

**LEGAL DESCRIPTION**  
**PEDESTRIAN EASEMENT**

**BEING** a 257 square foot (0.0059 acre) tract of land situated in the Benjamin E. Waller Survey, Abstract No. 1659, City of Fort Worth, Tarrant County, Texas, and being part of Lot 1, Block 29, Riverside Addition, an addition to the City of Fort Worth according to the plat recorded in Volume 63, Page 97, Plat Records, Tarrant County, Texas, and being part of a called 0.5339 acre tract of land described in General Warranty Deed to Sai Kripa RB Investment Inc. recorded in Instrument No. D218136283, Official Public Records, Tarrant County, Texas, and being more particularly described as follows:

**COMMENCING** at the northeast corner of the said called 0.5339 acre tract, being in the south right-of-way line of E. Fourth Street, a variable width right-of-way, from which a 5/8-inch iron rod found for the southeast corner of said Lot 3 bears South 0°13'10" East, a distance of 144.12 feet;

**THENCE** South 89°50'11" West, along the north line of the said called 0.5339 acre tract and along the said south right-of-way line, distance of 128.38 feet to the **POINT OF BEGINNING**;

**THENCE** South 61°26'57" West, departing the said north line and the said south right-of-way line, a distance of 14.67 feet to a point for corner;

**THENCE** North 90°00'00" West, a distance of 16.73 feet to a point for corner;

**THENCE** South 0°44'41" East, a distance of 16.96 feet to a point for corner;

**THENCE** South 89°58'15" West, a distance of 4.00 feet to a point for corner in the west line of the said called 0.5339 acre tract, and being in the east right-of-way line of S. Sylvania Avenue, a variable width right-of-way;

**THENCE** North 0°44'41" West, along the said west line and along the said east right-of-way line, a distance of 23.88 feet to a crow's foot found in concrete for corner, being the northwest corner of the said called 0.5339 acre tract, and being at the intersection of the said east right-of-way line and the said south right-of-way line of E. Fourth Street;

**THENCE** North 89°50'11" East, along the said south right-of-way line, a distance of 33.71 feet to the **POINT OF BEGINNING** and containing 257 square feet or 0.0059 acres of land, more or less.

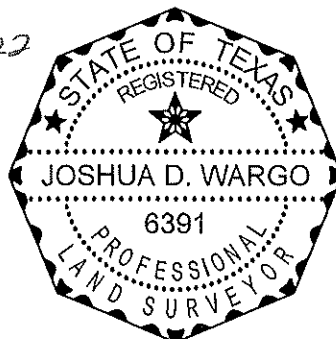
**NOTES:**

Bearing system based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone (4202), with an applied combined scale factor of 1.00012.

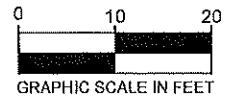
A survey plat of even survey date herewith accompanies this metes and bounds description. The undersigned, Registered Professional Land Surveyor, hereby certifies that foregoing description accurately sets out the metes and bounds of the easement tract.

EXHIBIT "A"  
 PEDESTRIAN EASEMENT  
 BENJAMIN E. WALLER SURVEY  
 ABSTRACT NO. 1659  
 CITY OF FORT WORTH  
 TARRANT COUNTY, TEXAS

*J.D. Wargo* 11/16/22  
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<b>Kimley»Horn</b>					
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<u>Scale</u>	<u>Drawn by</u>	<u>Checked by</u>	<u>Date</u>	<u>Project No.</u>	<u>Sheet No.</u>
N/A	DMD	JDW	11/15/2022	061018371	1 OF 2

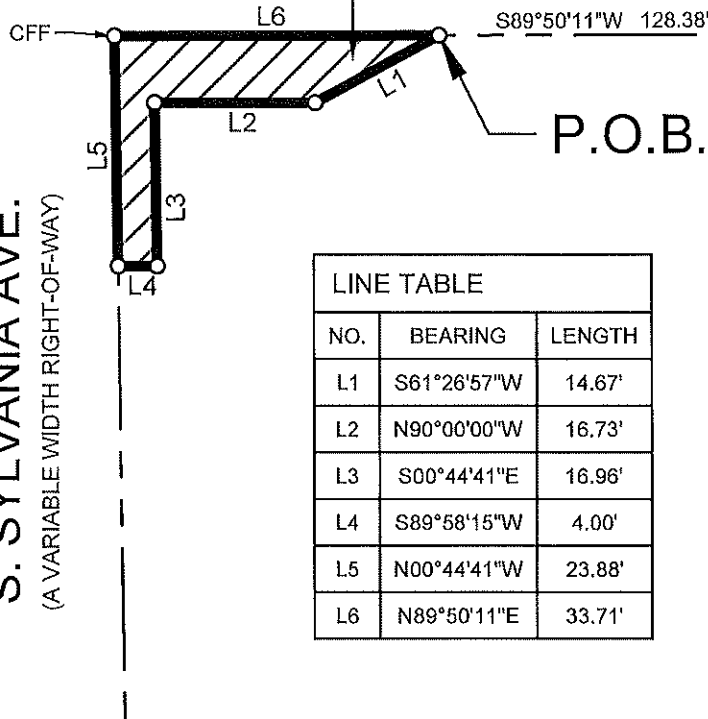


### E. FOURTH ST.

(A VARIABLE WIDTH RIGHT-OF-WAY)

**0.0059 ACRES**  
**257 SQ. FT.**

**S. SYLVANIA AVE.**  
(A VARIABLE WIDTH RIGHT-OF-WAY)



PORTION OF  
LOTS 1, 2 & 3, BLOCK 29  
RIVERSIDE ADDITION  
VOL. 63, PG. 97

CALLED 0.5339 ACRES  
SAI KRIPA RB INVERSTMENT INC  
INST. NO. D218136283

LINE TABLE		
NO.	BEARING	LENGTH
L1	S61°26'57"W	14.67'
L2	N90°00'00"W	16.73'
L3	S00°44'41"E	16.96'
L4	S89°58'15"W	4.00'
L5	N00°44'41"W	23.88'
L6	N89°50'11"E	33.71'

#### LEGEND

- P.O.C. = POINT OF COMMENCING
- P.O.B. = POINT OF BEGINNING
- IRF = IRON ROD FOUND
- CFF = CROW'S FOOT FOUND

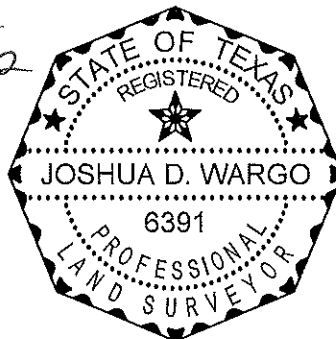
#### NOTES:

Bearing system based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone (4202), with an applied combined scale factor of 1.00012.

A metes and bounds description of even survey date herewith accompanies this survey plat. The undersigned, Registered Professional Land Surveyor, hereby certifies that this survey plat accurately sets out the metes and bounds of the easement tract.

EXHIBIT "B"  
PEDESTRIAN EASEMENT  
BENJAMIN E. WALLER SURVEY  
ABSTRACT NO. 1659  
CITY OF FORT WORTH  
TARRANT COUNTY, TEXAS

*J.D.V.* 11/16/22  
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 20'	DMD	JDW	11/15/2022	061018371	2 OF 2