

**SANITARY SEWER REHABILITATION, CONTRACT 107
CITY PROJECT NO. 102782
PARCEL NO. 21 PE
7309 DAVENPORT AVENUE
LOT 9, BLOCK 12, RIDGLEA WEST**

EXHIBIT "A"

Being a permanent sanitary sewer easement out of Lot 9, Block 12 of Ridglea West, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Volume 388-C, Page 79 of the Plat Records of Tarrant County, Texas, said Lot 9 being described in deed to Judy Butts as recorded in County Clerk's File No.D218260339 of the Official Public Records of Tarrant County, Texas, said permanent sanitary sewer easement being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8 inch iron rod found for the west corner of Lot 8 of said Block 12, said 5/8 inch iron rod being the north corner of Lot 7 of said Block 12, said 5/8 inch iron rod also being in the southeasterly right-of-way line of Davenport Avenue (50' right-of-way width) from which a 1/2 inch iron rod found for the north corner of Lot 6 of said Block 12, bears South 43 degrees 08 minutes 57 seconds West, a distance of 60.00 feet, said 1/2 inch iron rod being the west corner of said Lot 7, said 1/2 inch iron rod also being southeast right-of-way line of said Davenport Avenue; **THENCE**, North 43 degrees 08 minutes 57 seconds East, with the northwest line of said Lot 8 and with the southeasterly right-of-way line of said Davenport Avenue, a distance of 60.00 feet to a point for the west corner of said Lot 9, said point being the north corner of said Lot 8, from which a 1/2 inch iron rod found for reference bears South 54 degrees 11 minutes 07 seconds East, a distance of 0.38 feet; **THENCE**, South 46 degrees 51 minutes 15 seconds East, with the southwest line of said Lot 9 and with the northeast line of said Lot 8, a distance of 128.00 feet to the **POINT OF BEGINNING** of the herein described permanent sanitary sewer easement;

THENCE North 44 degrees 05 minutes 57 seconds East, a distance of 56.17 feet to a point for corner;

THENCE North 03 degrees 58 minutes 57 seconds East, a distance of 4.94 feet to a point for corner in the northeast line of said Lot 9, said point being in the southwest line of Lot 10 of said Block 12;

THENCE South 46 degrees 51 minutes 03 seconds East, with the northeast line of said Lot 9 and with the southwest line of said Lot 10, a distance of 9.03 feet to a point for corner in a northwesterly line of an 8'Utility Easement as recorded in Volume 388-C, Page 79 of said Plat Records of Tarrant County, Texas;

THENCE South 03 degrees 58 minutes 57 seconds West, with a northwesterly line of said 8'Utility Easement, a distance of 1.80 feet to a point for an interior corner of 8'Utility Easement;

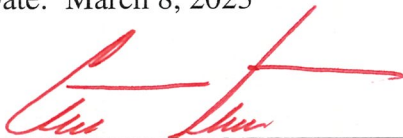
THENCE South 44 degrees 05 minutes 57 seconds West, with a northwesterly line of said 8' Utility Easement, a distance of 58.61 feet to a point for corner in the southwest line of said Lot 9, said point being in the northeast line of said Lot 8;

THENCE North 46 degrees 51 minutes 15 seconds West, with the southwest line of said Lot 9 and with northeast line of said Lot 8, a distance of 7.00 feet to the **POINT OF BEGINNING** and containing 425 square feet or 0.010 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: March 8, 2023

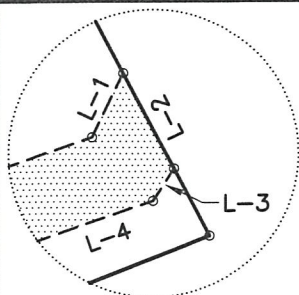


Curtis Smith
Registered Professional Land Surveyor
No. 5494
Texas Firm No. 10106900



EXHIBIT "B"

PARCEL No. 21 PE



DETAIL "A"
NOT TO SCALE

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N 03°58'57"E	4.94'
L-2	S 46°51'03"E	9.03'
L-3	S 03°58'57"W	1.80'
L-4	S 44°05'57"W	58.61'
L-5	N 46°51'15"W	7.00'

DAVENPORT AVENUE
(50' RIGHT-OF-WAY WIDTH)

LOT 10

LOT 9

JUDY BUTTS
C.C.F. No.D218260339
O.P.R.T.C.T.

LOT 12

LOT 8

BLOCK 12
RIDGLEA WEST
VOLUME 388-C,
PAGE 79
P.R.T.C.T.

SEE
DETAIL "A"

LOT 13

LOT 14

P.O.C.
FND 5/8"
IRON ROD

FND 1/2"
IRON ROD

P.O.B.

PERMANENT SANITARY
SEWER EASEMENT AREA
425 SQ. FT. OR
0.010 ACRES

8' UTILITY EASEMENT
VOLUME 388-C, PAGE 79
P.R.T.C.T.

LOT 7

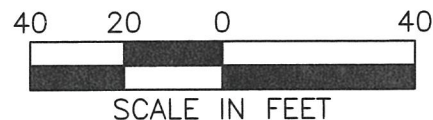
LOT 15

LOT 6

LOT 16

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.



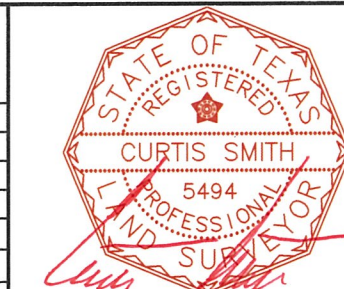
City of Fort Worth

200 TEXAS STREET • FORT WORTH, TEXAS 76102

SANITARY SEWER REHABILITATION CONTRACT 107

PARCEL NO. 21 PE CITY PROJ. NO. 102782
PERMANENT SANITARY SEWER EASEMENT
OWNER: JUDY BUTTS
SURVEY: LOT 9, BLOCK 12, RIDGLEA WEST
LOCATION: CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
ACQUISITION AREA: 425 SQUARE FEET OR 0.010 ACRES
WHOLE PROPERTY ACREAGE: 0.192 ACRES (CALCULATED)

JOB No. MVE_2201.00 DRAWN BY: PRL CAD FILE: 21 PE.DWG
DATE: MARCH 8, 2023 EXHIBIT B PAGE 1 OF 1 SCALE: 1" = 40'



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