

**LEGAL DESCRIPTION
SANITARY SEWER EASEMENT**

BEING a tract of land situated in the U. Wuthrich Survey, Abstract No. 1693, City of Fort Worth, Tarrant County, Texas, said tract being part of a called 16.007 acre tract of land as described in the **Special Warranty Deed With Vendor's Lien to Fort-Rowlett-Land J.V.** recorded in Volume 11340, Page 1430, Deed Records, Tarrant County, Texas, and being more particularly described as follows:

COMMENCING at a 5/8-inch iron rod found at the southeast corner of Lot 1, Block 1, Fort-Rowlett-Development Addition, an addition to the City of Fort Worth according to the plat recorded in Instrument No. D197036896, Official Public Records, Tarrant County, Texas, and being on the west right-of-way line East Loop IH-820;

THENCE North 24°16'36" East, along the said west right-of-way line, at a distance of 295.89 feet passing a 1/2-inch iron rod found, and continuing in all a total distance of 437.51 feet to a point for the northeast corner of the said called 16.007 acre tract of land, being common with the southeast corner of Lot 1, Block 6, Parkside East, an addition to the City of Fort Worth according to the plat recorded in Volume 388-79, Page 41, Plat Records, Tarrant County, Texas;

THENCE North 89°53'41" West, departing the said west right-of-way line, and along the north line of the said called 16.007 acre tract of land, being common with the south line of said Lot 1, Block 6, Parkside East, a distance of 256.31 feet to the **POINT OF BEGINNING**;

THENCE South 0°06'19" West, departing said common line, a distance of 15.00 feet to a point for corner;

THENCE North 89°53'41" West, a distance of 124.80 feet to a point for corner, being on an east line of aforementioned Lot 1, Block 1, Fort-Rowlett-Development Addition;

THENCE North 0°16'32" East, along said east line, a distance of 15.00 feet to a point for corner, being at the northernmost northeast corner of said Lot 1, Block 1, Fort-Rowlett-Development Addition, and being on the south line of said Parkside East;

THENCE South 89°53'41" East, along the north line of the said called 16.007 acre tract of land, being common with the said south line, a distance of 124.75 feet to the **POINT OF BEGINNING** and containing 1,872 square feet or 0.0430 acres of land.

NOTES

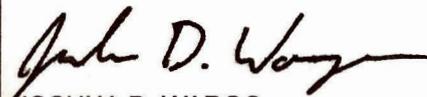
Bearing system and coordinates are based on the Texas Coordinate System of 1983(2011 adjustment), North Central Zone (4202).

A survey plat of even survey date herewith accompanies this metes & bounds description.

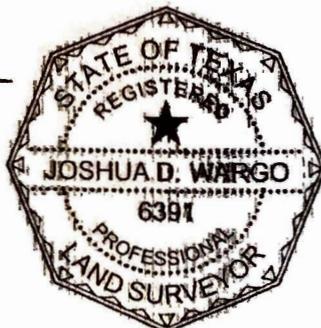
The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the easement tract described.

EXHIBIT A

**SANITARY SEWER EASEMENT
U. WUTHRICH SURVEY
ABSTRACT NO. 1693
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS**



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Kimley»Horn					
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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	JDW	MCB	3/11/2020	061018359	1 OF 2

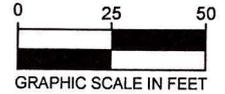
BLOCK 1
PARKSIDE EAST
VOL. 388-79, PG. 41

LOT
17

LOT
16

10' UTILITY EASEMENT
VOL. 388-79, PG. 41

LOT 1, BLOCK 6
PARKSIDE EAST
VOL. 388-79, PG. 41



5' UTILITY EASEMENT VOL. 388-79, PG. 41

5' UTILITY EASEMENT
VOL. 388-79, PG. 41

15' UTILITY EASEMENT
CC# D197036896

N89°53'41"W 256.31'

P.O.B.

**SANITARY SEWER
EASEMENT
0.0430 ACRES
1,872 SQ. FT.**

PORTION OF A
CALLED 16.007 ACRES
FORT-HOWLETT-LAND J.V.
VOL. 11340, PG. 1430

LOT 1, BLOCK 1
FORT ROWLETT
DEVELOPMENT
ADDITION
CC# D197036896

LINE TABLE		
NO.	BEARING	LENGTH
L1	S00°06'19"W	15.00'
L2	N89°53'41"W	124.80'
L3	N00°16'32"E	15.00'
L4	S89°53'41"E	124.75'

LEGEND

P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING
IRF = IRON ROD FOUND

Bearing system is based on the Texas Coordinate System of 1983(2011 adjustment), North Central Zone (4202).

A metes & bounds description of even survey date herewith accompanies this survey plat.

The undersigned, Registered Professional Land Surveyor, hereby certifies that the plat of survey accurately sets out the metes and bounds of the easement tract.

Josh D. Wargo

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LOT 1, BLOCK 1
FORT ROWLETT
DEVELOPMENT
ADDITION
CC# D197036896

1/2" IRF

EAST LOOP IH-820

P.O.C.

5/8" IRF

EXHIBIT B

**SANITARY SEWER EASEMENT
U. WUTHRICH SURVEY
ABSTRACT NO. 1693
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS**

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50'	JDW	MCB	3/11/2020	061018359	2 OF 2