

**SANITARY SEWER REHABILITATION CONTRACT 90
CITY PROJECT NO. 02382
PARCEL No. 15 PE
2329 EMILY DRIVE
LOT 6, BLOCK 1, FORTY OAKS**

EXHIBIT "A"

Being a permanent sewer facility easement out of Lot 6, Block 1 of Forty Oaks, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Volume 388-G, Page 77 of the Plat Records of Tarrant County, Texas, said Lot 6 being deeded to J. Isabel Flores and Maria A. Flores as recorded in Instrument No. D217072186 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 1/2 inch iron rod found for the northeast corner of Lot 16 of said Block 1, said 1/2 inch iron rod being the intersection of the south right-of-way line of Meadowbrook Drive (70' width right-of-way) with the west right-of-way line of Maryel Drive (50' width right-of-way), from which a 3/4 inch iron rod found for the northwest corner of said Lot 16 bears South 89 degrees 26 minutes 56 seconds West, a distance of 24.60 feet and a chord bearing of South 85 degrees 13 minutes 56 seconds West, a distance of 105.74 feet, said 3/4 inch iron rod being the northeast corner of Lot 2 of said Block 1, said 3/4 inch iron rod also being in the south right-of-way line of said Meadowbrook Drive; **THENCE**, South 00 degrees 09 minutes 04 seconds East, with the east line of said Block 1 and with the west right-of-way line of said Maryel Drive, a distance of 320.60 feet to a point for the southeast corner of Lot 20 of said Block 1, said point being the northeast corner of Lot 21 of said Block 1; **THENCE**, South 89 degrees 50 minutes 56 seconds West, with the south line of said Lot 20 and with the north line of said Lot 21, a distance of 130.00 feet to a point for the northeast corner of said Lot 6, being the southwest corner of said Lot 20, being the northwest corner of said 21 and also being the southeast corner of Lot 5 of said Block 1; **THENCE**, South 89 degrees 50 minutes 48 seconds West, with the north line of said Lot 6 and with the south line of said Lot 5, a distance of 5.00 feet to the **POINT OF BEGINNING** of the herein described permanent sewer facility easement, said point being in the west line of a 10' Utility Easement as recorded in Volume 388-G, Page 77 of said Plat Records of Tarrant County, Texas;

THENCE South 00 degrees 09 minutes 04 seconds East, with the west line of said 10' Utility Easement, a distance of 55.00 feet to a point for an ell corner in said 10' Utility Easement;

THENCE South 89 degrees 50 minutes 49 seconds West, with the north line of said 10' Utility Easement, a distance of 5.00 feet to a point for corner;

THENCE North 00 degrees 09 minutes 04 seconds West, a distance of 33.20 feet to a point for corner;

THENCE South 89 degrees 42 minutes 57 seconds East, a distance of 2.72 feet to a point for corner;

THENCE North 00 degrees 07 minutes 57 seconds East, a distance of 20.32 feet to a point for corner;

**SANITARY SEWER REHABILITATION CONTRACT 90
CITY PROJECT NO. 02382
PARCEL No. 15 PE
2329 EMILY DRIVE
LOT 6, BLOCK 1, FORTY OAKS**

THENCE North 89 degrees 42 minutes 57 seconds West, a distance of 2.82 feet to a point for corner;

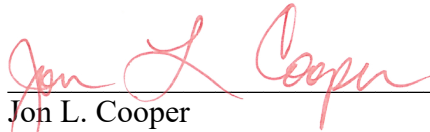
THENCE North 00 degrees 09 minutes 04 seconds West, a distance of 1.48 feet to a point for corner in the north line of said Lot 6, said point being in the south line of said Lot 5;

THENCE North 89 degrees 50 minutes 48 seconds East, with the north line of said Lot 6 and with the south line of said Lot 5, a distance of 5.00 feet to the **POINT OF BEGINNING** and containing 219 square feet or 0.005 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 January 23, 2015.

Date: December 15, 2021



Jon L. Cooper
Registered Professional Land Surveyor
No. 5254
Gorrondona & Associates, Inc.
2800 N.E. Loop 820, Suite 660
Fort Worth, Texas 76137
Texas Firm No. 10106900

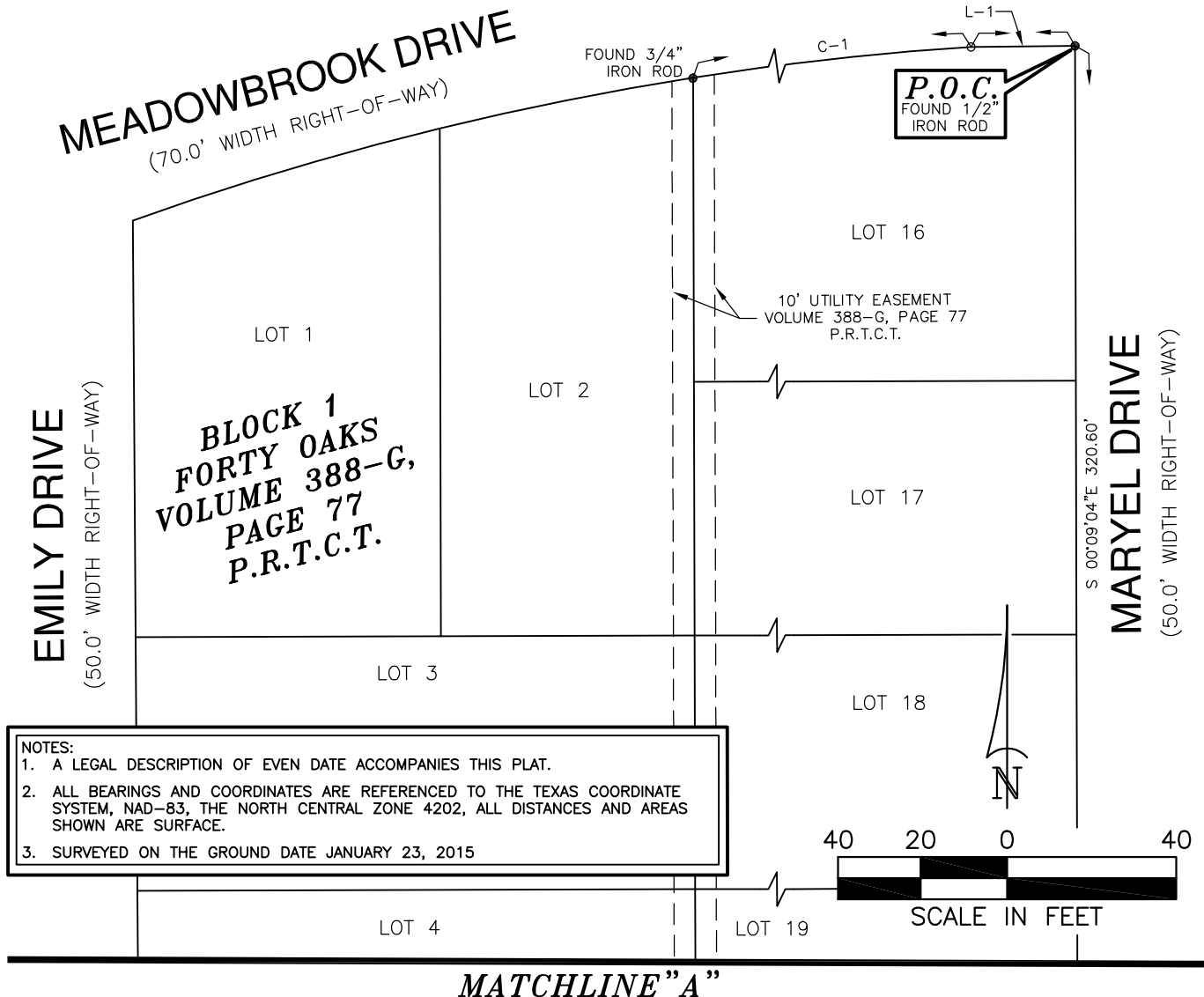


EXHIBIT "B"

PARCEL No. 15 PE

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S 89°26'56"W	24.60'

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C-1	729.49'	08°18'45"	S 85°13'56"W	105.74'	105.84'



City of Fort Worth

200 TEXAS STREET • FORT WORTH, TEXAS 76102

SANITARY SEWER REHABILITATION, CONTRACT 90

PARCEL NO. 15 PE		CITY PROJ. NO. 02382
PERMANENT SEWER FACILITY EASEMENT		
OWNER: J. ISABEL FLORES AND MARIA A. FLORES		
ADDITION: LOT 6, BLOCK 1, FORTY OAKS		
LOCATION: CITY OF FORT WORTH, TARRANT COUNTY, TEXAS		
ACQUISITION AREA: 219 SQUARE FEET OR 0.005 ACRES		
WHOLE PROPERTY ACREAGE: 7,879 SQUARE FEET OR 0.181 ACRES (CALCULATED)		
JOB NO. HAZE_1401.00	DRAWN BY: BM	CAD FILE: HAZE1401_PAR 15.DWG
DATE: DECEMBER 15, 2021	EXHIBIT B PAGE 1 OF 3	SCALE: 1" = 40'



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

EXHIBIT "B"
PARCEL No. 15 PE
MATCHLINE "A"

BLOCK 1
FORTY OAKS
VOLUME 388-G, PAGE 77
P.R.T.C.T.

LINE TABLE		
LINE	BEARING	DISTANCE
L-2	S 89°50'48"W	5.00'
L-3	S 00°09'04"E	55.00'
L-4	S 89°50'49"W	5.00'
L-5	N 00°09'04"W	33.20'

P.O.B.

SEE
DETAIL "A"

GARAGE
VINYL
SIDING

**PERMANENT SEWER
FACILITY EASEMENT**
219 SQ. FT. OR
0.005 ACRES

LOT 6
J. ISABEL FLORES AND
MARIA A. FLORES
INSTRUMENT NO. D217072186
O.P.R.T.C.T.

10' UTILITY EASEMENT
VOLUME 388-G, PAGE 77
P.R.T.C.T.

10' UTILITY EASEMENT
VOLUME 388-G, PAGE 77
P.R.T.C.T.

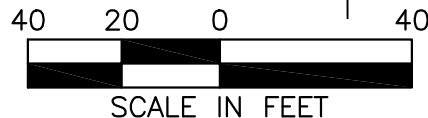
S 00°09'04"E 320.60'

MARYEL DRIVE
(50.0' WIDTH RIGHT-OF-WAY)

EMILY DRIVE
(50.0' WIDTH RIGHT-OF-WAY)

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.
3. SURVEYED ON THE GROUND DATE JANUARY 23, 2015



City of Fort Worth

200 TEXAS STREET • FORT WORTH, TEXAS 76102

SANITARY SEWER REHABILITATION,
CONTRACT 90

PARCEL NO. 15 PE CITY PROJ. NO. 02382

PERMANENT SEWER FACILITY EASEMENT

OWNER: J. ISABEL FLORES AND MARIA A. FLORES

ADDITION: LOT 6, BLOCK 1, FORTY OAKS

LOCATION: CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

ACQUISITION AREA: 219 SQUARE FEET OR 0.005 ACRES

WHOLE PROPERTY ACREAGE: 7,879 SQUARE FEET OR 0.181 ACRES (CALCULATED)

JOB NO. HAZE_1401.00

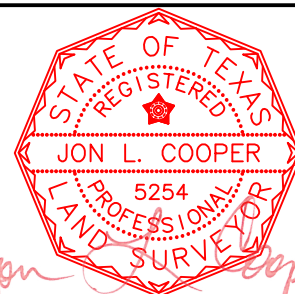
DRAWN BY: BM

CAD FILE: HAZE1401_PAR 15.DWG

DATE: DECEMBER 15, 2021

EXHIBIT B PAGE 2 OF 3

SCALE: 1" = 40'

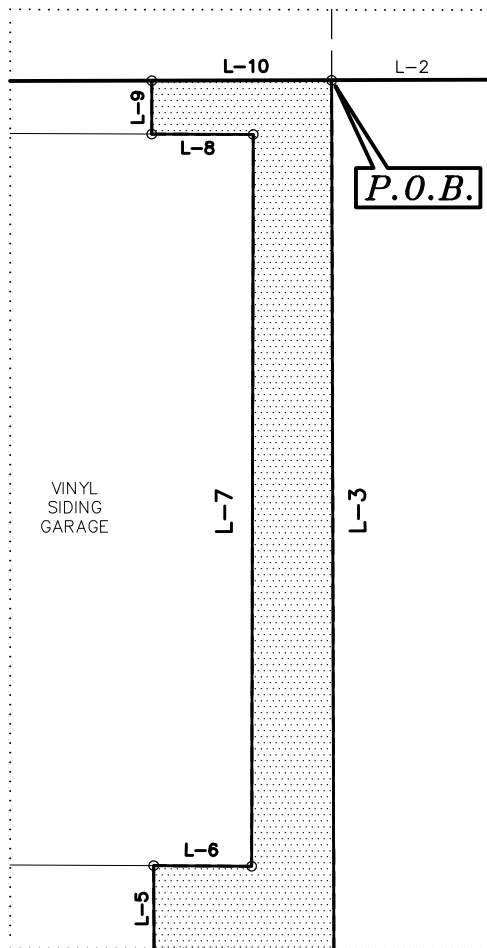


JON L. COOPER
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5254 TEXAS FIRM No. 10106900

EXHIBIT "B"

PARCEL No. 15 PE

LINE TABLE		
LINE	BEARING	DISTANCE
L-2	S 89°50'48"W	5.00'
L-3	S 00°09'04"E	55.00'
L-5	N 00°09'04"W	33.20'
L-6	S 89°42'57"E	2.72'
L-7	N 00°07'57"E	20.32'
L-8	N 89°42'57"W	2.82'
L-9	N 00°09'04"W	1.48'
L-10	N 89°50'48"E	5.00'



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.
3. SURVEYED ON THE GROUND DATE JANUARY 23, 2015



City of Fort Worth

200 TEXAS STREET • FORT WORTH, TEXAS 76102

SANITARY SEWER REHABILITATION, CONTRACT 90

PARCEL NO. 15 PE CITY PROJ. NO. 02382

PERMANENT SEWER FACILITY EASEMENT

OWNER: J. ISABEL FLORES AND MARIA A. FLORES

ADDITION: LOT 6, BLOCK 1, FORTY OAKS

LOCATION: CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

ACQUISITION AREA: 219 SQUARE FEET OR 0.005 ACRES

WHOLE PROPERTY ACREAGE: 7,879 SQUARE FEET OR 0.181 ACRES (CALCULATED)

JOB NO. HAZE_1401.00

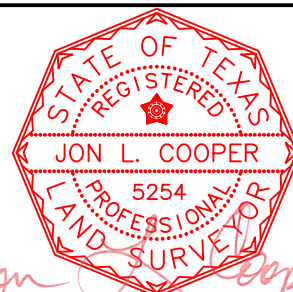
DRAWN BY: BM

CAD FILE: HAZE1401_PAR 15.DWG

DATE: DECEMBER 15, 2021

EXHIBIT B PAGE 3 OF 3

SCALE: 1" = 40'



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

GORRONDONA & ASSOCIATES, INC. • 2800 N.E. LOOP 820, SUITE 660 FORT WORTH, TX. 76137 • 817-496-1424 FAX 817-496-1768