

**BIG FOSSIL CREEK PARALLEL RELIEF  
SANITARY SEWER MAIN M-402A, PHASE 2  
CITY PROJECT NO. 02702  
PARCEL 14PE  
6200 BAKER BLVD.  
TRACT 2A, GEORGE AKERS SURVEY, ABSTRACT NO. 30**

**EXHIBIT "A"**

Being a Permanent Sewer Facility Easement situated in the George Akers Survey, Abstract No. 30, City of Haltom City, Tarrant County Texas, and being out of a tract of land described as Tract A, deeded to TK and AS Investments, Inc. as recorded in Volume 11835, Page 410 of the Official Public Records of Tarrant County, Texas, said Permanent Sewer Facility Easement being more particularly described by metes and bounds as follows:

**COMMENCING** at a point for the northeast corner of said Tract A and for the most northerly northwest corner of Lot 1, Block A of Rio Vista Addition, an addition to the City of Haltom City, Tarrant County, Texas as recorded in Instrument No. D214075543 of said Official Public Records of Tarrant County, Texas, said point also being in the southeasterly right-of-way line of E. Belknap Street (State Highways No. 121 & 183, a variable width right-of-way); **THENCE** South 68 degrees 02 minutes 51 seconds West, with the northwesterly line of said Tract A and with the southeasterly right-of-way line of said E. Belknap Street, a distance of 68.40 feet to a 3/4 inch iron rod found for corner; **THENCE** South 66 degrees 24 minutes 51 seconds West, with the northwesterly line of said Tract A and with the southeasterly right-of-way line of said E. Belknap Street, a distance of 97.90 feet to a 3/4 inch iron rod found for corner; **THENCE** South 64 degrees 10 minutes 51 seconds West, with the northwesterly line of said Tract A and with the southeasterly right-of-way line of said E. Belknap Street, a distance of 97.15 feet to a 3/4 inch iron rod found for corner; **THENCE** South 61 degrees 59 minutes 51 seconds West, with the northwesterly line of said Tract A and with the southeasterly right-of-way line of said E. Belknap Street, a distance of 96.95 feet to a 3/4 inch iron rod found for corner; **THENCE** South 60 degrees 16 minutes 51 seconds West, with the northwesterly line of said Tract A and with the southeasterly right-of-way line of said E. Belknap Street, a distance of 97.30 feet to a 3/4 inch iron rod found for corner; **THENCE** South 58 degrees 32 minutes 51 seconds West, with the northwesterly line of said Tract A and with the southeasterly right-of-way line of said E. Belknap Street, a distance of 97.45 feet to the **POINT OF BEGINNING** of the herein described Permanent Sewer Facility Easement;

**THENCE** South 45 degrees 25 minutes 35 seconds East, a distance of 50.11 feet to a point for corner;

**THENCE** South 00 degrees 25 minutes 35 seconds East, a distance of 46.24 feet to a point for corner;

**THENCE** South 49 degrees 01 minutes 03 seconds West, a distance of 74.63 feet to a point for corner in the southwesterly line of said Tract A, said point being in the northeasterly line of a 7.985 acre tract of land (by deed) deeded to the City of Richland Hills as recorded in Volume 3908, Page 367 of the Deed Records of Tarrant County, Texas;

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**THENCE** North 30 degrees 59 minutes 09 seconds West, with the southwesterly line of said Tract A and with the northeasterly line of said 7.985 acre tract of land, a distance of 60.92 feet to a point for corner, from which a point for the northwest corner of Tract A and for the northeast corner of said 7.985 acre tract of land bears North 30 degrees 59 minutes 09 seconds West, a distance of 38.80 feet, said point being in the southeasterly right-of-way line of said E. Belknap Street;

**THENCE** North 49 degrees 01 minutes 03 seconds East, a distance of 32.01 feet to a point for corner;


**THENCE** North 45 degrees 25 minutes 35 seconds West, a distance of 34.77 feet to a point for corner in the northwesterly line of said Tract A and being in the southeasterly right-of-way line of said E. Belknap Street;

**THENCE** North 57 degrees 56 minutes 51 seconds East, with the northwesterly line of said Tract A and with the southeasterly right-of-way line of said E. Belknap Street, a distance of 61.67 feet to the **POINT OF BEGINNING** and containing 7,210 square feet or 0.166 acres of land, more or less.

**Notes:**

- (1) A plat of even survey date 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.
- (3) Surveyed on the ground September 28, 2017.

Date: June 6, 2018

  
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Jon L. Cooper  
Registered Professional Land Surveyor  
No. 5254  
Gorronдона & Associates, Inc.  
7524 Jack Newell Blvd. So.  
Fort Worth, Texas 76118  
Texas Firm No. 10106900

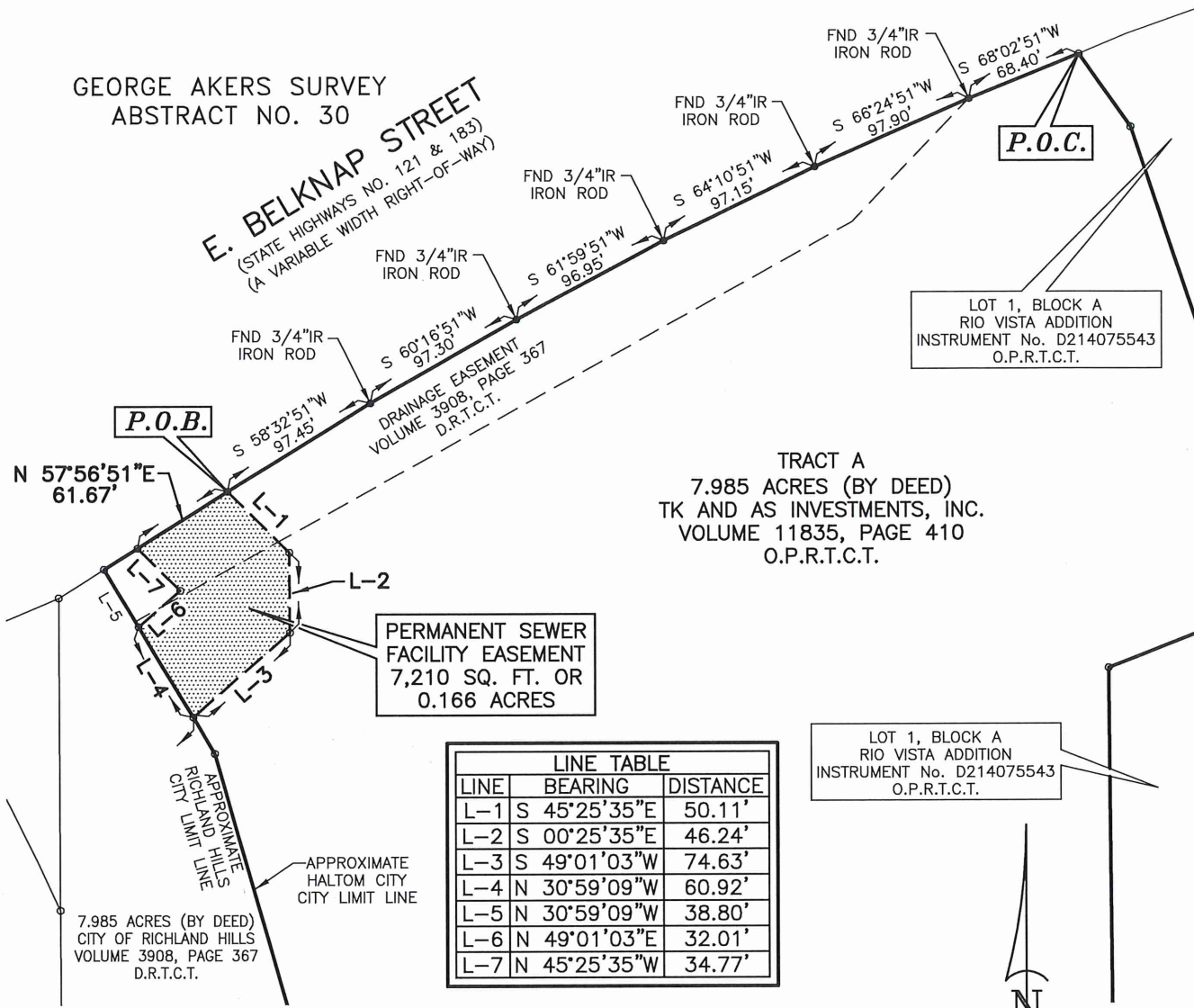


# EXHIBIT "B"

PARCEL No. 14PE

GEORGE AKERS SURVEY  
ABSTRACT NO. 30

**E. BELKNAP STREET**  
(STATE HIGHWAYS NO. 121 & 185)  
(A VARIABLE WIDTH RIGHT-OF-WAY)



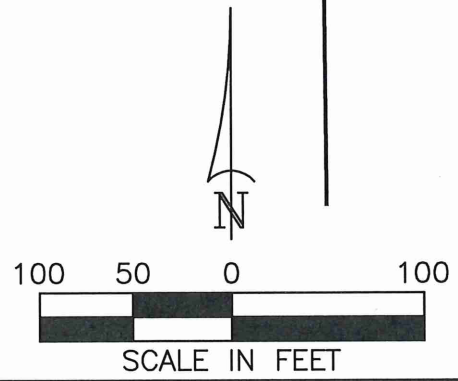
TRACT A  
7.985 ACRES (BY DEED)  
TK AND AS INVESTMENTS, INC.  
VOLUME 11835, PAGE 410  
O.P.R.T.C.T.

LOT 1, BLOCK A  
RIO VISTA ADDITION  
INSTRUMENT No. D214075543  
O.P.R.T.C.T.

LOT 1, BLOCK A  
RIO VISTA ADDITION  
INSTRUMENT No. D214075543  
O.P.R.T.C.T.

LINE	BEARING	DISTANCE
L-1	S 45°25'35"E	50.11'
L-2	S 00°25'35"E	46.24'
L-3	S 49°01'03"W	74.63'
L-4	N 30°59'09"W	60.92'
L-5	N 30°59'09"W	38.80'
L-6	N 49°01'03"E	32.01'
L-7	N 45°25'35"W	34.77'

**NOTES:**  
 1. A LEGAL DESCRIPTION OF EVEN SURVEY 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.  
 3. SURVEYED ON THE GROUND SEPTEMBER 28, 2017.



## City of Fort Worth

1000 THROCKMORTON STREET • FORT WORTH, TEXAS 76102

### BIG FOSSIL CREEK PARALLEL RELIEF SANITARY SEWER MAIN M-402A, PHASE 2

PARCEL NO. 14PE	CITY PROJ. NO. 02702
PERMANENT SEWER FACILITY EASEMENT	
OWNER: TK AND AS INVESTMENTS, INC.	
SURVEY: GEORGE AKERS SURVEY, ABSTRACT 30	
LOCATION: HALTOM CITY, TARRANT COUNTY, TEXAS	
ACQUISITION AREA: 7,210 SQUARE FEET OR 0.166 ACRES	
WHOLE PROPERTY ACREAGE 347,827 SQ. FT. OR 7.985 ACRES (BY DEED)	
JOB No. B&G11701.00	DRAWN BY: JLC
DATE: JUNE 6, 2018	EXHIBIT B PAGE 1 OF 1
	CAD FILE: PARCEL 14PE.DWG
	SCALE: 1" = 100'

STATE OF TEXAS  
REGISTERED  
JON L. COOPER  
5254  
PROFESSIONAL  
LAND SURVEYOR

*Jon L. Cooper*

JON L. COOPER  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 5254 TEXAS FIRM NO. 10106900