

EXHIBIT A
LEGAL DESCRIPTION
PERMANENT VARIABLE WIDTH SEWER EASEMENT

PSE No.1

Being a part of the James W. Daniel Survey, Abstract No. 395, situated in the City of Fort Worth, Tarrant County, Texas, and being a portion of the tract described in the deed to Mary Susan Olcott and Michael Comer Olcott, recorded in Volume Instrument Number D198135775 of the Deed Records of Tarrant County, Texas (D.R.T.C.T.) and being more particularly described as follows:

COMMENCING at a concrete monument marked "TESCO" found for the easterly southeast corner of said Lot 1 Block 1 Strawther Addition as it appears upon the plat recorded in Instrument Number D210159343 of the Plat Records of Tarrant County, Texas (P.R.T.C.T.) and the northeast corner of the tract described in the deed to Lewis and Associates Realtors Inc., Defined Benefits Pension Plan recorded in Instrument Number D216242743 of the said Deed Records in a west line of said Olcott tract and from which a 5/8" iron rod found for a re-entrant corner of said Lot 1 and the northwest corner of said Lewis tract, bears S 88°46'23" W, a distance of 100.60 feet.

THENCE N 00°53'51" W, along the common line of said Lot 1 and said Olcott tract, a distance of 266.91 feet to a 5/8" iron rod set with plastic cap stamped "DEOTTE RPLS 4673" for the POINT OF BEGINNING.

THENCE N 00°53'51" W, continuing along said common line, a distance of 44.56 feet to a 5/8" iron rod set with plastic cap stamped "DEOTTE RPLS 4673".

THENCE N 41°25'08" E, a distance of 619.64 feet to a 5/8" iron rod set with plastic cap stamped "DEOTTE RPLS 4673" for the beginning of a curve to the left having a radius of 1,076.82 feet and a central angle of 35°19'12".

THENCE along said curve, an arc length of 663.81 feet to a 5/8" iron rod set with plastic cap stamped "DEOTTE RPLS 4673" at its end, the long chord of said curve is N 20°30'33" E, a distance of 653.35.

THENCE N 01°14'51" E, a distance of 397.30 feet to a 5/8" iron rod set with plastic cap stamped "DEOTTE RPLS 4673".

THENCE N 21°15'09" W, a distance of 51.20 feet to 5/8" iron rod set with plastic cap stamped "DEOTTE RPLS 4673".

THENCE N 43°45'09" W, a distance of 75.93 feet to a 5/8" iron rod set with plastic cap stamped "DEOTTE RPLS 4673".

THENCE N 65°47'06" W, a distance of 67.13 feet to a 5/8" iron rod set with plastic cap stamped "DEOTTE RPLS 4673".

THENCE N 32°24'12" W, a distance of 343.10 feet to a 5/8" iron rod set with plastic cap stamped "DEOTTE RPLS 4673" in a southerly line of the tract described in the deed to the City of Arlington, recorded in Volume 3130, Page 675 of the said Deed Records and a northerly line of said Olcott tract.

THENCE S 80°26'49" E, along the common line of said Olcott tract and said City of Arlington tract, a distance of 40.34 feet to a 5/8" iron rod set with plastic cap stamped "DEOTTE RPLS 4673".

THENCE S 32°24'12" E, a distance of 307.14 feet to a 5/8" iron rod set with plastic cap stamped "DEOTTE RPLS 4673".

THENCE S 65°47'06" E, a distance of 63.98 feet to a 5/8" iron rod set with plastic cap stamped "DEOTTE RPLS 4673".

THENCE S 43°45'09" E, a distance of 87.74 feet to a 5/8" iron rod set with plastic cap stamped "DEOTTE RPLS 4673".

THENCE S 21°15'09" E, a distance of 63.14 feet to a 5/8" iron rod set with plastic cap stamped "DEOTTE RPLS 4673".

THENCE S 01°14'51" W, a distance of 403.68 feet to a 5/8" iron rod set with plastic cap stamped "DEOTTE RPLS 4673" for the beginning of a curve to the right having a radius of 1,106.82 feet and a central angle of 35°23'10".

THENCE along said curve, an arc length of 683.58 feet to a 5/8" iron rod set with plastic cap stamped "DEOTTE RPLS 4673" at its end, the long chord of said curve is S 20°31'13" W, a distance of 672.77.

THENCE S 41°25'08" W, a distance of 653.43 feet to the POINT OF BEGINNING containing 67,212 square feet or 1.543 acres more or less of which 667 square feet or 0.015 acres more or less, lie within existing easements, leaving 66,545 square feet or 1.528 acres more or less, exclusive of said existing easements.

PSE No.2

Being a part of the James W. Daniel Survey, Abstract No. 395, situated in the City of Fort Worth, Tarrant County, Texas, and being a portion of the tract described in the deed to Mary Susan Olcott and Michael Comer Olcott, recorded in Volume Instrument Number D198135775 of the Deed Records of Tarrant County, Texas (D.R.T.C.T.) and being more particularly described as follows:

COMMENCING at a 1" iron rod found for the northeast corner of Lot 1 in Block F of Melody Oaks Addition as it appears upon the plat recorded in Volume 388-11, Page 112 of the plat Records of Tarrant County, Texas (P.R.T.C.T.) and the north northwest corner of said Olcott tract, in the south line of Eastland Street, from which a concrete monument marked "TESCO" found for the easterly southeast corner of Lot 1 Block 1 Strawther Addition as it appears upon the plat recorded in Instrument Number D210159343 of the said Plat Records and the northeast corner of the tract described in the deed to Lewis and Associates Realtors Inc., Defined Benefits Pension Plan recorded in Instrument Number D216242743 of the said Deed Records in a west line of said Olcott tract, bears S 00°40'32" E, a distance of 2,795.86 feet.

THENCE N 89°41'11" E, along the north line of said Olcott tract, a distance of 120.82 feet to a 5/8" iron rod set with plastic cap stamped "DEOTTE RPLS 4673" and being the POINT OF BEGINNING.

THENCE N 89°41'11" E, continuing along the north line of said Olcott tract, a distance of 30.24 feet to a 5/8" iron rod set with plastic cap stamped "DEOTTE RPLS 4673".

THENCE S 10°11'48" E, a distance of 293.80 feet to a 5/8" iron rod set with plastic cap stamped "DEOTTE RPLS 4673".

THENCE S 32°24'12" E, a distance of 189.80 feet to a 5/8" iron rod set with plastic cap stamped "DEOTTE RPLS 4673" in a southerly line of said Olcott tract and a northerly line of a tract described in the deed to the City of Arlington, recorded in Volume 3130, Page 675 of the said deed records.

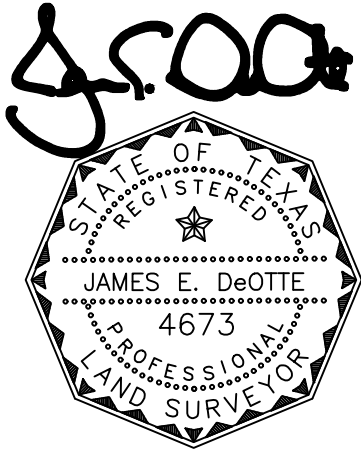
THENCE S 34°55'11" W, along said common line, a distance of 32.51 feet to a 5/8" iron rod set with plastic cap stamped "DEOTTE RPLS 4673".

THENCE N 32°24'12" W, departing said common line, a distance of 202.45 feet to a 5/8" iron rod set with plastic cap stamped "DEOTTE RPLS 4673".

THENCE N 10°33'38" W, a distance of 310.22 feet to the POINT OF BEGINNING containing 14,585 square feet or 0.335 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.

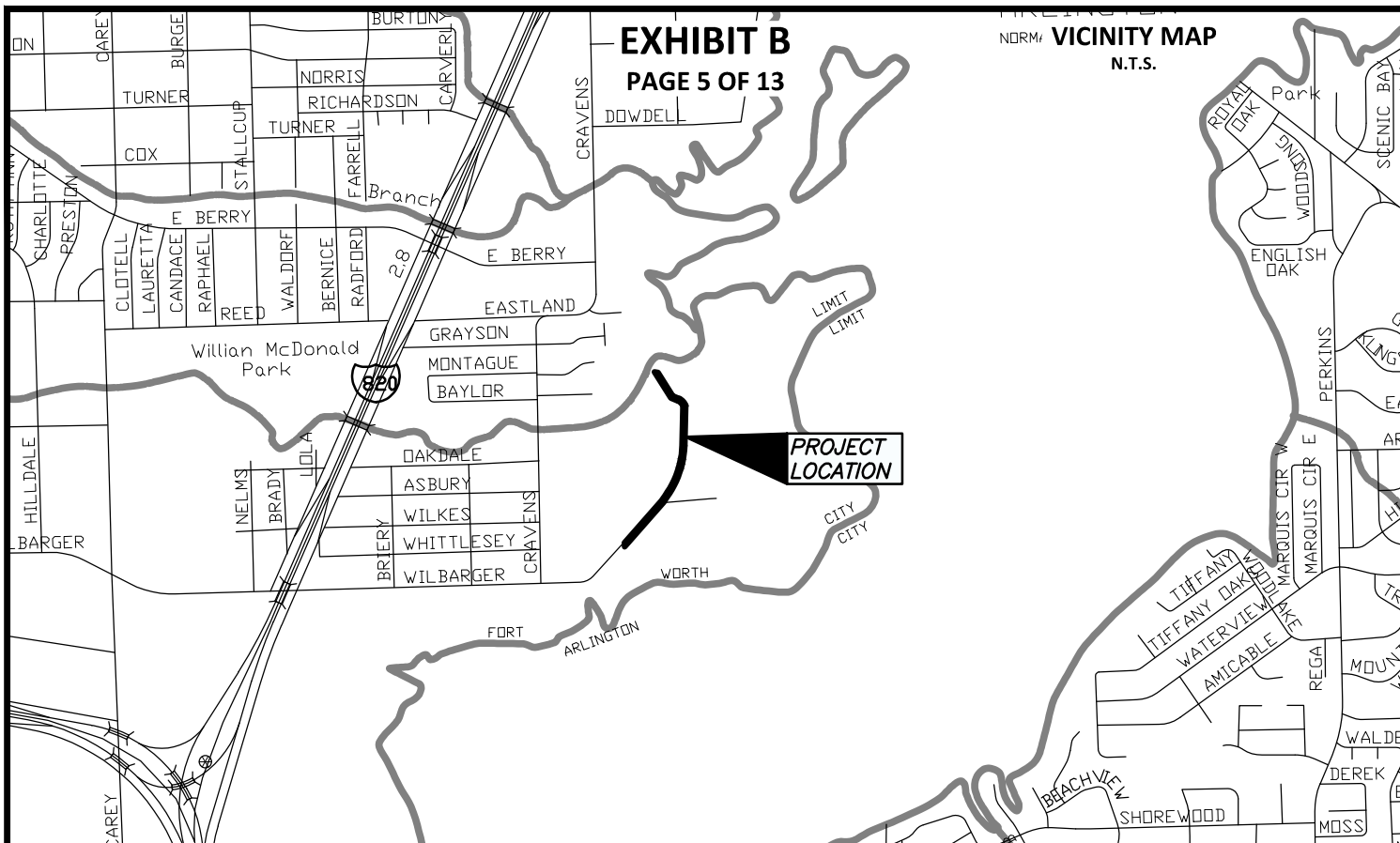


James E. DeOtte
Registered Professional Land Surveyor
No. 4673

James DeOtte Engineering, Inc.
TBPLS Firm No. 10101400
2201 Dottie Lynn Parkway, Suite 119
Fort Worth, Texas 76120
(817) 446 – 6877

EXHIBIT B
PAGE 5 OF 13

NORM/ VICINITY MAP
N.T.S.



NOTES:

BEARINGS ARE REFERENCED TO AN IRON ROD AND A TESCO MONUMENT FOUND MARKED AS CONTROLLING MONUMENTS. 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 CORNERS OF THE ACCESS EASEMENT

LEGEND:

PROPERTY BOUNDARY _____
EX. EASEMENT _____

PROP. EASEMENT 

CAPPED IRON ROD SET CIRS

IRON ROD FOUND IRF

DEED RECORDS TARRANT COUNTY TEXAS D.R.T.C.T.

PLAT RECORDS TARRANT COUNTY TEXAS P.R.T.C.T.

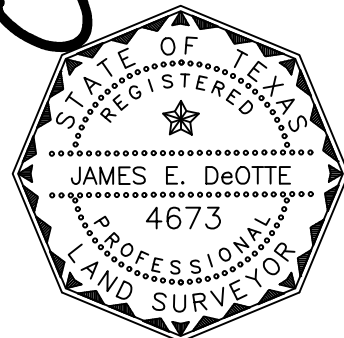


City of Fort Worth

200 TEXAS STREET
FORT WORTH, TX. 76102

EXHIBIT B SHOWING A
PARCEL OF PROPERTY
SITUATED IN THE
JAMES W DANIEL SURVEY
TARRANT COUNTY, TEXAS
AS RECORDED IN
INST. D198135775
DEED RECORDS OF TARRANT COUNTY TEXAS

J. DeOtte



Date: 12/1/2020

PROJECT: LAKE ARLINGTON LIFT STATION AND FORCE MAIN CITY PROJECT No. 100995

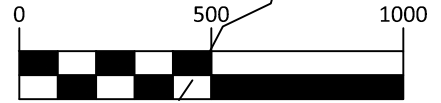
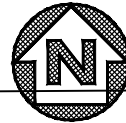
PERMANENT VARIABLE WIDTH SEWER EASEMENT No.1 PARCEL No. 39

LAND ACQUISITION AREA: 67,212 SQ FT OR 1.543 AC

JDEI JOB No. 201704200 DRAWN BY: PWY PAGE 5 OF 13

JAMES DeOTTE ENGINEERING, INC. · 2201 DOTTIE LYNN PKWY., SUITE 119 FORT WORTH, TX. 76120 · 817-446-6877
TBPE FIRM Reg. No. 8917 · TBLs Firm Reg. No. 101014-00

EXHIBIT B
PAGE 6 OF 13



GRAPHIC SCALE IN FEET

EASTLAND ST

OLCOTT MARY S
OLCOTT MICHAEL C
PO BOX 470731
FORT WORTH, TX 76147
D198135775
D.R.T.C.T.

OWNER: VARIOUS

MELODY OAKS ADDN
VOL. 388-11, PG. 112
P.R.T.C.T.

LAKE ARLINGTON

CITY OF ARLINGTON
PO BOX 90231
ARLINGTON, TX 76004
VOLUME 3130, PAGE 675
D.R.T.C.T.

PAGE 10 OF 13

VASS'E ENTERPRISES INC
P.O. BOX 13275
ARLINGTON, TX 76094
D207095424
P.R.T.C.T.

OLCOTT MARY S
OLCOTT MICHAEL C
PO BOX 470731
FORT WORTH, TX 76147
D198135775
D.R.T.C.T.

PAGE 9 OF 13

STONETOWN 5 HOMES LLC
720 S COLORADO BLVD,
SUITE 1150-N
DENVER, CO 80246
D216163760
D.R.T.C.T.

STRAWTHER WILLIE D
STRAWTHER MINNI
6025 WILBARGER ST
FORT WORTH, TX 76119
D179516681 &
D179516683
D.R.T.C.T.
LOT 1, BLOCK 1
STRAWTHER ADDITION
D210159343
P.R.T.C.T.

PAGE 8 OF 13

SUMMER LAKE ESTATES ADDITION
LOT 1, BLOCK 1
VOLUME 388-176, PAGE 28
P.R.T.C.T.

PAGE 7 OF 13

LEWIS AND ASSOCIATES
REALTORS INC, DEFINED
BENEFITS PENSION PLAN
1631 SADDLE CREEK CIR #1626
ARLINGTON, TX 76015
D216242743
D.R.T.C.T.

N0°53'51"W
266.91'

LINE FOR
DIRECTIONAL
CONTROL

P.O.B.

(C.M.) TESCO MON
(C.M.) 5/8 IRF

S88°46'23"W
100.60'

P.O.C.

LEGEND:

PROPERTY BOUNDARY _____

EX. EASEMENT - - - - -

PROP. EASEMENT [Dashed Box]

CAPPED IRON ROD SET

CIRS

IRON ROD FOUND

IRF

DEED RECORDS TARRANT COUNTY TEXAS D.R.T.C.T.

PLAT RECORDS TARRANT COUNTY TEXAS P.R.T.C.T.

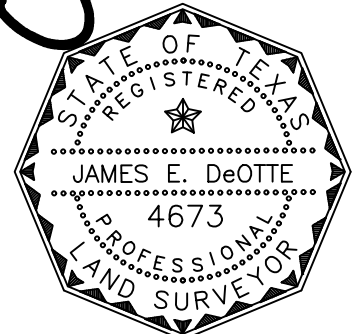


City of Fort Worth

200 TEXAS STREET
FORT WORTH, TX. 76102

EXHIBIT B SHOWING A
PARCEL OF PROPERTY
SITUATED IN THE
JAMES W DANIEL SURVEY
TARRANT COUNTY, TEXAS
AS RECORDED IN
INST. D198135775
DEED RECORDS OF TARRANT COUNTY TEXAS

J. E. DeOtte



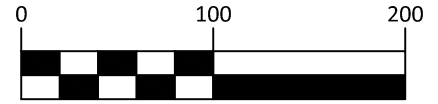
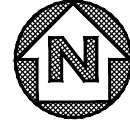
Date: 12/1/2020

PROJECT: LAKE ARLINGTON LIFT STATION AND FORCE MAIN	CITY PROJECT No. 100995
PERMANENT VARIABLE WIDTH SEWER EASEMENT No.1	PARCEL No. 39
LAND ACQUISITION AREA: 67,212 SQ FT OR 1.543 AC	
JDEI JOB No. 201704200	DRAWN BY: PWY
	PAGE 6 OF 13
JAMES DeOTTE ENGINEERING, INC. · 2201 DOTTIE LYNN PKWY., SUITE 119 FORT WORTH, TX. 76120 · 817-446-6877	
TBPE FIRM Reg. No. 8917 · TBLs Firm Reg. No. 101014-00	

LEGEND:

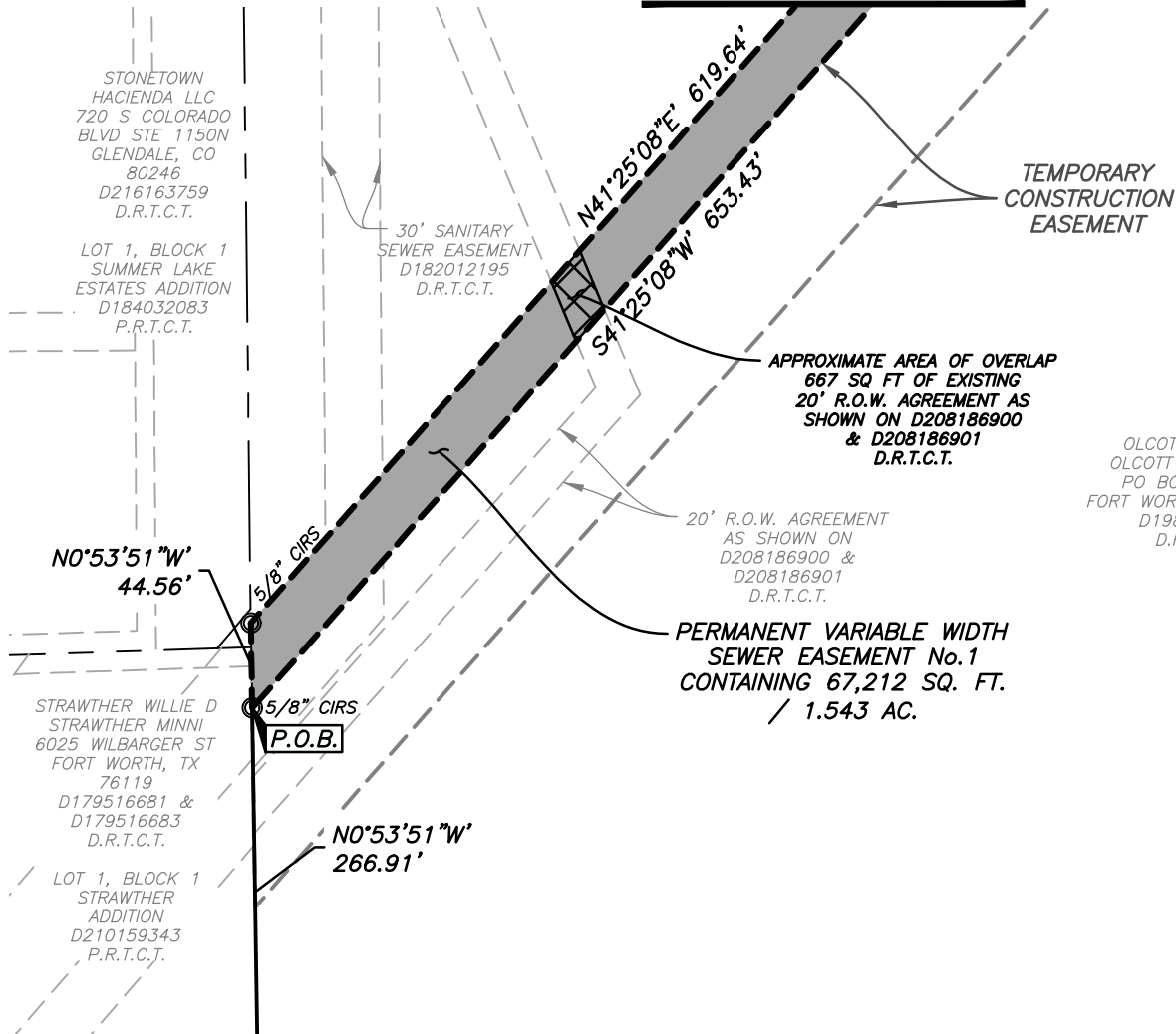
- PROPERTY BOUNDARY
- EX. EASEMENT
- PROP. EASEMENT
- CAPPED IRON ROD SET CIRS
- IRON ROD FOUND IRF
- DEED RECORDS TARRANT COUNTY TEXAS D.R.T.C.T.
- PLAT RECORDS TARRANT COUNTY TEXAS P.R.T.C.T.

EXHIBIT B
PAGE 7 OF 13



GRAPHIC SCALE IN FEET

MATCH LINE



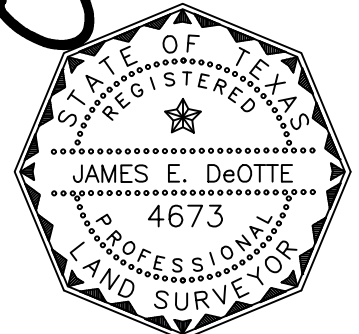
OLCOTT MARY S
OLCOTT MICHAEL C
PO BOX 470731
FORT WORTH, TX 76147
D198135775
D.R.T.C.T.



City of Fort Worth
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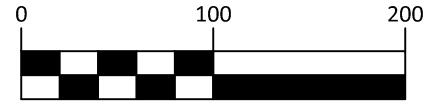
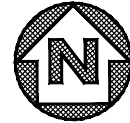
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TBPE FIRM Reg. No. 8917 · TBLs Firm Reg. No. 101014-00	

LEGEND:

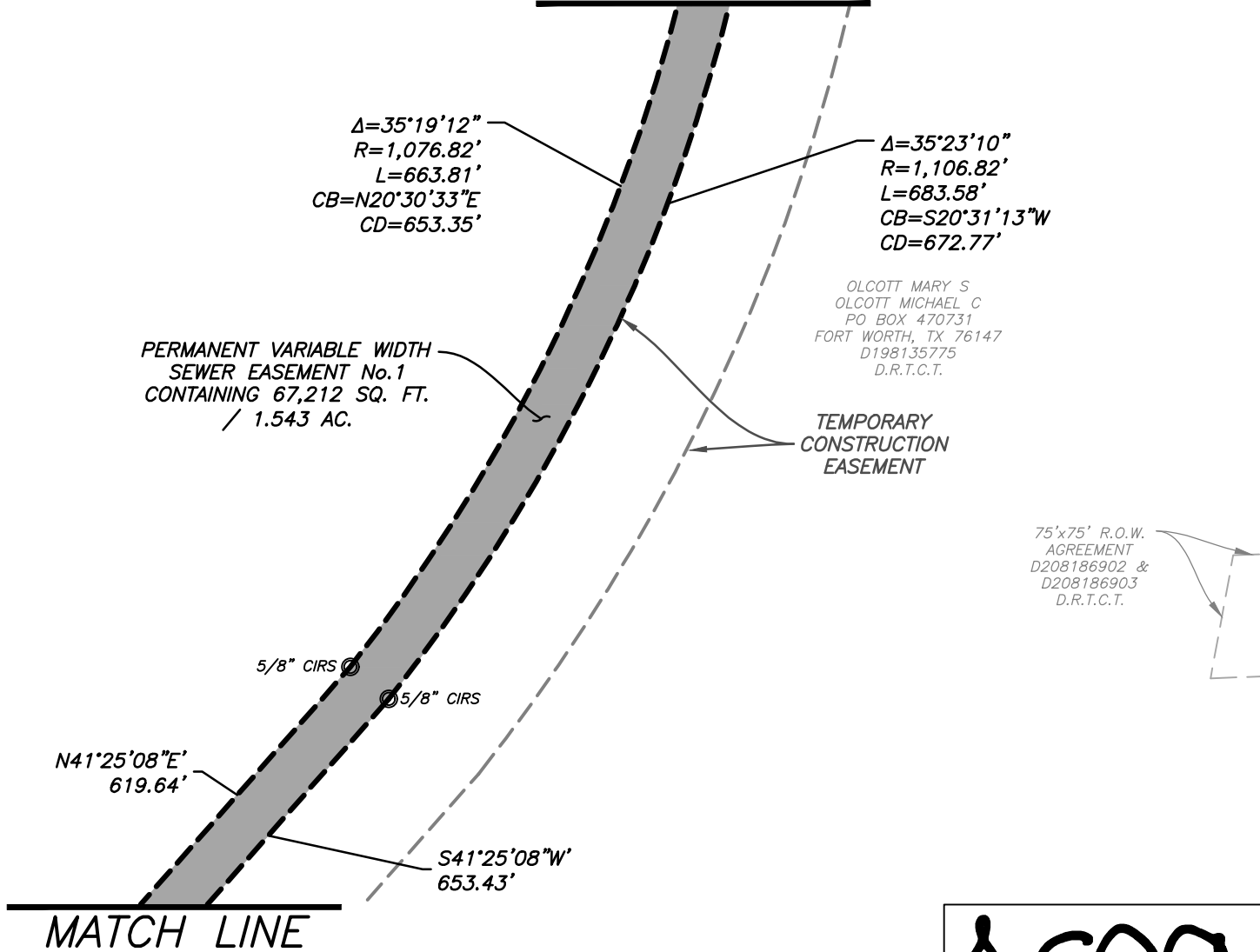
PROPERTY BOUNDARY ———
 EX. EASEMENT - - - - -
 PROP. EASEMENT [Dashed Box]
 CAPPED IRON ROD SET CIRS
 IRON ROD FOUND IRF
 DEED RECORDS TARRANT COUNTY TEXAS D.R.T.C.T.
 PLAT RECORDS TARRANT COUNTY TEXAS P.R.T.C.T.

EXHIBIT B
 PAGE 8 OF 13



GRAPHIC SCALE IN FEET

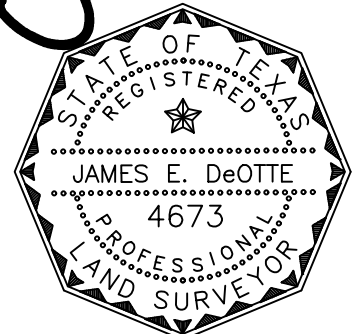
MATCH LINE



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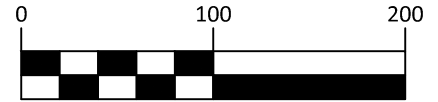
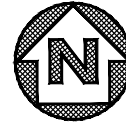
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PERMANENT VARIABLE WIDTH SEWER EASEMENT No.1	PARCEL No. 39
LAND ACQUISITION AREA: 67,212 SQ FT OR 1.543 AC	
JDEI JOB No. 201704200	DRAWN BY: PWY
	PAGE 8 OF 13

LEGEND:

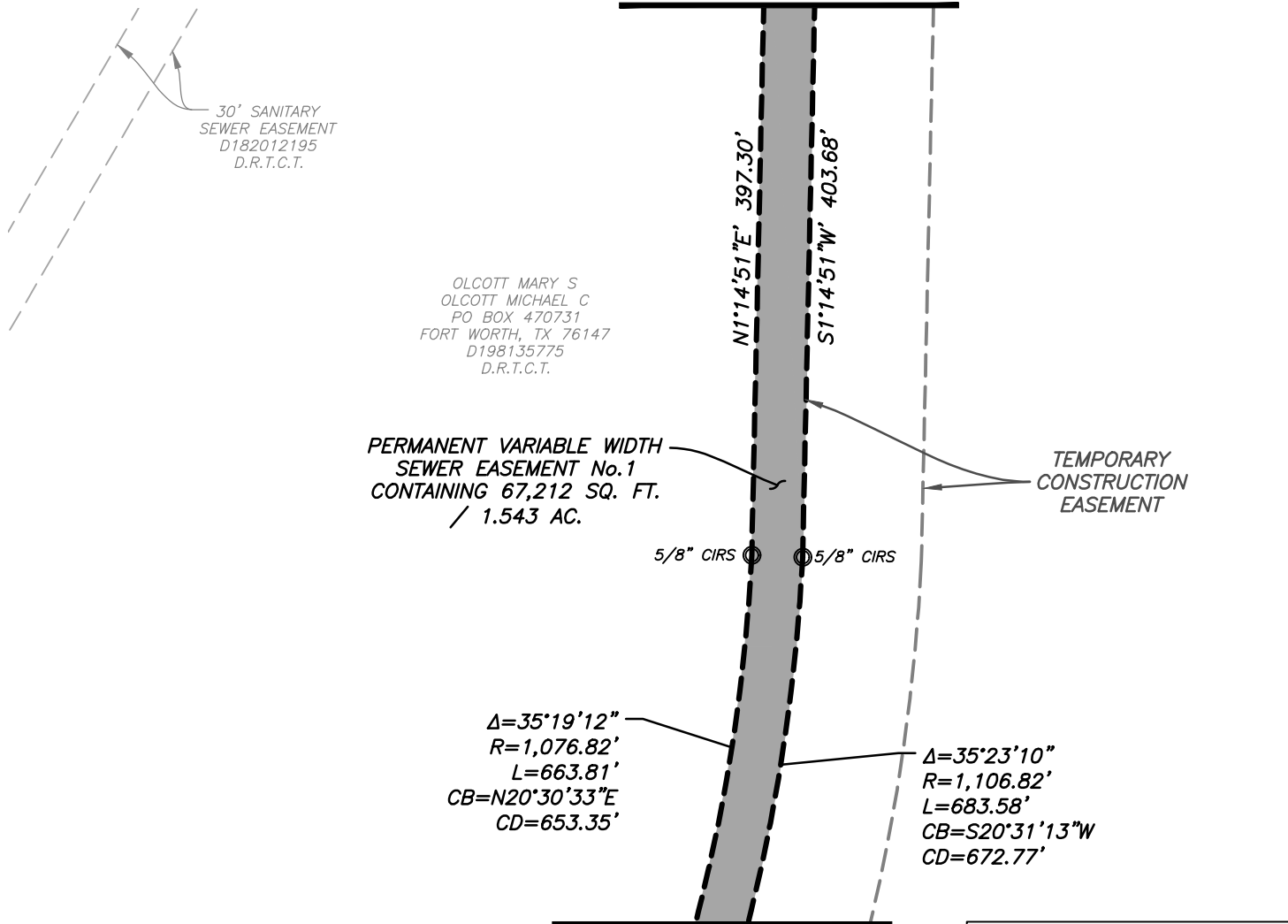
PROPERTY BOUNDARY ————
 EX. EASEMENT - - - - -
 PROP. EASEMENT [Dashed Box]
 CAPPED IRON ROD SET CIRS
 IRON ROD FOUND IRF
 DEED RECORDS TARRANT COUNTY TEXAS D.R.T.C.T.
 PLAT RECORDS TARRANT COUNTY TEXAS P.R.T.C.T.

EXHIBIT B
 PAGE 9 OF 13



GRAPHIC SCALE IN FEET

MATCH LINE



30' SANITARY
SEWER EASEMENT
D182012195
D.R.T.C.T.

OLCOTT MARY S
OLCOTT MICHAEL C
PO BOX 470731
FORT WORTH, TX 76147
D198135775
D.R.T.C.T.

PERMANENT VARIABLE WIDTH
SEWER EASEMENT No.1
CONTAINING 67,212 SQ. FT.
/ 1.543 AC.

TEMPORARY
CONSTRUCTION
EASEMENT

5/8" CIRS ○ ○ 5/8" CIRS

$\Delta=35^{\circ}19'12''$
 $R=1,076.82'$
 $L=663.81'$
 $CB=N20^{\circ}30'33''E$
 $CD=653.35'$

$\Delta=35^{\circ}23'10''$
 $R=1,106.82'$
 $L=683.58'$
 $CB=S20^{\circ}31'13''W$
 $CD=672.77'$

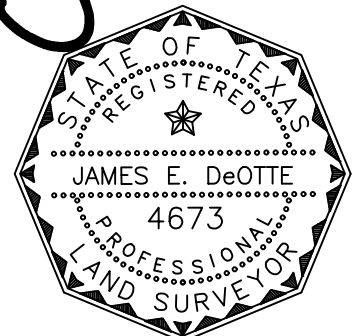
MATCH LINE



City of Fort Worth
 200 TEXAS STREET
 FORT WORTH, TX. 76102

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J. E. DeOtte



Date: 12/1/2020

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LAND ACQUISITION AREA: 67,212 SQ FT OR 1.543 AC	
JDEI JOB No. 201704200	DRAWN BY: PWY
	PAGE 9 OF 13

LEGEND:

PROPERTY BOUNDARY

EX. EASEMENT

PROP. EASEMENT

CAPPED IRON ROD SET

IRON ROD FOUND

DEED RECORDS TARRANT COUNTY TEXAS D.R.T.C.T.

PLAT RECORDS TARRANT COUNTY TEXAS P.R.T.C.T.



CIRS

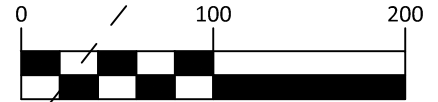
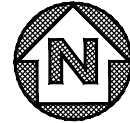
IRF

EXHIBIT B

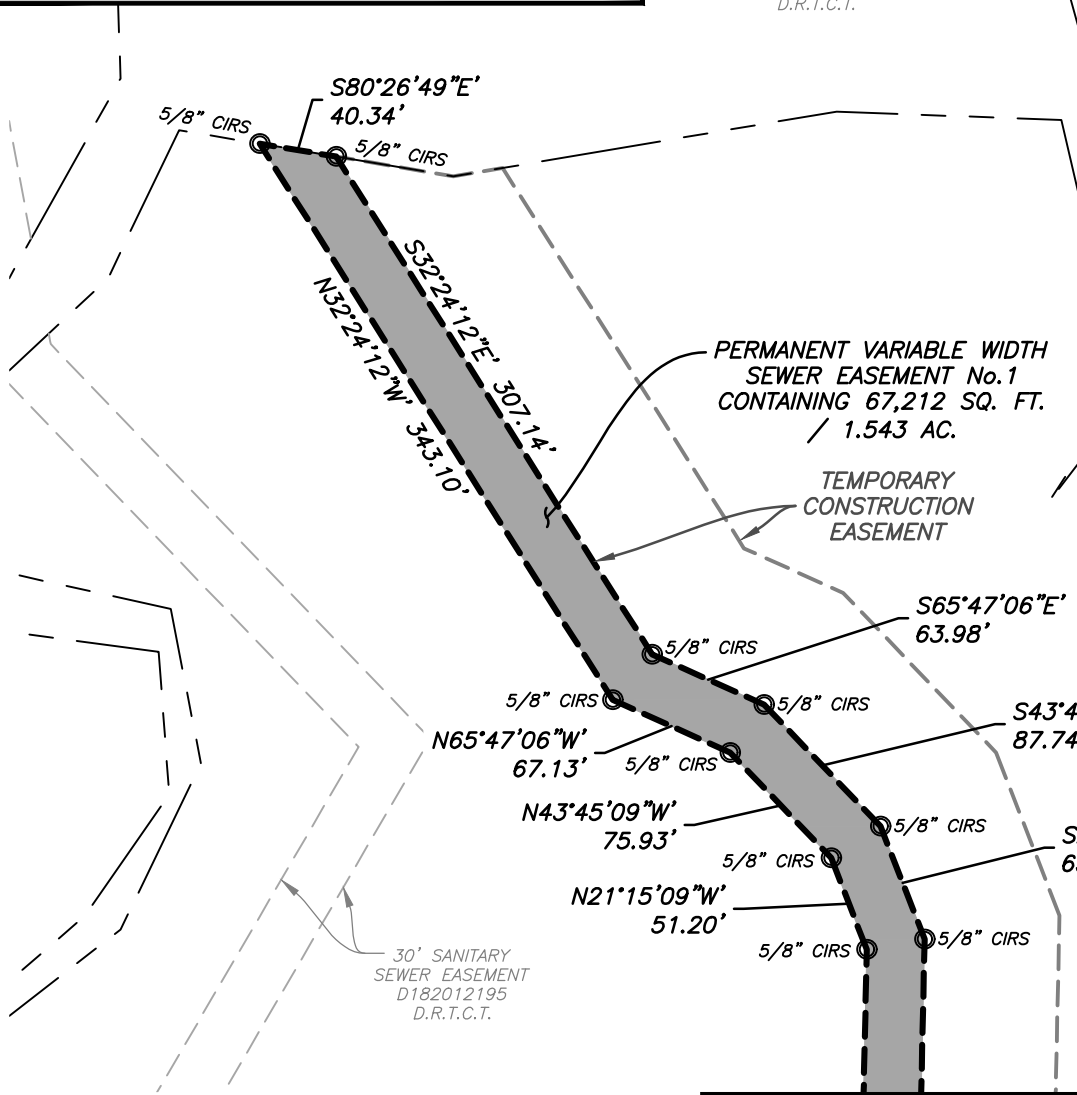
PAGE 10 OF 13

LAKE ARLINGTON

CITY OF ARLINGTON
PO BOX 90231
ARLINGTON, TX 76004
VOLUME 3130, PAGE 675
D.R.T.C.T.



GRAPHIC SCALE IN FEET



PERMANENT VARIABLE WIDTH
SEWER EASEMENT No.1
CONTAINING 67,212 SQ. FT.
/ 1.543 AC.

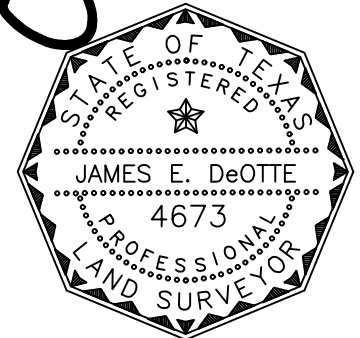
TEMPORARY
CONSTRUCTION
EASEMENT

OLCOTT MARY S
OLCOTT MICHAEL C
PO BOX 470731
FORT WORTH, TX 76147
D198135775
D.R.T.C.T.

30' SANITARY
SEWER EASEMENT
D182012195
D.R.T.C.T.

MATCH LINE

J. E. DeOtte



Date: 12/1/2020



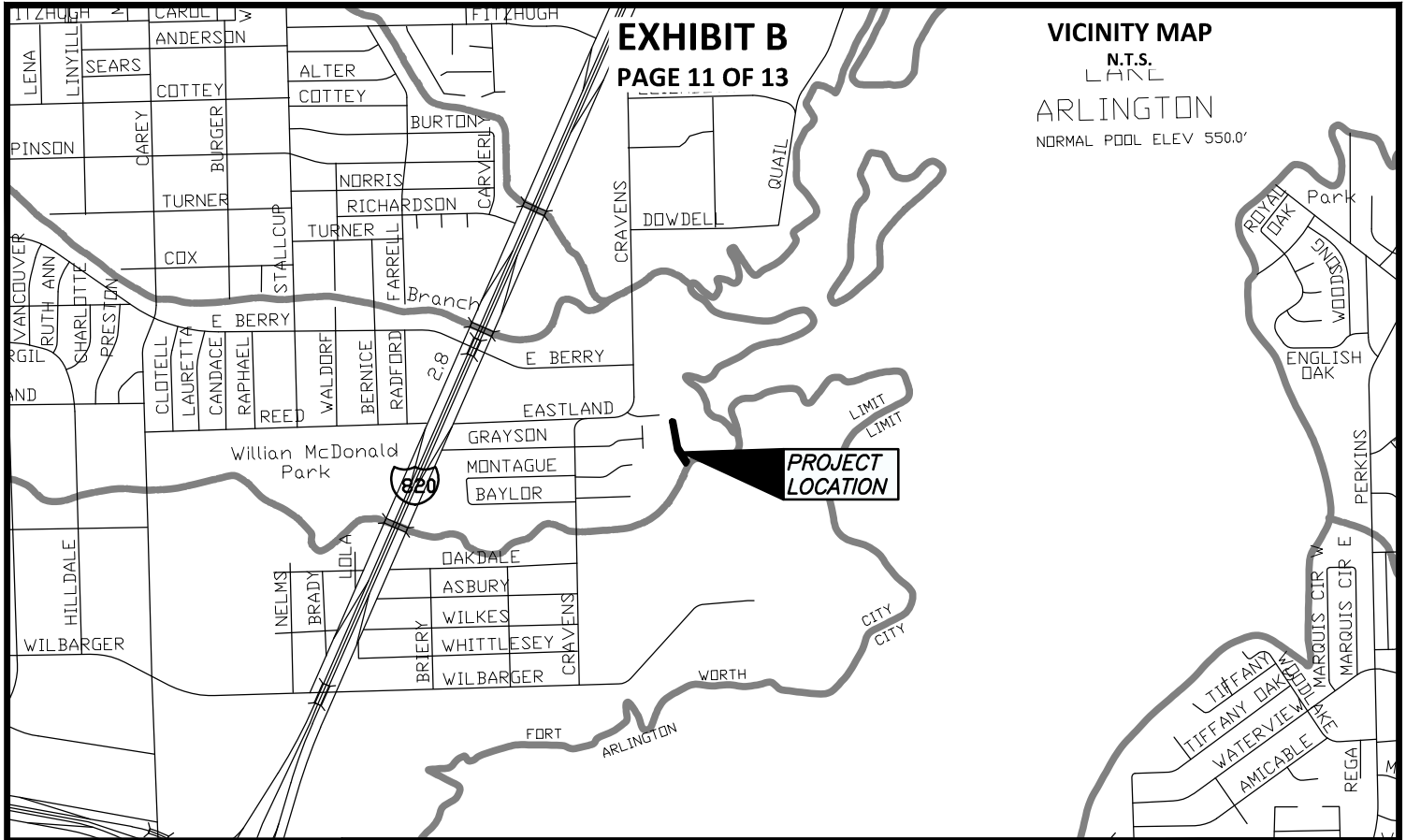
City of Fort Worth
200 TEXAS STREET
FORT WORTH, TX. 76102

EXHIBIT B SHOWING A
PARCEL OF PROPERTY
SITUATED IN THE
JAMES W DANIEL SURVEY
TARRANT COUNTY, TEXAS
AS RECORDED IN
INST. D198135775
DEED RECORDS OF TARRANT COUNTY TEXAS

PROJECT: LAKE ARLINGTON LIFT STATION AND FORCE MAIN	CITY PROJECT No. 100995
PERMANENT VARIABLE WIDTH SEWER EASEMENT No.1	PARCEL No. 39
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	PAGE 10 OF 13

EXHIBIT B
PAGE 11 OF 13

VICINITY MAP
N.T.S.
LAKE
ARLINGTON
NORMAL POOL ELEV 550.0'



NOTES:

BEARINGS ARE REFERENCED TO AN IRON ROD AND A TESCO MONUMENT FOUND MARKED AS CONTROLLING MONUMENTS. 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 CORNERS OF THE ACCESS EASEMENT

LEGEND:

- PROPERTY BOUNDARY -----
- EX. EASEMENT -----
- PROP. EASEMENT [Dashed Box]
- CAPPED IRON ROD SET CIRS
- IRON ROD FOUND IRF
- DEED RECORDS TARRANT COUNTY TEXAS D.R.T.C.T.
- PLAT RECORDS TARRANT COUNTY TEXAS P.R.T.C.T.

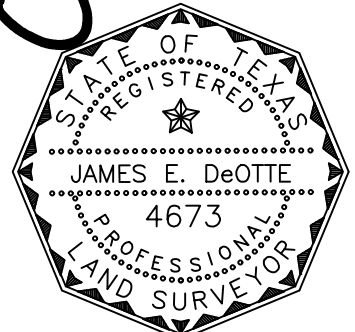


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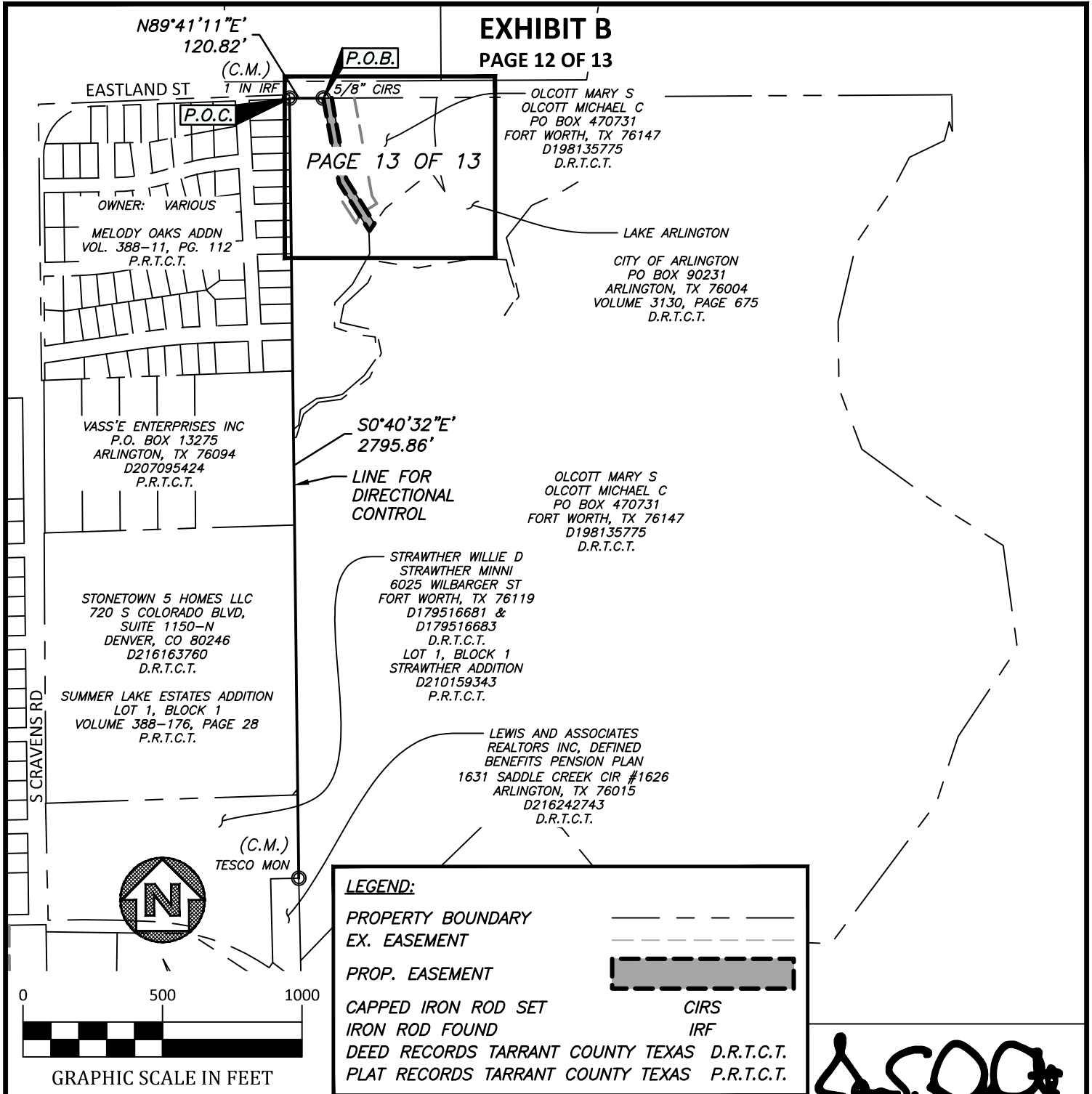
J. DeOtte



Date: 12/1/2020

PROJECT: LAKE ARLINGTON LIFT STATION AND FORCE MAIN	CITY PROJECT No. 100995
PERMANENT VARIABLE WIDTH SEWER EASEMENT No.2	PARCEL No. 39
LAND ACQUISITION AREA: 14,585 SQ FT OR 0.335 AC	
JDEI JOB No. 201704200	DRAWN BY: PWY
	PAGE 11 OF 13

EXHIBIT B
PAGE 12 OF 13



LEGEND:

- PROPERTY BOUNDARY
- EX. EASEMENT
- PROP. EASEMENT
- CAPPED IRON ROD SET
- IRON ROD FOUND
- DEED RECORDS TARRANT COUNTY TEXAS D.R.T.C.T.
- PLAT RECORDS TARRANT COUNTY TEXAS P.R.T.C.T.

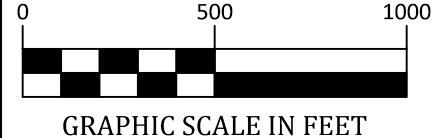
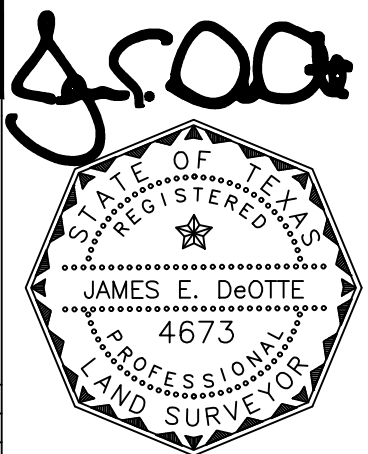


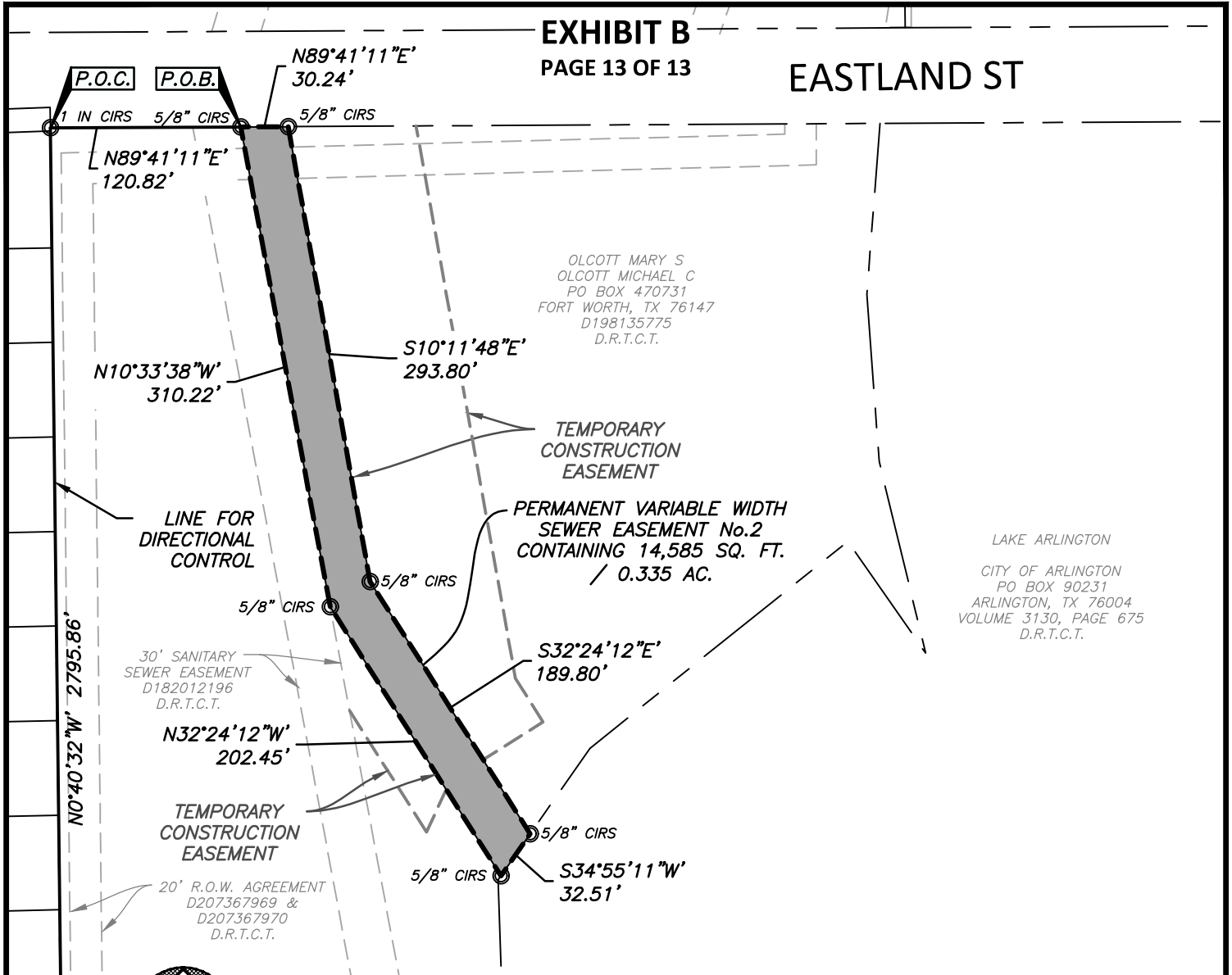
EXHIBIT B SHOWING A
PARCEL OF PROPERTY
SITUATED IN THE
JAMES W DANIEL SURVEY
TARRANT COUNTY, TEXAS
AS RECORDED IN
INST. D198135775
DEED RECORDS OF TARRANT COUNTY TEXAS



PROJECT: LAKE ARLINGTON LIFT STATION AND FORCE MAIN	CITY PROJECT No. 100995
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JDEI JOB No. 201704200	DRAWN BY: PWY
	PAGE 12 OF 13

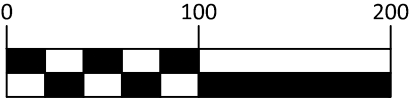
Date: 12/1/2020

EASTLAND ST



OLCOTT MARY S
OLCOTT MICHAEL C
PO BOX 470731
FORT WORTH, TX 76147
D198135775
D.R.T.C.T.

LAKE ARLINGTON
CITY OF ARLINGTON
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ARLINGTON, TX 76004
VOLUME 3130, PAGE 675
D.R.T.C.T.



GRAPHIC SCALE IN FEET

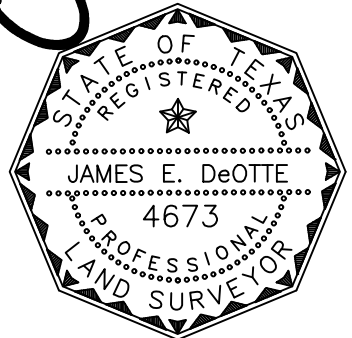
LEGEND:

PROPERTY BOUNDARY	_____
EX. EASEMENT	-----
PROP. EASEMENT	▬▬▬▬▬▬
CAPPED IRON ROD SET	CIRS
IRON ROD FOUND	IRF
DEED RECORDS TARRANT COUNTY TEXAS	D.R.T.C.T.
PLAT RECORDS TARRANT COUNTY TEXAS	P.R.T.C.T.



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J. E. DeOtte



Date: 12/1/2020

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PAGE 13 OF 13	
JAMES DeOTTE ENGINEERING, INC. · 2201 DOTTIE LYNN PKWY., SUITE 119 FORT WORTH, TX. 76120 · 817-446-6877	
TBPE FIRM Reg. No. 8917 · TBLs Firm Reg. No. 101014-00	