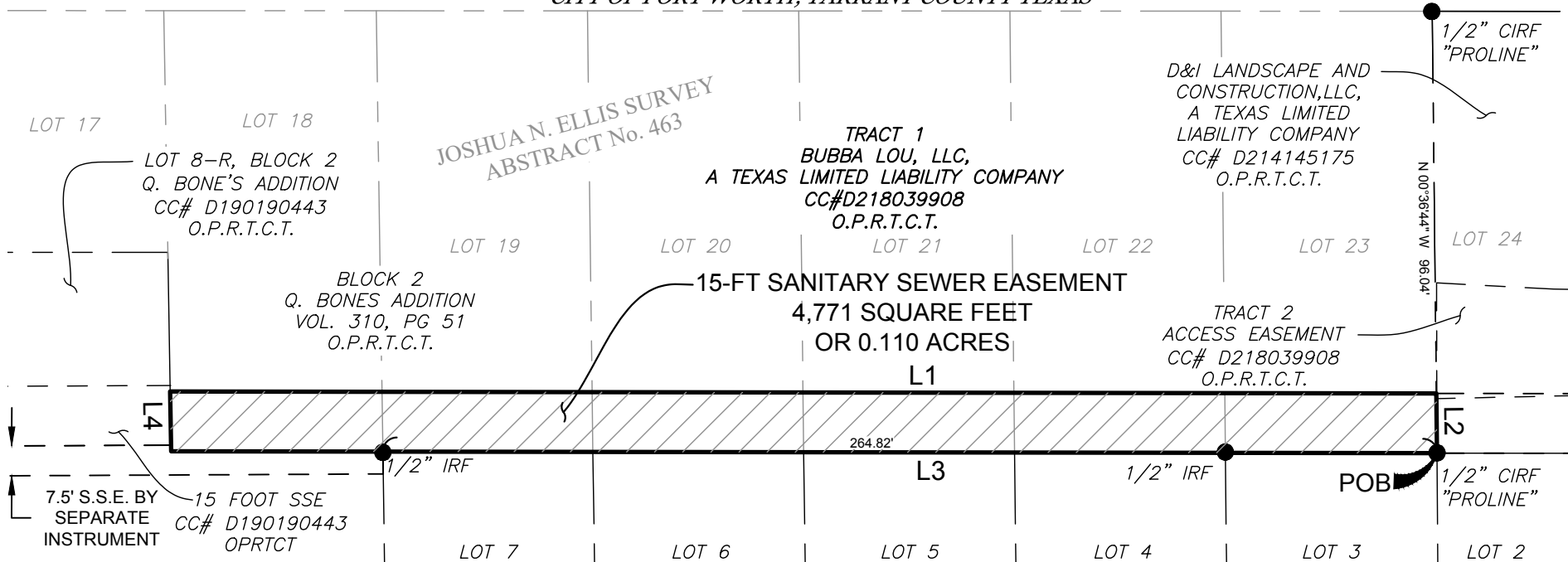
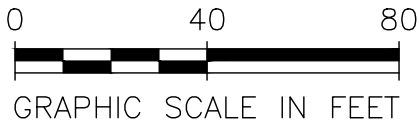


EXHIBIT "A"

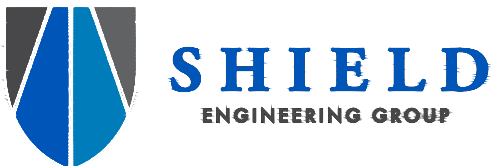
15-FT WIDE SANITARY SEWER EASEMENT
 4,771 SQFT OR 0.110 ACRES OF LAND
 LOTS 18-23, BLOCK 2, Q. BONE ADDITION
 JOSHUA N. ELLIS SURVEY, ABSTRACT 463
 CITY OF FORT WORTH, TARRANT COUNTY TEXAS



- LEGEND:
- POB POINT OF BEGINNING
 - POC POINT OF COMMENCING
 - IRF IRON ROD FOUND

- NOTES:
1. LEGAL DESCRIPTION OF EVEN DATE ACCOMPANIES THIS EASEMENT DRAWING.
 2. BEARINGS REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD '83. ALL DISTANCES ARE GROUND DISTANCES.

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S89°54'53"E	318.09'
L2	S00°36'44"E	15.00'
L3	N89°54'53"W	318.00'
L4	N00°57'46"W	15.00'



TBPE FIRM #F-11039 • TBLs FIRM #10193890
 1600 West 7th Street, Suite 400, Fort Worth, TX 76102 • 817.810.0696

DRAWING: 2102502 EX-2.DWG DATE: 03/01/2022 DRAWN BY: CSW CHECKED BY: RPA

ROBERT P. ALLEN
 R.P.L.S. No. 6495
 DATED: 03-01-2022

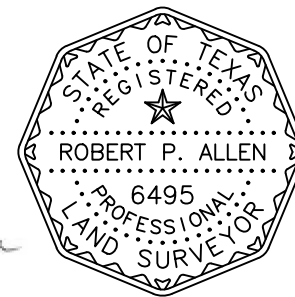


EXHIBIT "B"

15-FT WIDE SANITARY SEWER EASEMENT

4,771 SQFT OR 0.110 ACRES OF LAND

LOTS 18-23, BLOCK 2, Q. BONE ADDITION

JOSHUA N. ELLIS SURVEY, ABSTRACT 463

CITY OF FORT WORTH, TARRANT COUNTY TEXAS

BEING A TRACT OF LAND SITUATED IN THE JOSHUA N. ELLIS SURVEY, ABSTRACT NUMBER 463, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AND BEING A PORTION OF A CERTAIN TRACT OF LAND DESCRIBED BY DEED TO BUBBA LOU, LLC, A TEXAS LIMITED LIABILITY COMPANY AND RECORDED IN COUNTY CLERK'S FILE NO. (CC#) D218039908, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, (OPRTCT), ALSO BEING A PART OF LOT 18, LOT 19, LOT 20, LOT 21, LOT 22 AND LOT 23 OF THE O. BONE ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AS SHOWN ON PLAT THEREOF AND RECORDED IN VOLUME 310, PAGE 51, (OPRTCT) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH CAPPED IRON ROD MARKED "PROLINE" FOUND FOR THE SOUTHEAST CORNER OF THE SAID LOT 23, BEING COMMON WITH THE SOUTHWEST CORNER OF LOT 24, OF THE SAID BLOCK 2, ALSO BEING COMMON WITH NORTHEAST CORNER OF LOT 3, OF THE SAID BLOCK 2;

THENCE NORTH 89°54'53" WEST, WITH THE SOUTH LINE OF THE SAID LOTS 23,22,21,20,19 AND 18 AND BEING COMMON WITH THE NORTH LINE OF THE SAID LOT 3, ALSO BEING COMMON WITH THE NORTH LINE OF LOTS 4,5,6 AND 7, OF THE SAID BLOCK 2, AT 264.82 FEET PASS A 1/2 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF THE SAID LOT 7 AND BEING COMMON WITH THE EASTERLY NORTHEAST CORNER OF LOT 8-R, BLOCK 2, Q. BONE ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AS SHOWN ON PLAT THEREOF AND RECORDED IN (CC#) D190190443, (OPRTCT), AND CONTINUING A TOTAL DISTANCE OF 318.00 FEET TO THE SOUTHWEST CORNER OF THE SAID LOT 18 AND BEING COMMON WITH THE REENTRANT CORNER OF THE SAID LOT 8-R;

THENCE NORTH 00°57'46" WEST, WITH THE WEST LINE OF THE SAID LOT 18 AND BEING COMMON WITH THE EAST LINE OF THE SAID LOT 8-R, A DISTANCE OF 15.00 FEET TO A POINT FOR CORNER;

THENCE SOUTH 89°54'53" EAST, OVER AND ACROSS THE SAID LOTS 18,19,20,21,22 AND 23, A DISTANCE OF 318.09 FEET TO A POINT FOR CORNER IN THE EAST LINE OF THE SAID LOT 23 AND BEING IN COMMON WITH WEST LINE OF THE SAID LOT 24, FROM WHICH A 1/2 INCH CAPPED IRON ROD MARKED "PROLINE" FOUND FOR THE NORTHEAST CORNER OF LOT 23 BEARS NORTH 00°36'44" WEST, A DISTANCE OF 96.04 FEET;

THENCE SOUTH 00°36'44" EAST, WITH THE EAST LINE OF THE SAID LOT 23 AND BEING COMMON WITH WEST LINE OF THE SAID LOT 24, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 4,771 SQUARE FEET OR 0.110 ACRES OF LAND.

NOTES:

1. EASEMENT DRAWING OF EVEN DATE ACCOMPANIES THIS LEGAL DESCRIPTION.
2. BEARINGS REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD '83. ALL DISTANCES ARE GROUND DISTANCES.



SHIELD
ENGINEERING GROUP

TBPE FIRM #F-11039 • TBLS FIRM #10193890

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ROBERT P. ALLEN
R.P.L.S. No. 6495
DATED: 03-01-2022

