

EXHIBIT "A"

EAST ARLINGTON AVENUE

HYDE PARK ADDITION  
VOL. 63. PG. 9  
P.R.T.C.T.

ELIZABETH ESPINOZA,  
MARY ANN ESPINOZA  
AND FIDEL ESPINOZA  
INT. D210118145  
D.R.T.C.T.

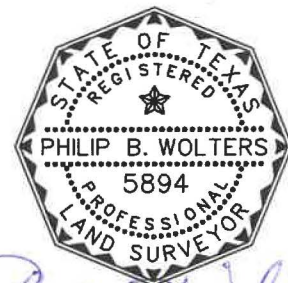
LOT 81

LOT 82  
BLOCK 4

LOT 83

LOT 84

708 E. ARLINGTON AVE.



*Philip B. Wolters*

PHILIP B. WOLTERS  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 5894  
NEEL-SCHAFFER, INC  
FIRM REGISTRATION NO. 10021800  
DATE: 2/2/2021

N13°33'02"E  
15.00'

S76°26'58"E 50.00'

S13°33'02"W  
15.00'

15' WIDE SANITARY  
SEWER EASEMENT

N76°26'58"W  
(1/2" IRF) 50.00'

LOT 92

POINT OF  
BEGINNING

N76°26'58"W 50.00'

LOT 91

LOT 90

**CITY OF FORT WORTH**  
**15' WIDE SANITARY SEWER EASEMENT**

BEARING BASIS: TEXAS COORDINATE SYSTEM 1983 (NAD83), NORTH CENTRAL ZONE (4202)  
DISTANCES SHOWN ARE SURFACE. SURFACE ADJUSTMENT FACTOR OF 1.00012.

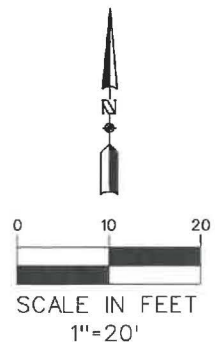
OWNER: ELIZABETH ESPINOZA, MARY ANN ESPINOZA AND FIDEL ESPINOZA

RECORDING: INST. No. D210118145 DEED RECORDS, TARRANT COUNTY, TEXAS (DRTCT)

LEGAL: LOT 82, HYDE PARK ADD, VOL. 63, PG. 9 PLAT RECORDS, TARRANT COUNTY, TEXAS (PRTCT)

15' WIDE SANITARY SEWER EASEMENT AREA: 750.000 S.F./ 0.017 AC.

NEEL-SCHAFFER INC. 2501 AVENUE J, SUITE 120 ARLINGTON, TEXAS 76006 PHONE: 817-548-0696



**EXHIBIT "B"**

**CITY OF FORT WORTH  
15' WIDE SANITARY SEWER EASEMENT  
750.000 SQUARE FEET**

**BEING** a portion of a Lot 82, Block 4, Hyde Park Addition, recorded in Volume 63, Page 9 Plat Records, Tarrant County, Texas (PRTCT), and conveyed by deed to Elizabeth Espinoza, Mary Ann Espinoza and Fidel Espinoza, recorded under Instrument Number D210118145 Deed Records, Tarrant County, Texas (DRTCT), and being more particularly described by metes and bounds as follows:

**BEGINNING** at a point for the southwest corner of said Lot 82, same being the southeast corner of Lot 81, Block 4 of said Hyde Park Addition, that bears South 76 degrees 26 minutes 58 seconds East, a distance of 50.00 feet from a found 1/2 inch iron rod for the southwest corner of said Lot 81;

**THENCE** North 13 degrees 33 minutes 02 seconds East, along the west line of said Lot 82, same being the east line of said Lot 81, a distance of 15.00 feet to a point for easement corner;

**THENCE** South 76 degrees 26 minutes 58 seconds East, departing said common line, a distance of 50.00 feet to a point in the east line of said Lot 82, same being the west line of Lot 83, of said Hyde Park Addition, for easement corner;

**THENCE** South 13 degrees 33 minutes 02 seconds West, along said common line, a distance of 15.00 feet to a point for the southeast corner of said Lot 82, same being the southwest corner of said Lot 83 for easement corner;

**THENCE** North 76 degrees 26 minutes 58 seconds West, along the south line of said Lot 82, same being the north line of Lot 91, Block 4, of said Hyde Park Addition, a distance of 50.00 feet to the **POINT OF BEGINNING** and containing 750.000 square feet or 0.017 acres of land.