

EXHIBIT A
LEGAL DESCRIPTION
PERMANENT 20' SEWER EASEMENT

Being a portion of Lot 5, 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 south right of way line of Oak Crest Drive E., along said curve to the left through a central angle of 29°03'30", an arc length of 306.83 feet to it's end in the northwest line of lot 4 in said Block 10.

THENCE N 16°52'56" E, along the south right of way line, a distance of 9.20 feet to the common north corner of Lot 4 and Lot 5 in said Block 10.

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 4, a distance of 867.47 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.) being the POINT OF BEGINNING.

THENCE N 47°00'42" E, along the said southeasterly line of said Permanent Utility Easement, a distance of 200.15 feet to a 5/8 iron rod set with plastic cap stamped "DEOTTE RPLS 4673" in the common line of Lot 5 and Lot 6 in said Block 10.

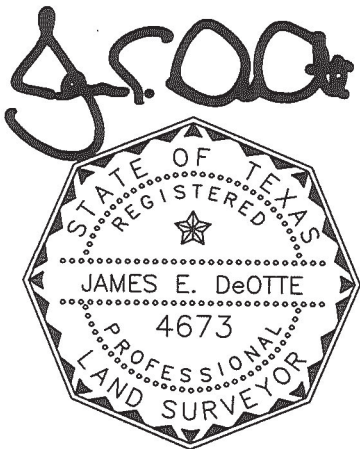
THENCE S 44°07'04" E, along said common line of Lot 5 and Lot 6, a distance of 20.00 feet to a 5/8 iron rod stamped with "DEOTTE RPLS 4673".

THENCE S 47°00'42" W, departing said common line of Lot 5 and Lot 6, a distance of 200.15 feet to a 5/8 iron rod stamped with "DEOTTE RPLS 4673" in said common line of Lot 5 and Lot 4.

THENCE N 44°07'04" W, along said common line of Lot 5 and Lot 4, a distance of 20.00 feet to the POINT OF BEGINNING and containing 4,002 square feet or 0.092 acres more or less

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.



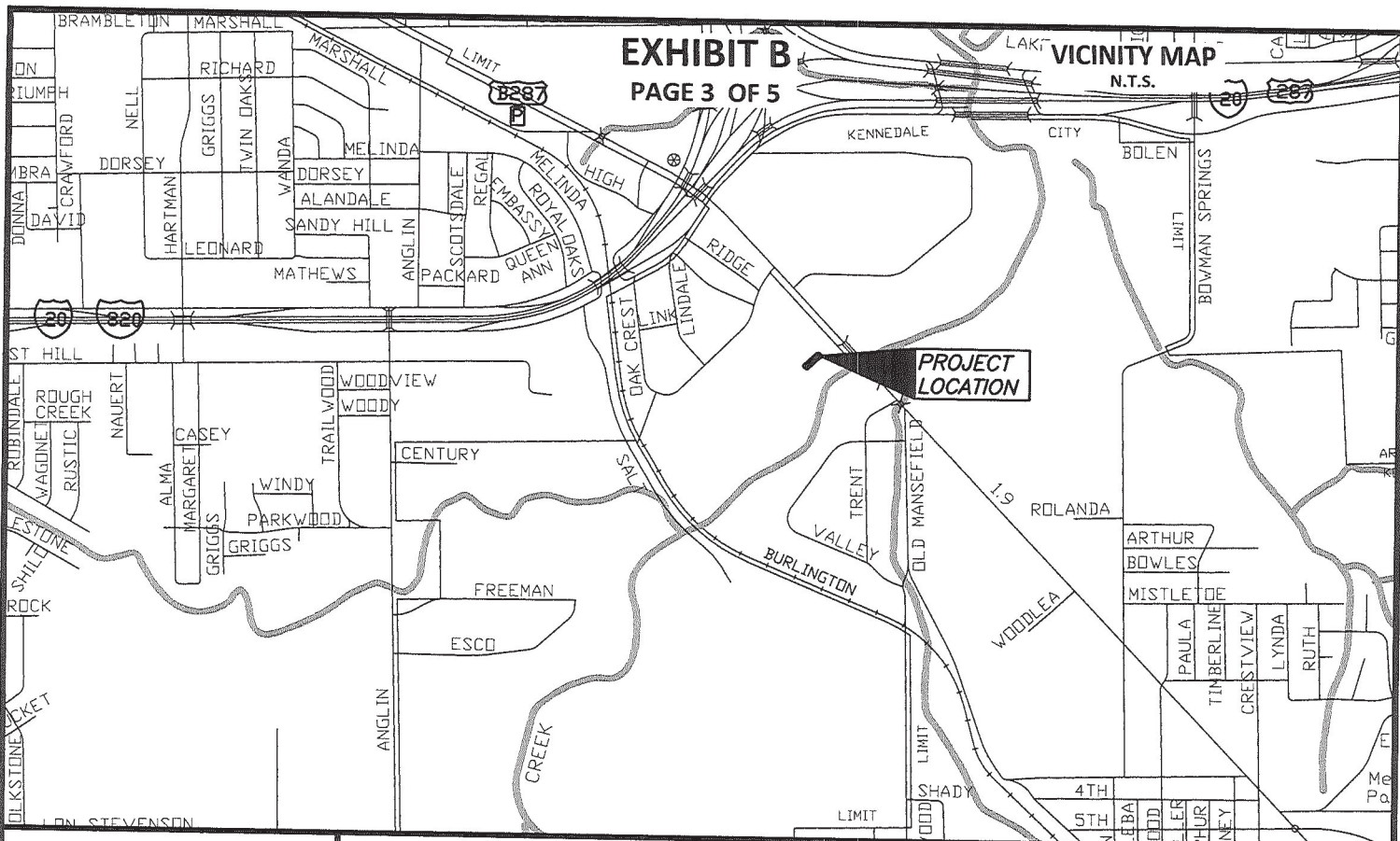
Date: 12/6/2019

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 3 OF 5

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.

5/8" CAPPED IRON RODS STAMPED "DEOTTE RPLS 4673" WILL BE SET AT ALL CORNERS OF THE EASEMENT

LEGEND:

PROPERTY BOUNDARY

EX. EASEMENT

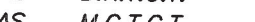
PROP. EASEMENT

CAPPED IRON ROD SET

IRON PIPE FOUND

DEED RECORDS TARRANT COUNTY TEXAS

MASTER CARDS TARRANT COUNTY TEXAS



C.I.R.S

IPF

D.R.T.C.T.

M.C.T.C.T.

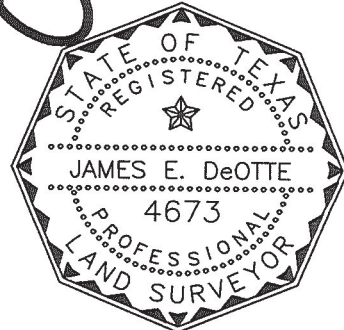


City of Fort Worth

200 TEXAS STREET
FORT WORTH, TX. 76102

EXHIBIT B SHOWING A
PARCEL OF PROPERTY
OUT OF
LOT 5, 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

J.E. DeOtte



Date: 12/6/2019

PROJECT: LAKE ARLINGTON LIFT STATION AND FORCE MAIN

CITY PROJECT No. 100995

PERMANENT 20' SEWER EASEMENT

PARCEL NO. 13

LAND ACQUISITION AREA: 4,002 SQ FT OR 0.092 AC

JDEI JOB No. 201704200

DRAWN BY: PWY

PAGE 3 OF 5

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'

$\Delta=29^{\circ}03'30''$
 $R=605.00'$
 $L=306.83'$
 $CB=N31^{\circ}24'41''E$
 $CD=303.55'$

EXHIBIT B

PAGE 4 OF 5

HIGHWAY 287

$N16^{\circ}52'56''E$
 9.20'

$S44^{\circ}07'04''E$
 867.47'

11IN IPF
 (C.M.)

$S43^{\circ}41'05''E$
 50.00'

$S45^{\circ}52'56''W$
 548.76'

P.O.B.

LINE FOR
 DIRECTIONAL
 CONTROL

LINDALE ROAD
 (C.M.)
 11IN IPF

OAK CREST DRIVE E.

CITY OF FORT WORTH
 TRACT OUT OF
 OAK CREST ADDITION
 D186625056
 D.R.T.C.T.

LEGEND:

PROPERTY BOUNDARY

EX. EASEMENT

PROP. EASEMENT

CAPPED IRON ROD SET

IRON PIPE FOUND

DEED RECORDS TARRANT COUNTY TEXAS

MASTER CARDS TARRANT COUNTY TEXAS



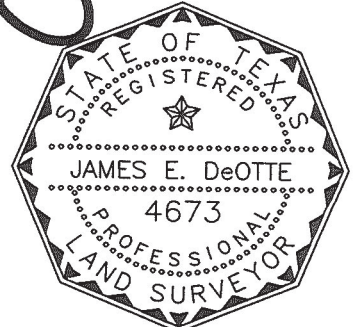
CIRS

IPF

D.R.T.C.T.

M.C.T.C.T.

J.E. DeOTTE



FORT WORTH

City of Fort Worth

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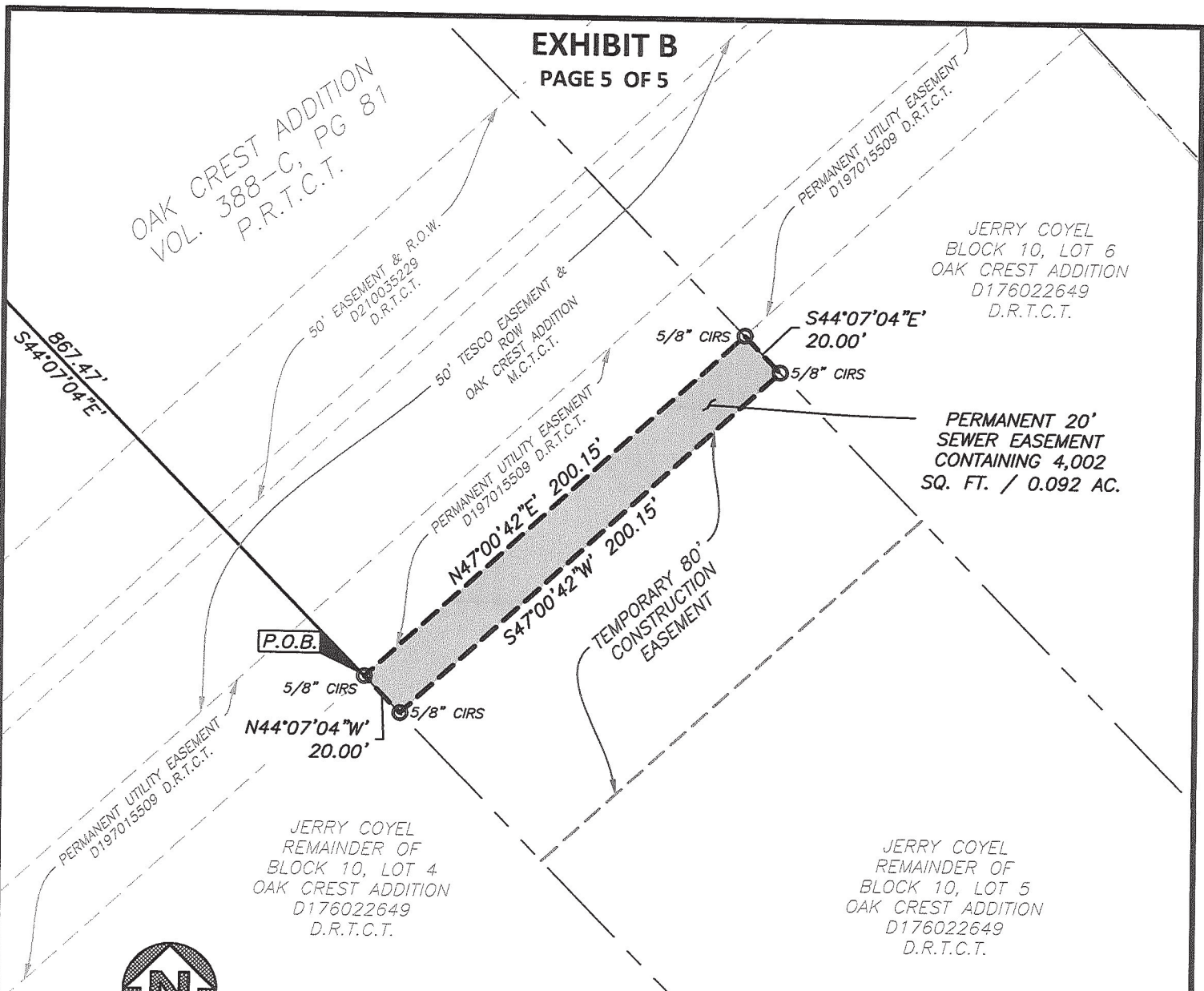
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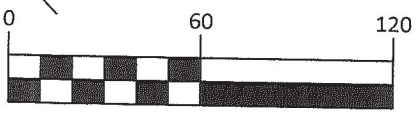
OAK CREST ADDITION
VOL. 388-C, PG 81
P.R.T.C.T.

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

PERMANENT 20'
SEWER EASEMENT
CONTAINING 4,002
SQ. FT. / 0.092 AC.



P.O.B.

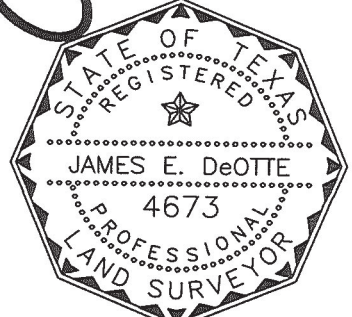


GRAPHIC SCALE IN FEET

LEGEND:

PROPERTY BOUNDARY	---
EX. EASEMENT	----
PROP. EASEMENT	-----
CAPPED IRON ROD SET	○
IRON PIPE FOUND	IPF
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