

EXHIBIT A
LEGAL DESCRIPTION
PERMANENT VARIABLE WIDTH SEWER EASEMENT

Being a portion of Lots 8B & 9B, 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,

THENCE S 89°41'11" W along the common line of Lots 8B & 9B and the south line of Dowdell Road, a distance of 27.73 feet to a 5/8" iron rod set with plastic cap stamped "DEOTTE RPLS 4673", in the south right of way line of Dowdell Road, said point also being the POINT OF BEGINNING,

THENCE N 89°41'11" E along the common line of Lots 8B & 9B, Block 4 Handley Heights South Addition and the south line of Dowdell Road, a distance of 33.17 feet to a 5/8" iron rod set with plastic cap stamped "DEOTTE RPLS 4673"

THENCE S 24°57'11" W departing the common line of Lots 8B & 9B, Block 4 Handley Heights South Addition and Dowdell Road, a distance of 12.62 feet to a 5/8" iron rod set with plastic cap stamped "DEOTTE RPLS 4673",

THENCE S 00°23'17" E, a distance of 10.56 feet to a 5/8" iron rod set with plastic cap stamped "DEOTTE RPLS 4673", set in the north line of a 30' Sanitary Sewer Easement as recorded in Instrument Number D182004465 (D.R.T.C.T.)

THENCE S 69°56'21" W along the north line of the 30' Sanitary Sewer Easement, a distance of 93.70 feet to a 5/8" iron rod set with plastic cap stamped "DEOTTE RPLS 4673" set in the common line of Lots 8A & 9A, and Lots 8B & 9B, Block 4 Handley Heights South Addition

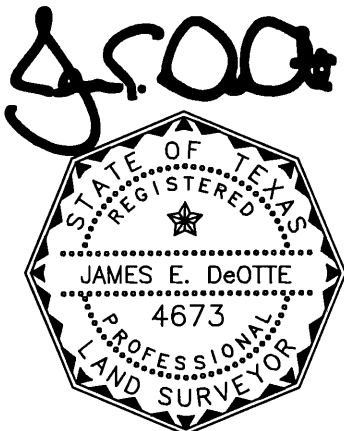
THENCE N 13°14'49" W along the common line of Lots 8A & 9A, and Lots 8B & 9B, Block 4 Handley Heights South Addition and departing the north line of the 30' Sanitary Sewer Easement, a distance of 20.14 feet to a 5/8" iron rod set with plastic cap stamped "DEOTTE RPLS 4673"

THENCE N 69°56'21" E departing the common line of Lots 8A & 9A, and Lots 8B & 9B, Block 4 Handley Heights South Addition, a distance of 62.49 feet to a 5/8" iron rod set with plastic cap stamped "DEOTTE RPLS 4673",

THENCE N 24°57'11" E, a distance of 14.26 feet to the POINT OF BEGINNING containing 2,144 square feet or 0.049 acres more or less of which 11 square feet or 0.000 acres more or less lie within existing easements leaving 2,133 square feet or 0.049 acres more or less exclusive of said existing easements.

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.



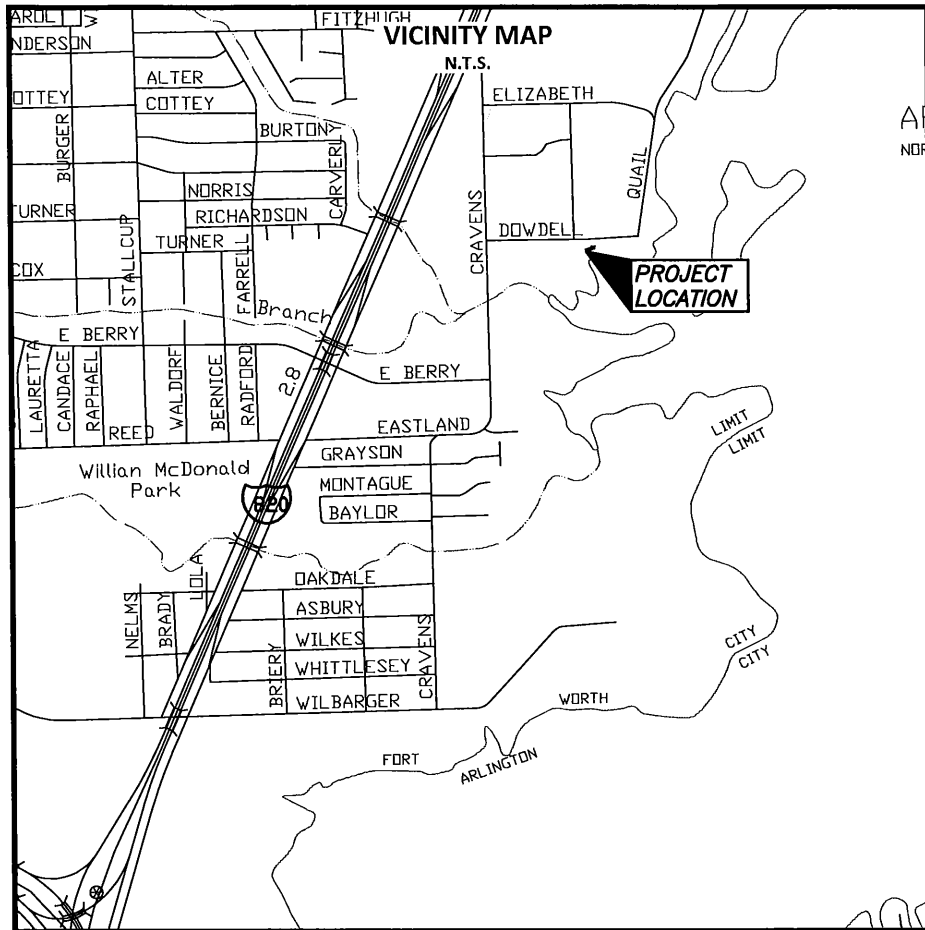
Date: 3/20/2020

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:

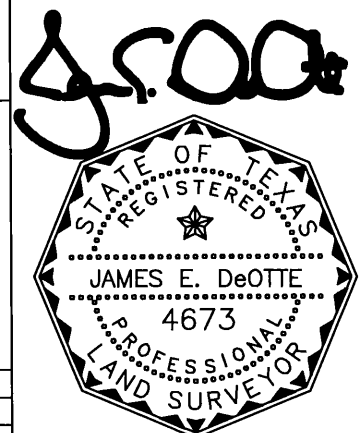
BEARINGS ARE REFERENCED TO A 1/2 INCH IRON ROD FOUND FOR THE CONTROLLING MONUMENT AND POINT OF COMMENCING. ALL DISTANCE AND AREAS SHOWN ARE SURFACE

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

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

EXHIBIT A SHOWING A
PARCEL OF PROPERTY
OUT OF
LOT 8B & 9B, 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



PROJECT: LAKE ARLINGTON LIFT STATION AND FORCE MAIN	CITY PROJECT No. 100995
PERMANENT VARIABLE WIDTH SEWER EASEMENT	PARCEL NO. 47
LAND ACQUISITION AREA: 2,144 SQ FT OR 0.049 AC	
JDEI JOB No. 201704200	DRAWN BY: TC
PAGE 3 OF 5	

Date: 3/20/2020

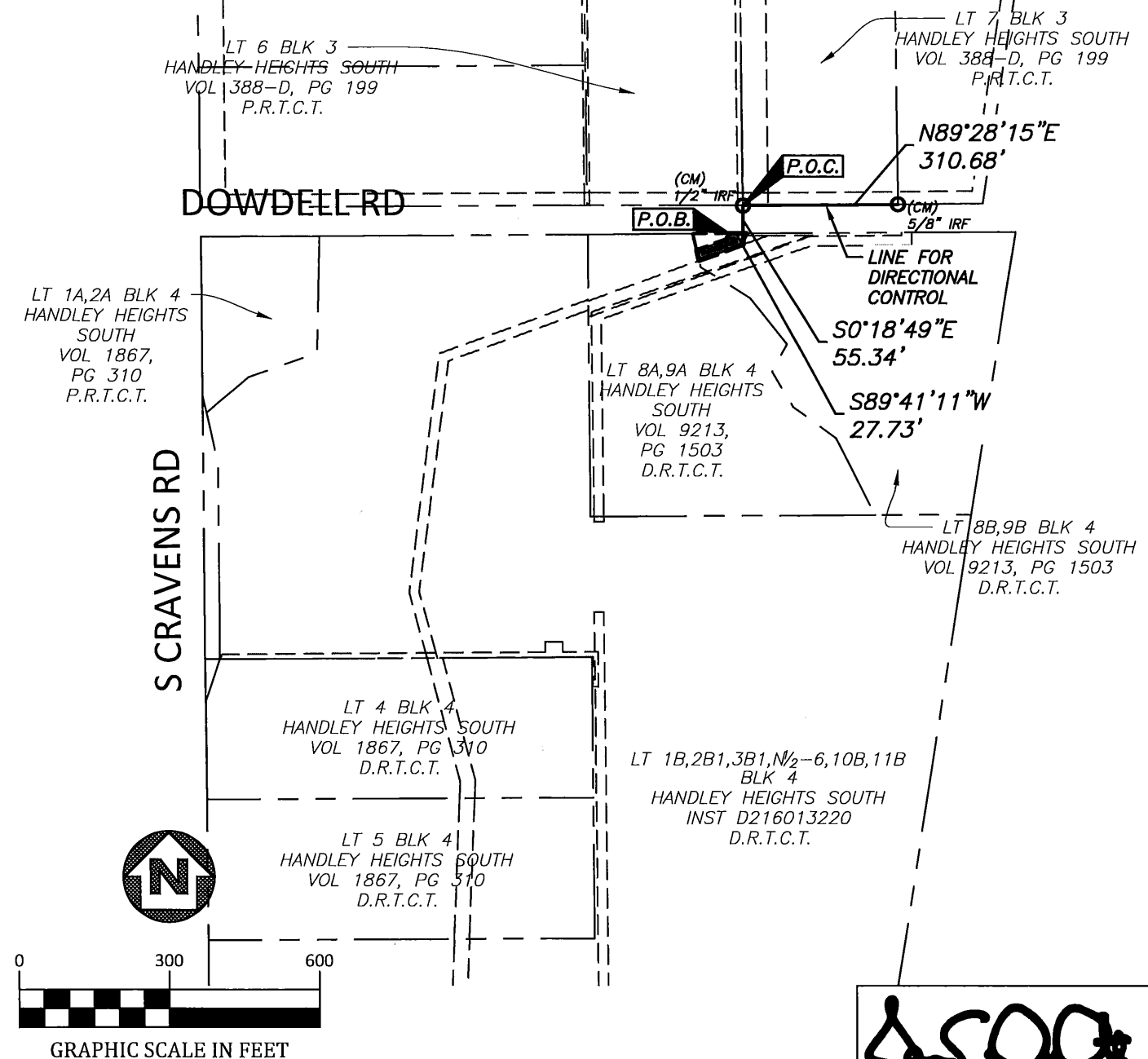
JAMES DeOTTE ENGINEERING, INC. • 2201 DOTTIE LYNN PKWY., SUITE 119 FORT WORTH, TX. 76120 • 817-446-6877
TBPE FIRM Reg. No. 8917 • TBLS Firm Reg. No. 101014-00

COMMENCING DETAIL

SCALE 1"=300'

EXHIBIT B

PAGE 4 OF 5



GRAPHIC SCALE IN FEET

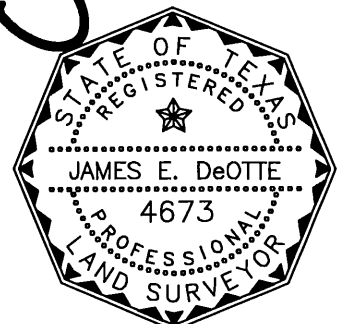


City of Fort Worth

200 TEXAS STREET
FORT WORTH, TX. 76102

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J. E. DeOTTE



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	PAGE 4 OF 5

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LEGEND:

PROPERTY BOUNDARY

EX. EASEMENT

PROP. EASEMENT

CAPPED IRON ROD SET

CIRS

IRON ROD FOUND

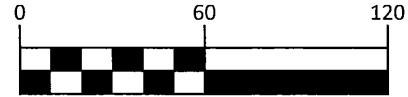
IRF

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

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

EXHIBIT B

PAGE 5 OF 5



GRAPHIC SCALE IN FEET

BLAIR WILLIAM E
325 KAETHER LN
ALVARADO, TX 76009
VOL 12211 PG 75
D.R.T.C.T.

LT 6 BLK 3
HANDLEY HEIGHTS SOUTH
VOL 388-D, PG 199
P.R.T.C.T.

LT 7 BLK 3
HANDLEY HEIGHTS SOUTH
VOL 388-D, PG 199
P.R.T.C.T.

BLUESTONE NATURAL RESOURCES II LLC
TWO WEST 2ND ST
STE 1700
TULSA, OK 74103
D216074576
D.R.T.C.T.

LINE FOR
DIRECTIONAL
CONTROL

P.O.C.

DOWDELL RD

N24°57'11"E
14.26'

N89°41'11"E
33.17'

S0°18'49"E
55.34'

S89°28'15"W 310.68'

N69°56'21"E
62.49'

P.O.B.

S24°57'11"W
12.62'

TEMPORARY
CONSTRUCTION
EASEMENT

OVERLAPPING
EXISTING SANITARY
SEWER EASEMENT
CONTAINING 11 SQ.
FT. / 0.000 AC.

N13°14'49"W
20.14'

VARIABLE WIDTH
SEWER EASEMENT
D209266257
D.R.T.C.T.

S69°56'21"W
93.70'

S0°23'17"E
10.56'

PERMANENT 20'
WIDTH SEWER
EASEMENT CONTAINING
2,144 SQ. FT. /
0.049 AC.

30' SEWER EASEMENT
D182004465
D.R.T.C.T.

20' R.O.W. AGEEMENT
D207348992 &
D207348993
D.R.T.C.T.

GIBBINS OLIN WELBURN
441 HALTOM RD
FORT WORTH, TX 76117
VOL 9213 PG 1503
D.R.T.C.T.

LT 8A,9A BLK 4
HANDLEY HEIGHTS SOUTH
VOL 9213, PG 1503
D.R.T.C.T.

LT 8B,9B BLK 4
HANDLEY HEIGHTS SOUTH
VOL 9213, PG 1503
D.R.T.C.T.

GIBBINS OLIN
441 HALTOM RD
FORT WORTH, TX 76117
VOL 3918 PG 671
D.R.T.C.T.

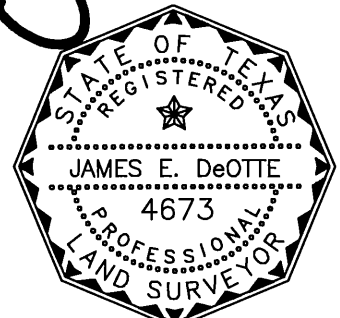


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