

**EXHIBIT "A"**  
**PERMANENT SANITARY SEWER EASEMENT**  
**PARCEL 60**

**BEING** a 1.7743 acre tract of land located in the Abner Lee Survey, Abstract No. 931, City of Fort Worth, Tarrant County, Texas, said 1.7743 acre tract of land being a portion of a called 172.73 acre tract of land conveyed to **BRUNO CZAJKOWSKI** and **JANE CZAJKOWSKI**, by deed as recorded in Volume 6891, Page 2270, Official Public Records, Tarrant County, Texas, (O.P.R.T.C.T.), said 1.7743 acre tract of land being a Permanent Sanitary Sewer Easement and being more particularly described by metes and bounds as follows:

**BEGINNING** at the north property line of the said Czajkowski tract, same being the south right-of-way line of County Road 1064 (Burleson Retta Road), being a variable width public right-of-way, said beginning point being North 88°55'57" West, 115.15 feet from the northeast property corner of the said Czajkowski tract, said beginning point also having a NAD 83 grid coordinate of N: 6,889,029.50 and E: 2,343,448.46;

**THENCE** departing the said property line and the said right-of-way line, over and across the said Czajkowski tract the following courses and distances:

South 44°16'29" West, 1,201.09 feet;

South 45°44'15" East, 10.00 feet;

South 44°16'29" West, 236.53 feet to a point on a south property line of the said Czajkowski tract, same being a north property line of a called 99.769 acre tract of land identified as "Tract 1" and being conveyed to Marline Eighteen, LLC, by deed as recorded in Instrument Number D213260103, O.P.R.T.C.T., a 1/2 inch iron rod found at the southwest property corner of a called 38.58 acre tract of land being conveyed to Mark A. Stucks and Nelda K. Stucks, by deed as recorded in Volume 16401, Page 172, O.P.R.T.C.T. bears South 79°10'58" East, 1,156.62 feet from said point;

**THENCE** along the said property lines, the following courses and distances:

South 84°31'52" West, 34.73 feet;

South 71°01'52" West, 96.00 feet;

North 79°58'08" West, 0.57 feet;

**THENCE** departing the said property lines, over and across said Czajkowski tract the following courses and distances:

North 44°05'38" East, 127.01 feet;

North 44°16'29" East, 1,390.75 feet to the said north property line of the Czajkowski tract, same being the said south right-of-way line of County Road 1064;

**THENCE** South 88°55'57" East, along the said property line and along the said right-of-way line, 68.60 feet to the **POINT OF BEGINNING**.

The hereinabove described tract of land contains a computed area of **1.7743 acres (77,289 square feet)** of land more or less.

The basis of bearings for this survey is NAD83 Texas North Central Zone (4202). All distance shown are surface.

**\*SURVEYORS CERTIFICATE\***

I do hereby certify that the above legal description was prepared from public records and from an actual and accurate survey upon the ground and that same is true and correct.



9-12-17

Surveyors Name: Eric S. Spooner  
Registered Professional Land Surveyor, Texas No. 5922  
Spooners and Associates, Inc.  
Texas Board of Professional Land Surveying No. 10054900  
Surveyed on the ground 04-2017



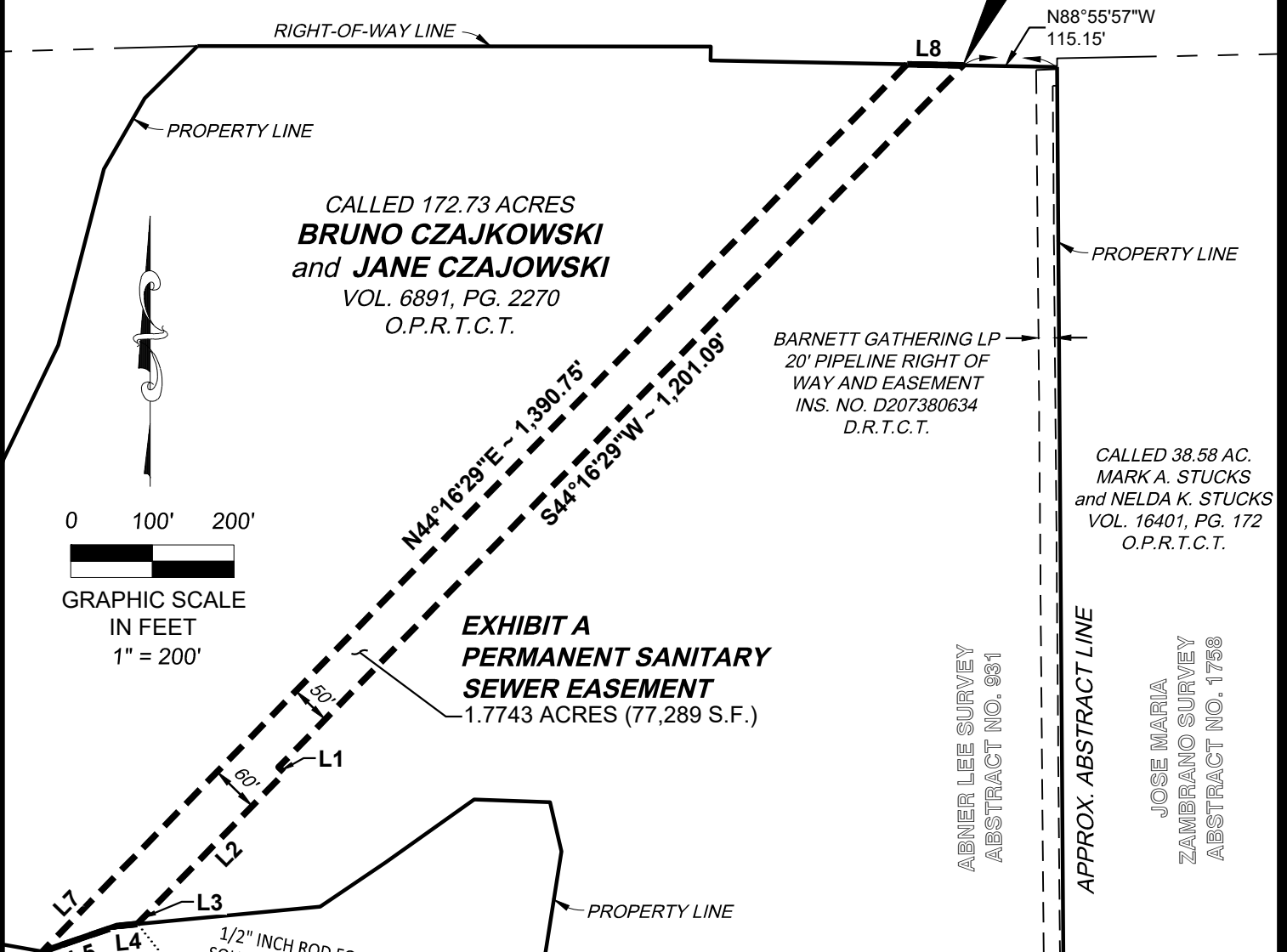
# EXHIBIT "B"

SEE ATTACHED LEGAL DESCRIPTION ON PAGES 1 & 2 OF EXHIBIT "A" HEREIN

## COUNTY ROAD 1064 BURLESON RETTA ROAD (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

N: 6,889,029.50  
E: 2,343,448.46  
(GRID COORDINATE)

**POINT OF BEGINNING**



CALLED 172.73 ACRES  
**BRUNO CZAJKOWSKI  
and JANE CZAJOWSKI**  
VOL. 6891, PG. 2270  
O.P.R.T.C.T.

BARNETT GATHERING LP  
20' PIPELINE RIGHT OF  
WAY AND EASEMENT  
INS. NO. D207380634  
D.R.T.C.T.

CALLED 38.58 AC.  
MARK A. STUCKS  
and NELDA K. STUCKS  
VOL. 16401, PG. 172  
O.P.R.T.C.T.

**EXHIBIT A  
PERMANENT SANITARY  
SEWER EASEMENT**  
1.7743 ACRES (77,289 S.F.)

ABNER LEE SURVEY  
ABSTRACT NO. 931

APPROX. ABSTRACT LINE

JOSE MARIA  
ZAMBRANO SURVEY  
ABSTRACT NO. 1758

1/2" INCH ROD FOUND AT THE  
SOUTHWEST PROPERTY CORNER  
OF STUCKS TRACT BEARS SOUTH  
79°10'58" EAST, 1,156.62 FEET

CALLED 99.769 AC.  
"TRACT 1"  
MARLINE EIGHTEEN, LLC  
INS. D213260103, O.P.R.T.C.T.

EXISTING TXU ELECTRIC COMPANY  
EASEMENT AND RIGHT-OF-WAY  
VOL. 14478, PG. 10, D.R.T.C.T.

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S45°44'15"E	10.00'
L2	S44°16'29"W	236.53'
L3	S44°05'38"W	22.19'
L4	S84°31'52"W	24.73'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L5	S71°01'52"W	96.00'
L6	N79°58'08"W	0.57'
L7	N44°05'38"E	127.01'
L8	S88°55'57"E	68.60'

SANITARY SEWER PARALLEL RELIEF MAIN-257  
CITY OF FORT WORTH, TARRANT CO., TEXAS

THE BASIS OF BEARINGS FOR THIS SURVEY IS  
THE TEXAS STATE PLANE NAD83 NORTH  
CENTRAL ZONE (4202).

PROPERTY: BRUNO CZAJKOWSKI AND JANE CZAJOWSKI  
LOCATION: CITY OF FORT WORTH, TARRANT CO., TEXAS  
WHOLE PROPERTY ACREAGE: CALLED 172.73 ACRES  
08-020-2\_PARCEL\_60\_CZAJKOWSKI\_PERM ESMNT.DWG

S&A JOB NO.: 08-020-2  
DATE: 09/08/2017

DRAWN BY: J.B.N  
CHECKED BY: E.S.S.

PAGE 3 OF 3



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TBPLS FIRM NO. 10054900



PARCEL 60 PSSE