

EXHIBIT A
LEGAL DESCRIPTION
PERMANENT 20' WIDTH SEWER EASEMENT

Being a portion of Lots 8A & 9A, Block 4 of Handley Heights South, an addition of the City of Fort Worth, Tarrant County, Texas, as described in the deed as recorded in Volume 9213, Page 1503 of the Deed Records, Tarrant County, Texas (D.R.T.C.T), and being more particularly described as follows:

COMMENCING at a 1/2" iron rod found for the southeast corner of Lot 6, Block 3 Handley Heights South Addition as it appears upon the plat recorded in Volume 388-D, Page 199 of the Plat Records, Tarrant County, Texas (P.R.T.C.T), the southwest corner of Lot 7, Block 3 Handley Heights South Addition and in the north right of way line of Dowdell Road (a 60 foot right of way), from which a 1/2" iron rod found at the southeast corner of Lot 7, Block 3 Handley Heights South Addition and the southwest corner of Lot 8, Block 3 Handley Heights South Addition and in the north right of way line of Dowdell Road (a 60 foot right of way) bears N 89°28'15" E, a distance of 310.68'.

THENCE S 0°18'49" E departing the common line of Block 3 Handley Heights South Addition and Dowdell Road, a distance of 55.34 feet to a point in the south right of way line of Dowdell Road and in the north line of Lots 8B & 9B, Block 4 Handley Heights South addition as described in the deed as recorded in Volume 9213, Page 1503 (D.R.T.C.T.),

THENCE S 89°41'11" W along the common line of Lots 8B & 9B and the south line of Dowdell Road, a distance of 100.44 feet to the northwest corner of Lots 8B & 9B and Lots 8A & 9A, Block 4 Handley Heights South addition as described in the deed as recorded in Volume 9213, Page 1503 (D.R.T.C.T.) and in the south right of way line of Dowdell Road,

THENCE S 89°27'44" W along the common line of Lots 8A & 9A, Block 4 Handley Heights South Addition and the south line of Dowdell Road, a distance of 209.65 feet to a point for the northwest corner of Lots 8A & 9A and the northeast corner of Lots 1B, 2B1, 3B1, N½ 6, 10B, 11B, 12B, & 13B, Block 4 Handley Heights South Addition

THENCE S 00°18'49" E along the common line of Lots 8A & 9A, and Lots 1B, 2B1, 3B1, N½ 6, 10B, 11B, 12B, & 13B, Block 4 Handley Heights South Addition, a distance of 111.25 feet to a 5/8" iron rod set with plastic cap stamped "DEOTTE RPLS 4673", said point also being the POINT OF BEGINNING,

THENCE N 69°56'21" E departing the common line of Lots 8A & 9A, and Lots 1B, 2B1, 3B1, N½ 6, 10B, 11B, 12B, & 13B, Block 4 Handley Heights South Addition, a distance of 231.04 feet to a 5/8" iron rod set with plastic cap stamped "DEOTTE RPLS 4673", said point also being in the common line of Lots 8A & 9A, and Lots 8B & 9B, Block 4 Handley Heights South Addition,

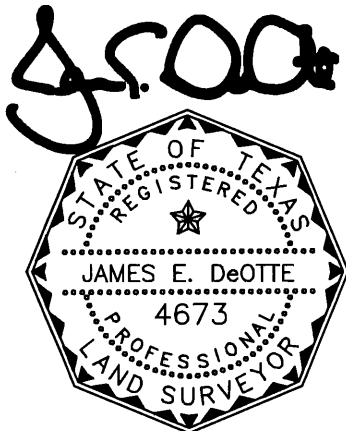
THENCE S 13°14'49" E along the common line of Lots 8A & 9A, and Lots 8B & 9B, Block 4 Handley Heights South Addition, a distance of 20.14 feet to a 5/8" iron rod set with plastic cap stamped "DEOTTE RPLS 4673"

THENCE S 69°56'21" W departing the common line of Lots 8A & 9A, and Lots 8B & 9B, Block 4 Handley Heights South Addition, a distance of 235.83 feet to a 5/8" iron rod set with plastic cap stamped "DEOTTE RPLS 4673", said point also being in the common line of Lots 8A & 9A, and Lots 1B, 2B1, 3B1, N½ 6, 10B, 11B, 12B, & 13B, Block 4 Handley Heights South Addition,

THENCE N 00°18'49" W, a distance of 21.25 feet to the POINT OF BEGINNING containing 5,669 square feet or 0.107 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.



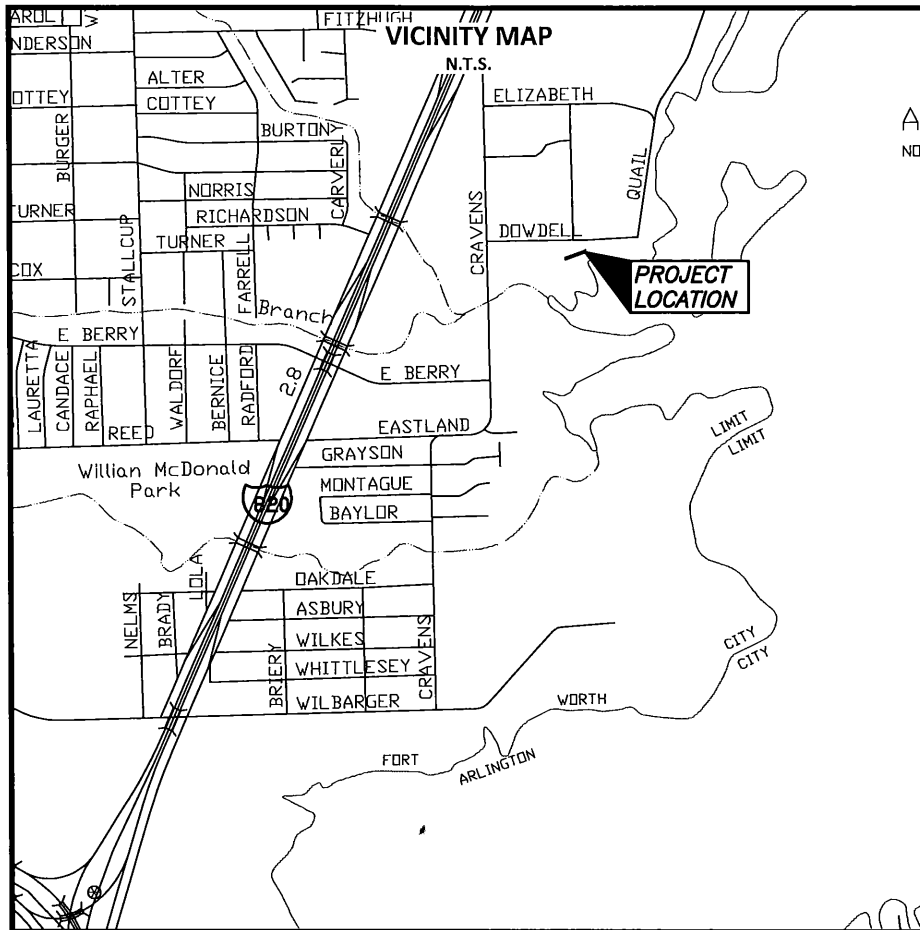
Date: 3/20/2020

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 3 OF 5



NOTES:

BEARINGS ARE REFERENCED TO A 1/2 INCH IRON ROD FOUND FOR THE CONTROLLING MONUMENT AND POINT OF COMMENCING. ALL DISTANCE AND AREAS SHOWN ARE SURFACE

LEGAL DESCRIPTION OF SAME DATE ACCOMPANIES THIS PLAT.

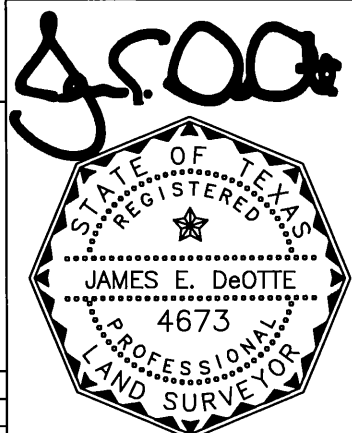
5/8" CAPPED IRON RODS STAMPED "DEOTTE RPLS 4673" WILL BE SET AT CORNERS OF THE EASEMENT



City of Fort Worth

200 TEXAS STREET
FORT WORTH, TX. 76102

EXHIBIT A SHOWING A
PARCEL OF PROPERTY
OUT OF
LOT 8A & 9A, BLOCK 4
HANDLEY HEIGHTS SOUTH
SITUATED IN THE
J A CREARY SURVEY
TARRANT COUNTY, TEXAS
AS RECORDED IN
VOLUME 9213, PAGE 1503
DEED RECORDS OF TARRANT COUNTY TEXAS



Date: 3/20/2020

PROJECT: LAKE ARLINGTON LIFT STATION AND FORCE MAIN	CITY PROJECT No. 100995
PERMANENT 20' WIDTH SEWER EASEMENT	PARCEL NO. 46
LAND ACQUISITION AREA: 4,669 SQ FT OR 0.107 AC	
JDEI JOB No. 201704200	DRAWN BY: TC
	PAGE 3 OF 5

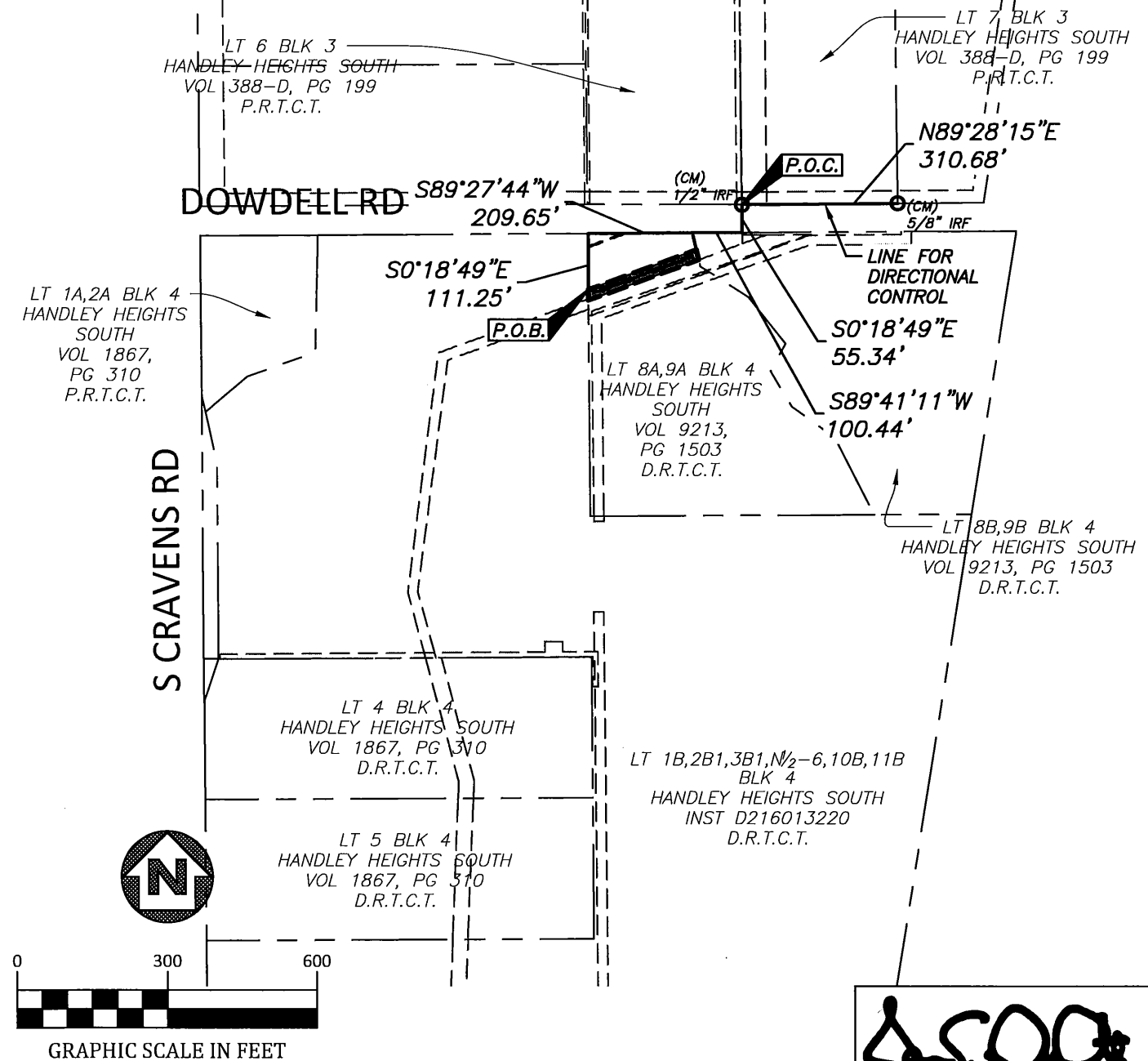
JAMES DeOTTE ENGINEERING, INC. • 2201 DOTTIE LYNN PKWY., SUITE 119 FORT WORTH, TX. 76120 • 817-446-6877
TBPE FIRM Reg. No. 8917 • TBLs Firm Reg. No. 101014-00

COMMENCING DETAIL

SCALE 1"=300'

EXHIBIT B

PAGE 4 OF 5

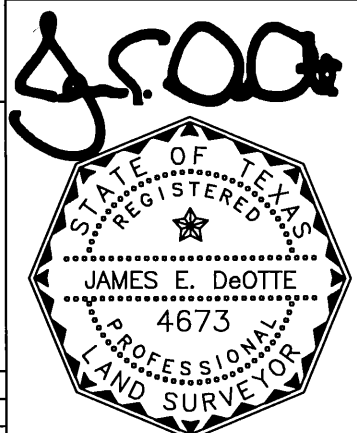


FORT WORTH
City of Fort Worth
200 TEXAS STREET
FORT WORTH, TX. 76102

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Date: 3/20/2020

LEGEND:

PROPERTY BOUNDARY

EX. EASEMENT

PROP. EASEMENT

CAPPED IRON ROD SET

IRON ROD FOUND

CIRS

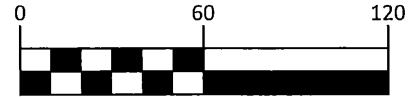
IRF

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

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

EXHIBIT B

PAGE 5 OF 5



GRAPHIC SCALE IN FEET

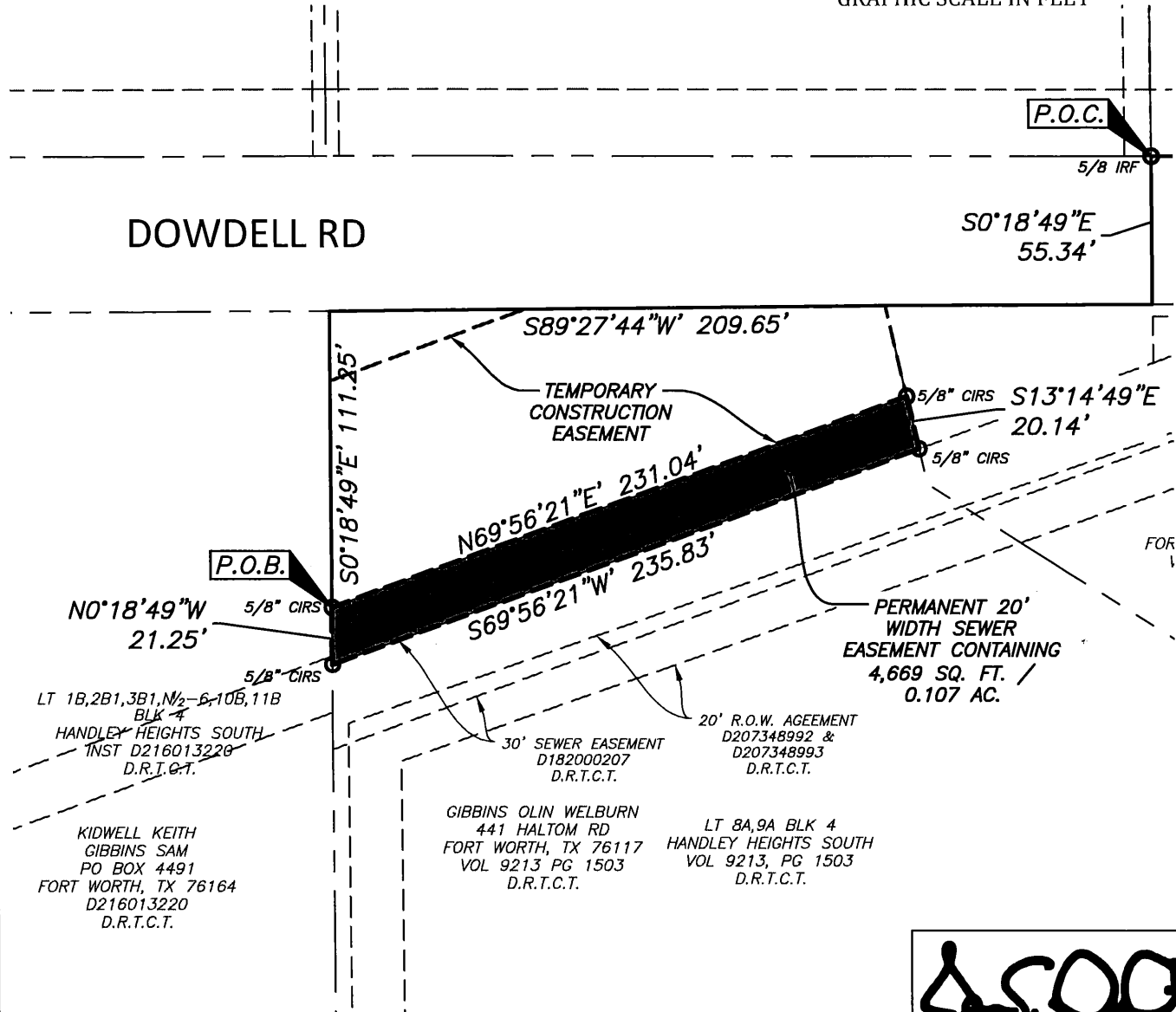
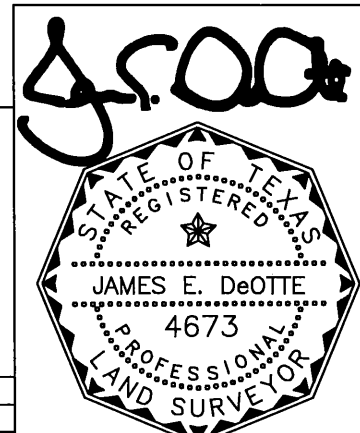
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