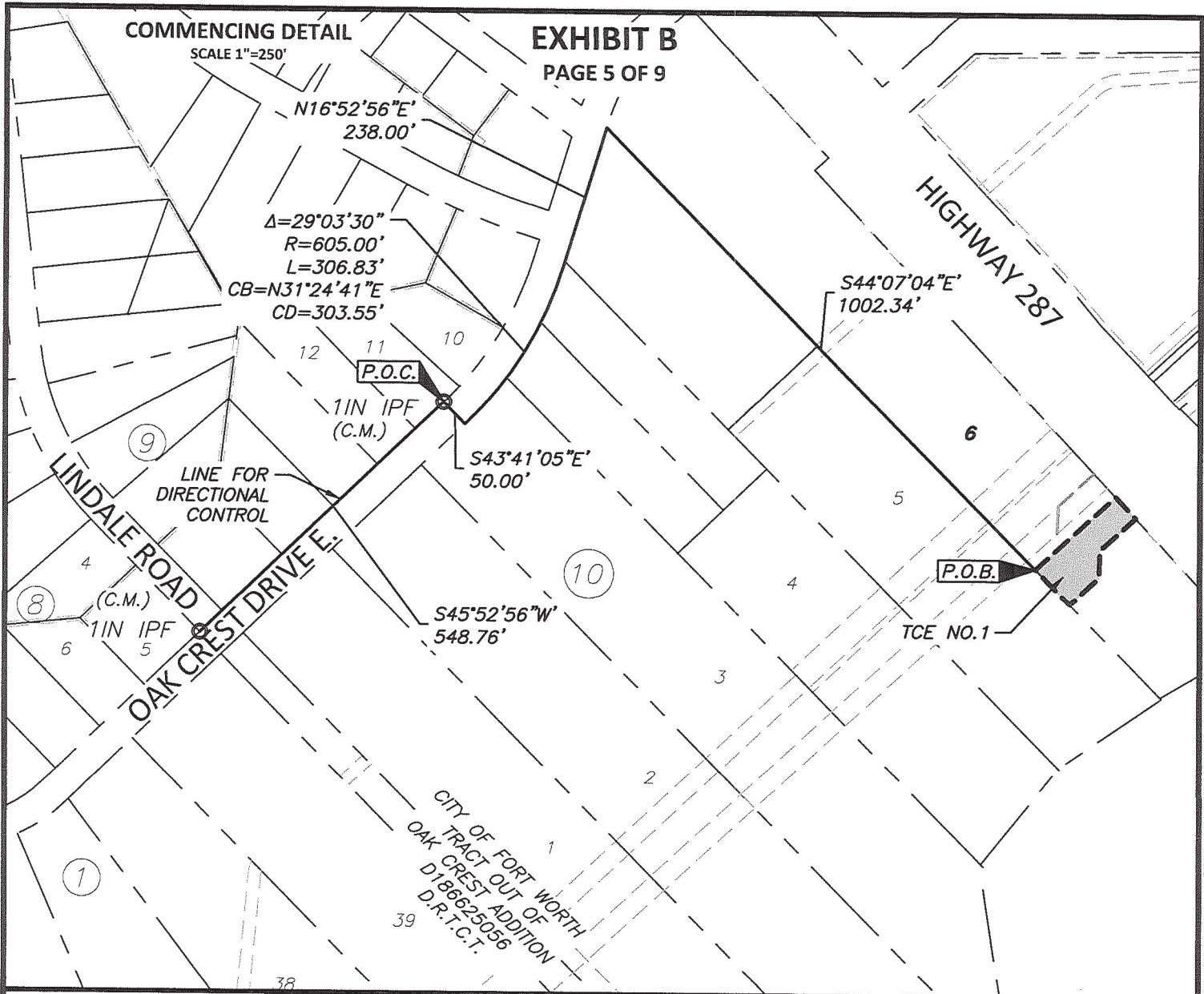


EXHIBIT B SHOWING A
PARCEL OF PROPERTY
OUT OF
LOT 6, BLOCK 10 OAK CREST ADDITION
SITUATED IN THE
SHELBY COUNTY SCHOOL LAND, BLOCK 56
TARRANT COUNTY, TEXAS
AS RECORDED IN
INST. D176022649
DEED RECORDS OF TARRANT COUNTY TEXAS

PROJECT: LAKE ARLINGTON LIFT STATION AND FORCE MAIN	CITY PROJECT No. 100995
TEMPORARY VARIABLE WIDTH CONSTRUCTION EASEMENT No.1	PARCEL NO. 14
LAND ACQUISITION AREA: 11,093 SQ FT OR 0.255 AC	
JDEI JOB No. 201704200	DRAWN BY: PWY
PAGE 4 OF 9	
JAMES DeOTTE ENGINEERING, INC. • 2201 DOTTIE LYNN PKWY., SUITE 119 FORT WORTH, TX. 76120 • 817-446-6877	
TBPE FIRM Reg. No. 8917 • TBS Firm Reg. No. 101014-00	

COMMENCING DETAIL
SCALE 1"=250'

EXHIBIT B
PAGE 5 OF 9



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.
	CIRS
	IPF

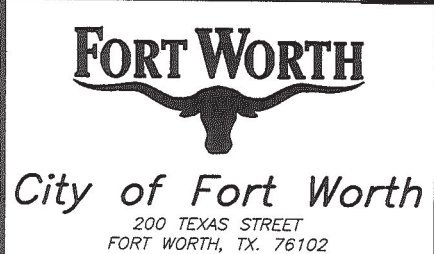
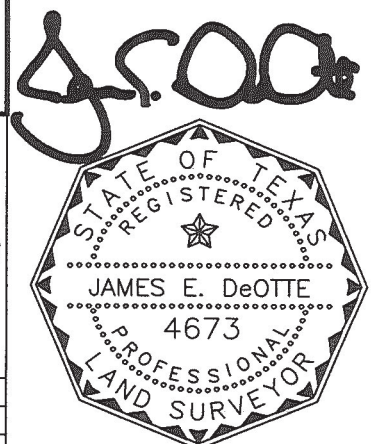


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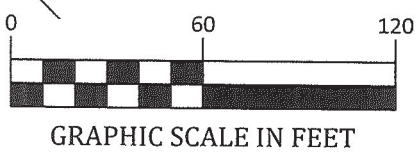
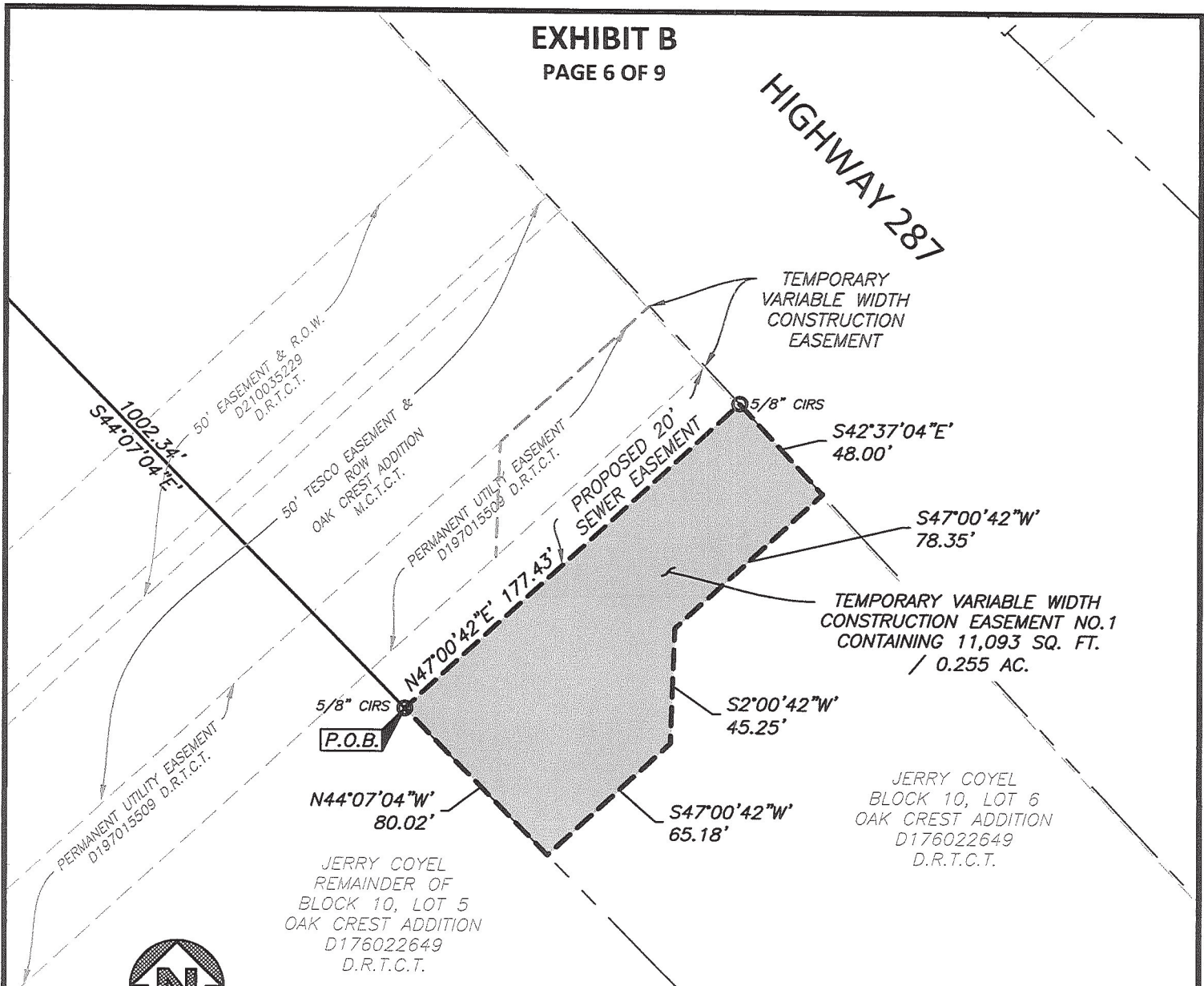


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	PAGE 5 OF 9

Date: 12/6/2019

EXHIBIT B
PAGE 6 OF 9

HIGHWAY 287



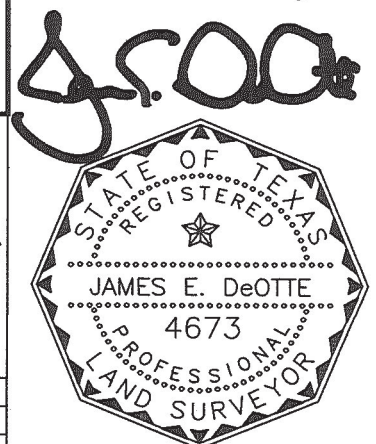
LEGEND:

PROPERTY BOUNDARY	—————
EX. EASEMENT	- - - - -
PROP. EASEMENT	▬▬▬▬▬▬▬
CAPPED IRON ROD SET	○
IRON PIPE FOUND	IPF
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
200 TEXAS STREET
FORT WORTH, TX. 76102

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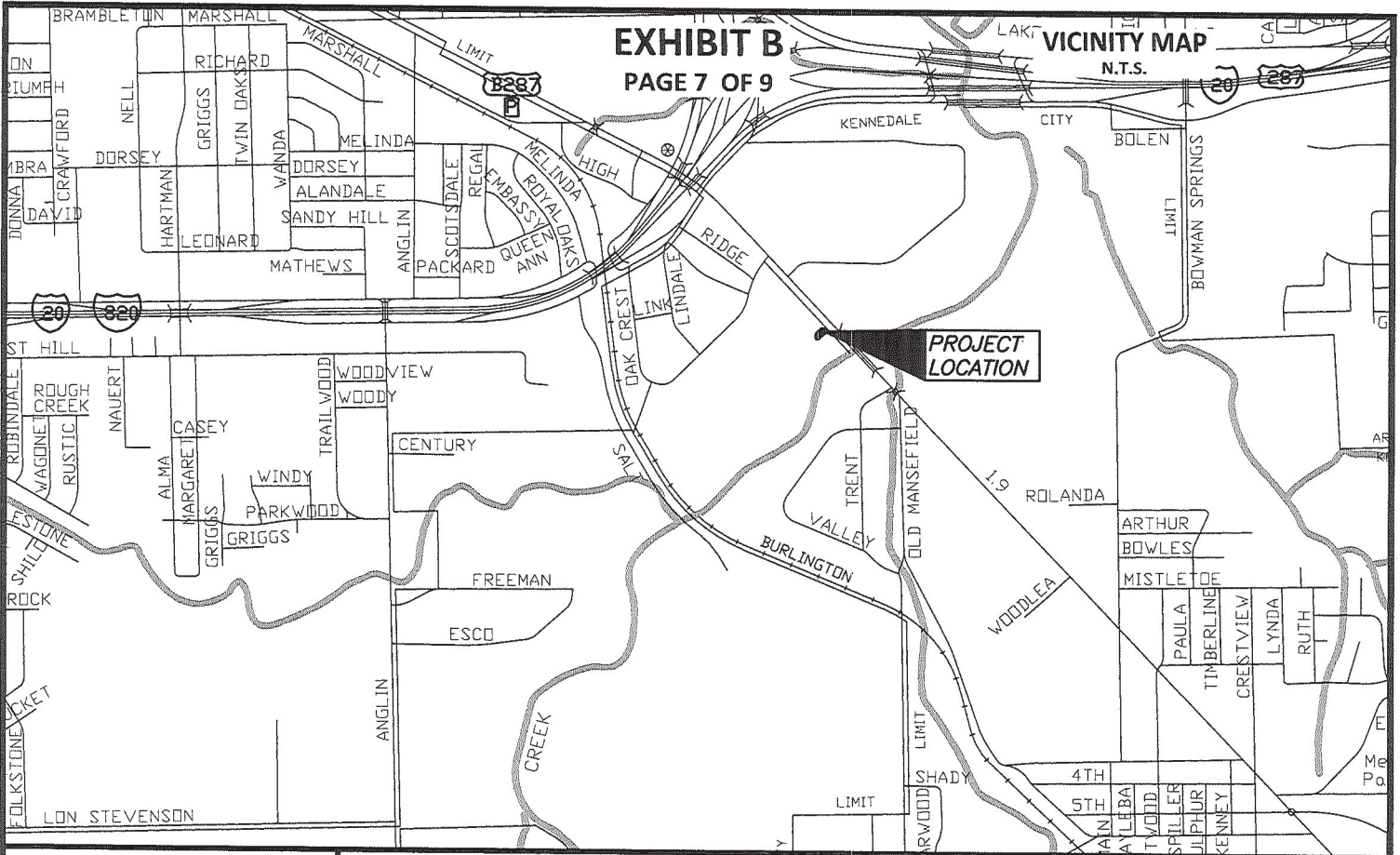
Date: 12/6/2019

EXHIBIT B

PAGE 7 OF 9

VICINITY MAP

N.T.S.



NOTES:

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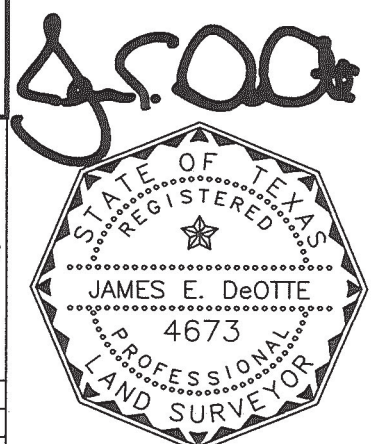
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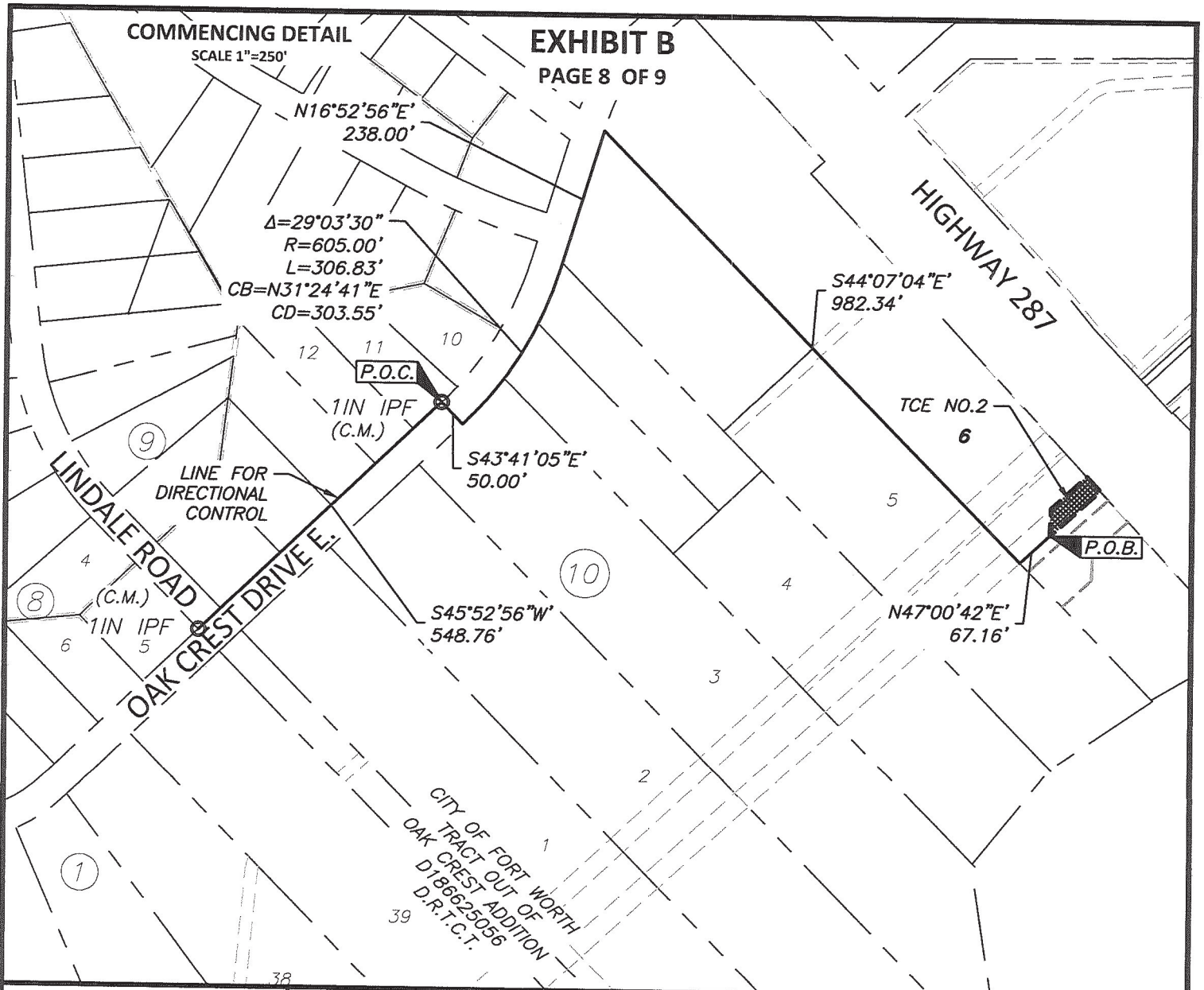


PROJECT: LAKE ARLINGTON LIFT STATION AND FORCE MAIN	CITY PROJECT No. 100995
TEMPORARY VARIABLE WIDTH CONSTRUCTION EASEMENT No.2	PARCEL NO. 14
LAND ACQUISITION AREA: 3,037 SQ FT OR 0.070 AC	
JDEI JOB No. 201704200	DRAWN BY: PWY
	PAGE 7 OF 9

Date: 12/6/2019

COMMENCING DETAIL
SCALE 1"=250'

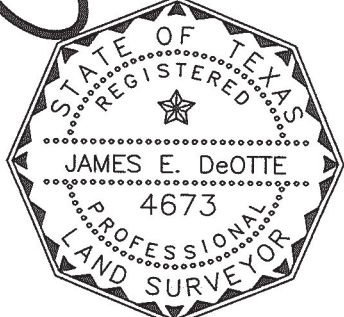
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MASTER CARDS TARRANT COUNTY TEXAS	M.C.T.C.T.
	CIRS
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J.E. DeOtte



FORT WORTH

 City of Fort Worth
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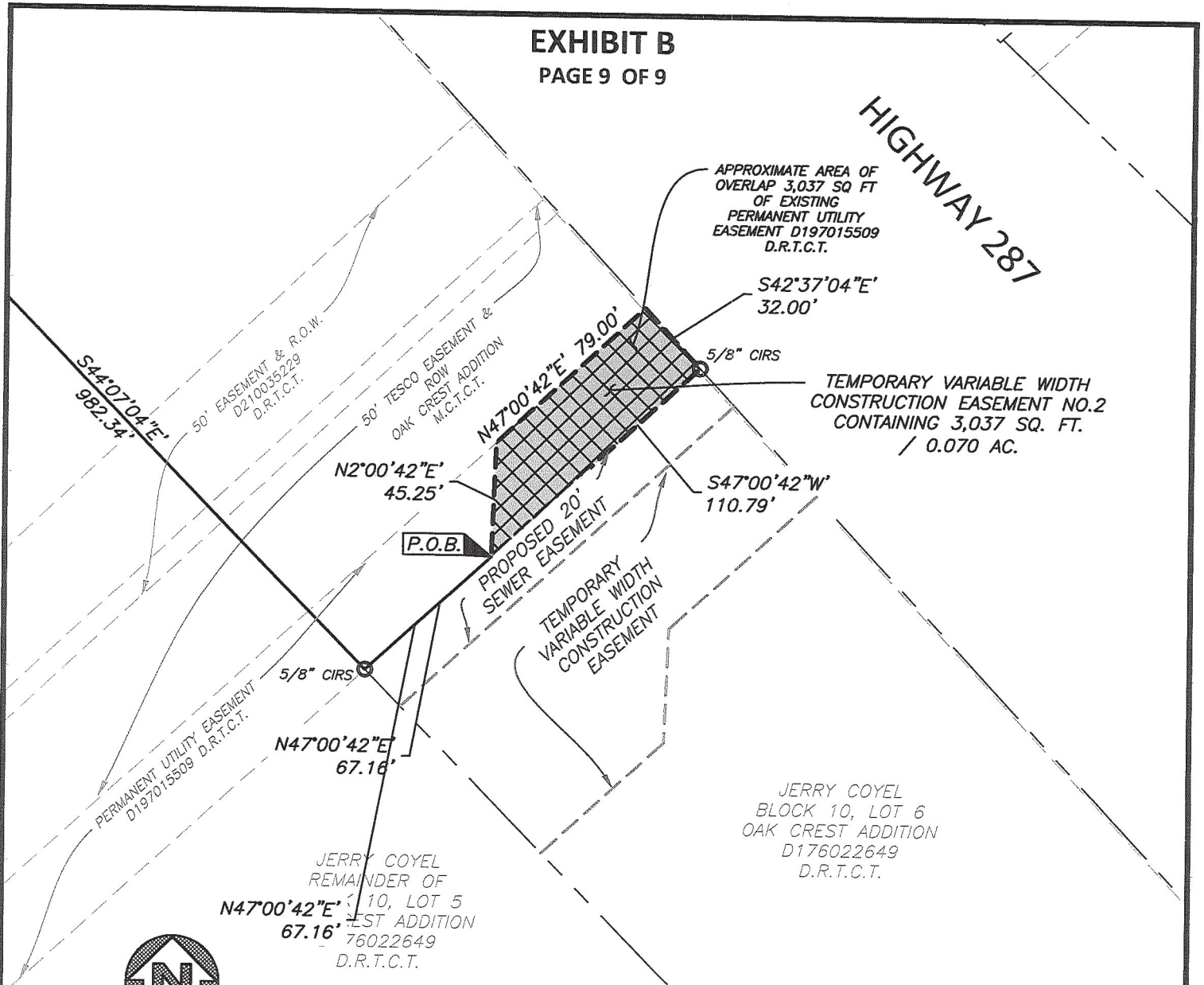
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JDEI JOB No. 201704200	DRAWN BY: PWY
	PAGE 8 OF 9
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HIGHWAY 287



APPROXIMATE AREA OF OVERLAP 3,037 SQ FT OF EXISTING PERMANENT UTILITY EASEMENT D197015509 D.R.T.C.T.

S42°37'04"E' 32.00'

TEMPORARY VARIABLE WIDTH CONSTRUCTION EASEMENT NO.2 CONTAINING 3,037 SQ. FT. / 0.070 AC.

S47°00'42"W' 110.79'

N2°00'42"E' 45.25'

P.O.B.

PROPOSED 20' SEWER EASEMENT

TEMPORARY VARIABLE WIDTH CONSTRUCTION EASEMENT

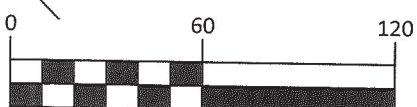
5/8" CIRS

N47°00'42"E' 67.16'

PERMANENT UTILITY EASEMENT D197015509 D.R.T.C.T.

JERRY COYEL REMAINDER OF BLOCK 10, LOT 5 OAK CREST ADDITION D176022649 D.R.T.C.T.

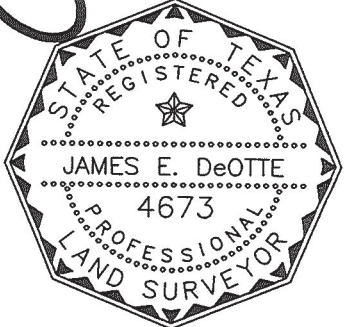
JERRY COYEL BLOCK 10, LOT 6 OAK CREST ADDITION D176022649 D.R.T.C.T.



GRAPHIC SCALE IN FEET

LEGEND:	
PROPERTY BOUNDARY	---
EX. EASEMENT	- - - -
PROP. EASEMENT	- - - - -
CAPPED IRON ROD SET	▬
IRON PIPE FOUND	IPF
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MASTER CARDS TARRANT COUNTY TEXAS	M.C.T.C.T.

J.E. DeOtte



City of Fort Worth
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