

EXHIBIT A
LEGAL DESCRIPTION
PERMANENT 20' WIDTH SEWER EASEMENT

PSE No.1

Being a portion of Lots 1B, 2B1, 3B1, N½ 6, 10B, 11B, 12B, & 13B, Block 4 of Handley Heights South, an addition of the City of Fort Worth, Tarrant County, Texas, as it appears upon the plat as recorded in Volume 1867, Page 310 of the Plat Records, Tarrant County, Texas (P.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, the southwest corner of Lot 7, Block 3 Handley Heights South Addition as it appears upon the plat as recorded in Volume 388-D, Page 199 of said Plat Records 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 108.08 feet to a 5/8" iron rod set with plastic cap stamped "DEOTTE RPLS 4673", said point also being the POINT OF BEGINNING,

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 21.22 feet to a 5/8" iron rod set with plastic cap stamped "DEOTTE RPLS 4673", set in the north line of a 20' Sanitary Sewer Easement as recorded in Instrument Number D181051627 (D.R.T.C.T.)

THENCE S 70°09'30" W 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 and along the north line of said 20' Sanitary Sewer Easement, a distance of 301.33 feet to a 5/8" iron rod set with plastic cap stamped "DEOTTE RPLS 4673",

THENCE S 35°54'00" W departing the north line of said 20' Sanitary Sewer Easement, a distance of 31.14 feet to a 5/8" iron rod set with plastic cap stamped "DEOTTE RPLS 4673", set in the west line of said 20' Sanitary Sewer Easement

THENCE S 07°28'53" W along the west line of said 20' Sanitary Sewer Easement, a distance of 406.43 feet to a 5/8" iron rod set with plastic cap stamped "DEOTTE RPLS 4673",

THENCE S 15°12'25" E along the west line of said 20' Sanitary Sewer Easement, a distance of 135.01 feet to a 5/8" iron rod set with plastic cap stamped "DEOTTE RPLS 4673", said point also being in the common line of Lot 4 and Lots 1B, 2B1, 3B1, N½ 6, 10B, 11B, 12B, & 13B, Block 4 Handley Heights South Addition and in the west line of said 20' Sanitary Sewer Easement

THENCE S 89°35'50" W along the common line of Lot 4, and Lots 1B, 2B1, 3B1, N½ 6, 10B, 11B, 12B, & 13B, Block 4 Handley Heights South Addition, a distance of 20.69 feet to a 5/8" iron rod set with plastic cap stamped "DEOTTE RPLS 4673",

THENCE N 15°12'25" W departing the common line of Lot 4, and Lots 1B, 2B1, 3B1, N½ 6, 10B, 11B, 12B, & 13B, Block 4 Handley Heights South Addition, a distance of 133.74 feet to a 5/8" iron rod set with plastic cap stamped "DEOTTE RPLS 4673",

THENCE N 07°28'53" E, a distance of 469.51 feet to a 5/8" iron rod set with plastic cap stamped "DEOTTE RPLS 4673",

THENCE N 35°54'00" E, a distance of 42.37 feet to a 5/8" iron rod set with plastic cap stamped "DEOTTE RPLS 4673",

THENCE N 70°09'30" E, a distance of 314.59 feet to the POINT OF BEGINNING containing 18,881 square feet or 0.433 acres more or less of which 207 square feet or 0.005 acres more or less lie within existing easements leaving 17,996 square feet or 0.413 acres more or less exclusive of said existing easements.

PSE No.2

Being a portion of Lots 1B, 2B1, 3B1, N½ 6, 10B, 11B, 12B, & 13B, Block 4 of Handley Heights South, an addition of the City of Fort Worth, Tarrant County, Texas, as it appears upon the plat as recorded in Volume 1867, Page 310 of the Plat Records, Tarrant County, Texas (P.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, the southwest corner of Lot 7, Block 3 Handley Heights South Addition as it appears upon the plat as recorded in Volume 388-D, Page 199 of said Plat Records 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 1401.30 feet to a point for the southwest corner of Lot 5, Block 4 Handley Heights South Addition and an interior corner of Lots 1B, 2B1, 3B1, N½ 6, 10B, 11B, 12B, & 13B, Block 4 Handley Heights South Addition

THENCE S 89°41'11" W along the common line of Lot 5, and Lots 1B, 2B1, 3B1, N½ 6, 10B, 11B, 12B, & 13B, Block 4 Handley Heights South Addition, a distance of 280.76 feet to a 5/8" iron rod set with plastic cap stamped "DEOTTE RPLS 4673", set in the west line of a 20' Sanitary Sewer Easement as recorded in Instrument Number D186047596 (D.R.T.C.T.) said point also being the POINT OF BEGINNING,

THENCE S 02°25'12" W departing the common line of Lot 5, and Lots 1B, 2B1, 3B1, N½ 6, 10B, 11B, 12B, & 13B, Block 4 Handley Heights South Addition and along said 20' Sanitary Sewer Easement, a distance of 113.62 feet to a 5/8" iron rod set with plastic cap stamped "DEOTTE RPLS 4673",

THENCE S 17°11'43" W along the west line of the 20' Sanitary Sewer Easement, a distance of 54.83 feet to a 5/8" iron rod set with plastic cap stamped "DEOTTE RPLS 4673", being on the common line of the south half of Lot 6, and Lots 1B, 2B1, 3B1, N½ 6, 10B, 11B, 12B, & 13B, Block 4 Handley Heights South Addition and in the west line of said 20' Sanitary Sewer Easement

THENCE N 89°55'48" W departing the west line of the 20' Sanitary Sewer Easement and along the common line of the south half of Lot 6, and Lots 1B, 2B1, 3B1, N½ 6, 10B, 11B, 12B, & 13B, Block 4 Handley Heights South Addition, a distance of 20.93 feet to a 5/8" iron rod set with plastic cap stamped "DEOTTE RPLS 4673",

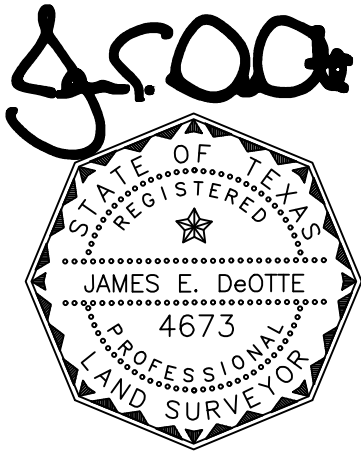
THENCE N 17°11'43" E departing the common line of the south half of Lot 6, and Lots 1B, 2B1, 3B1, N½ 6, 10B, 11B, 12B, & 13B, Block 4 Handley Heights South Addition, a distance of 58.40 feet to a 5/8" iron rod set with plastic cap stamped "DEOTTE RPLS 4673",

THENCE N 02°25'12" E, a distance of 110.07 feet to a 5/8" iron rod set with plastic cap stamped "DEOTTE RPLS 4673", being on the common line of Lot 5, and Lots 1B, 2B1, 3B1, N½ 6, 10B, 11B, 12B, & 13B, Block 4 Handley Heights South Addition

THENCE N 89°41'11" E, a distance of 20.02 feet to the POINT OF BEGINNING containing 3,369 square feet or 0.077 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.



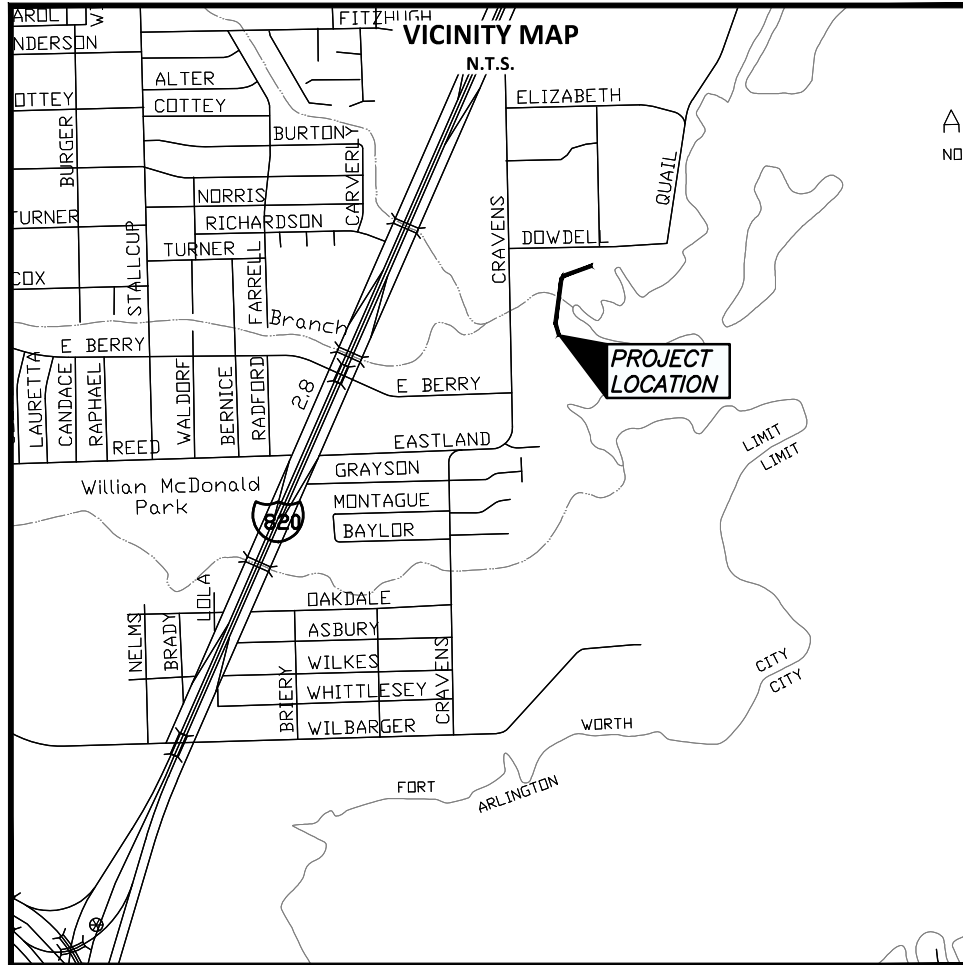
Date: 2/21/2020

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 5 OF 12



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.

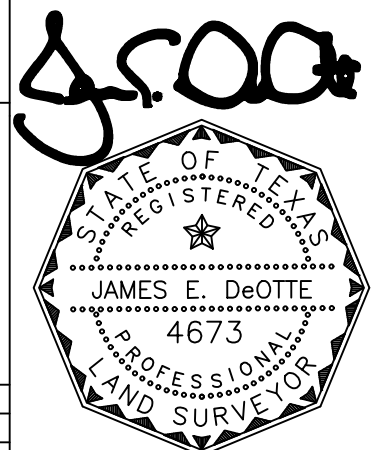
5/8" CAPPED IRON RODS STAMPED "DEOTTE RPLS 4673" WILL BE SET AT CORNERS OF THE EASEMENT



City of Fort Worth

200 TEXAS STREET
FORT WORTH, TX. 76102

EXHIBIT A SHOWING A
PARCEL OF PROPERTY
OUT OF
LOT 1B, 2B1, 3B1, N 1/2-6, 10B, 11B BLOCK 4
HANDLEY HEIGHTS SOUTH
SITUATED IN THE
J A CREAMY SURVEY
TARRANT COUNTY, TEXAS
AS RECORDED IN
VOLUME 1867, PAGE 310
DEED RECORDS OF TARRANT COUNTY TEXAS



PROJECT: LAKE ARLINGTON LIFT STATION AND FORCE MAIN	CITY PROJECT No. 100995
PERMANENT 20' WIDTH SEWER EASEMENT No.1	PARCEL NO. 43
LAND ACQUISITION AREA: 18,881 SQ FT OR 0.433 AC	
JDEI JOB No. 201704200	DRAWN BY: TC
PAGE 5 OF 12	

Date: 2/21/2020

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 6 OF 12

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

S89°27'44"W
209.65'

S0°18'49"E
108.08'

DOWDELL RD

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

N89°28'15"E
310.68'

(CM)
1/2" IRF

P.O.C.

(CM)
5/8" IRF

LINE FOR
DIRECTIONAL
CONTROL

S0°18'49"E
55.34'

S89°41'11"W
100.44'

LT 8B,9B BLK 4
HANDLEY HEIGHTS SOUTH
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 4 BLK 4
HANDLEY HEIGHTS SOUTH
VOL 1867, PG 310
D.R.T.C.T.

LT 1B,2B1,3B1,N 1/2-6,10B,11B
BLK 4
HANDLEY HEIGHTS SOUTH
INST D216013220
D.R.T.C.T.

LT S 1/2-6 BLK 4
HANDLEY HEIGHTS SOUTH
VOL 1867, PG 310
D.R.T.C.T.

LT 5 BLK 4
HANDLEY HEIGHTS SOUTH
VOL 1867, PG 310
D.R.T.C.T.

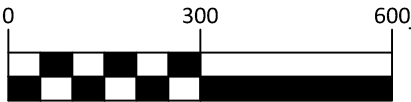
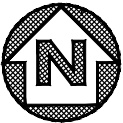
S CRAVENS RD

P.O.B.

PAGE 7 OF 12

PAGE 8 OF 12

PAGE 9 OF 12



GRAPHIC SCALE IN FEET



City of Fort Worth

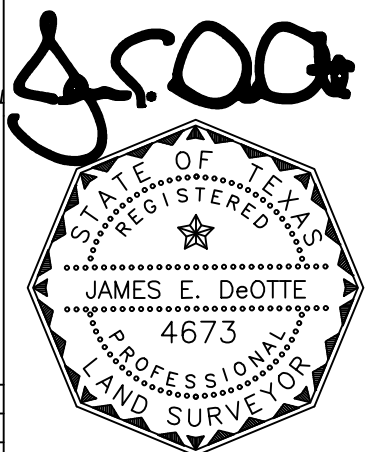
200 TEXAS STREET
FORT WORTH, TX. 76102

EXHIBIT A SHOWING A
PARCEL OF PROPERTY

OUT OF
LOT 1B,2B1,3B1,N 1/2-6,10B,11B BLOCK 4
HANDLEY HEIGHTS SOUTH

SITUATED IN THE
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Date: 2/21/2020

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JDEI JOB No. 201704200	DRAWN BY: TC
	PAGE 6 OF 12

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

LEGEND:

PROPERTY BOUNDARY

EX. EASEMENT

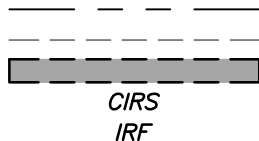
PROP. EASEMENT

CAPPED IRON ROD SET

IRON ROD FOUND

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

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

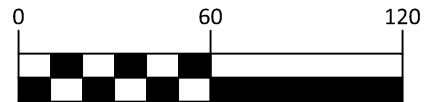
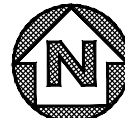


CIRS

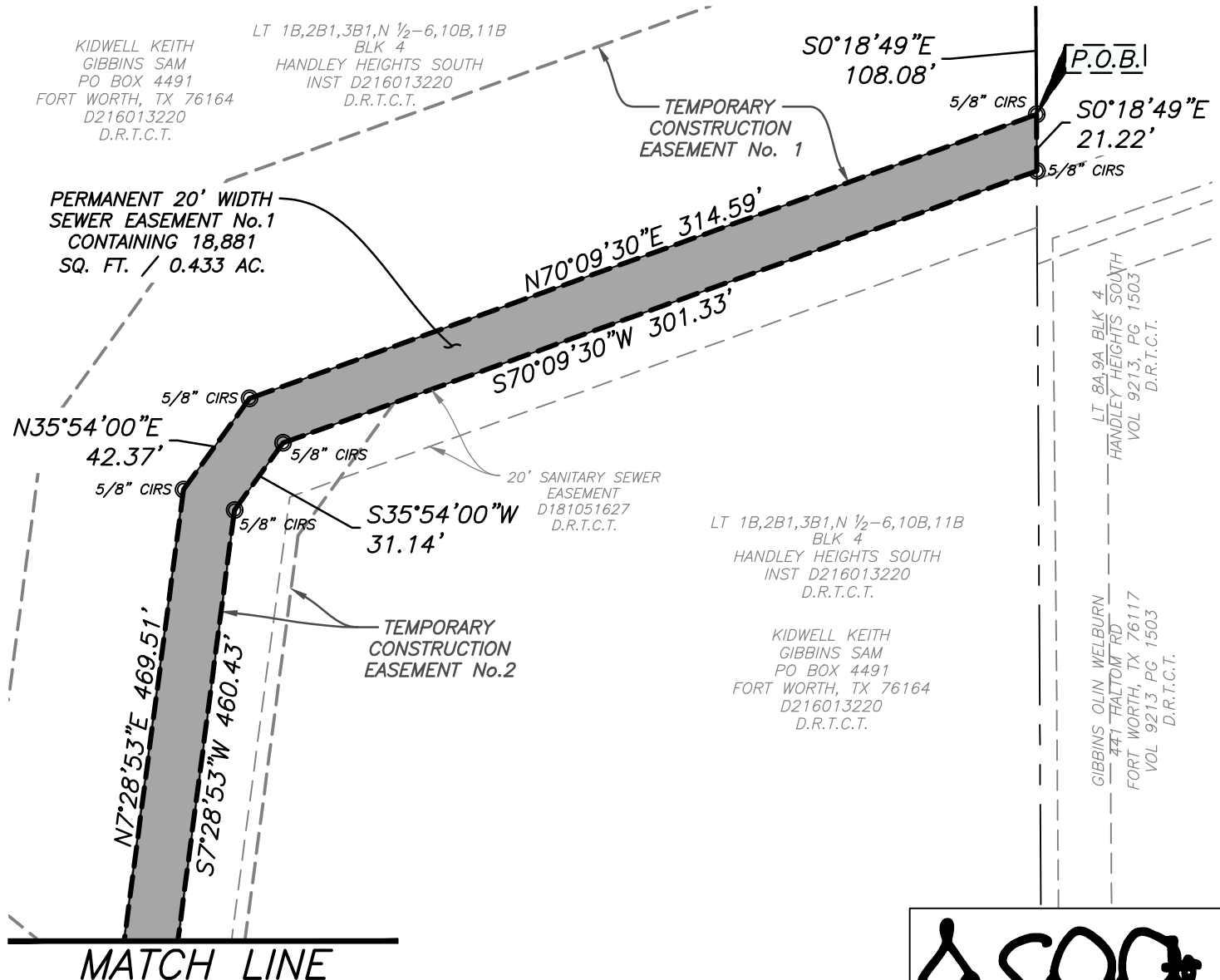
IRF

EXHIBIT B

PAGE 7 OF 12



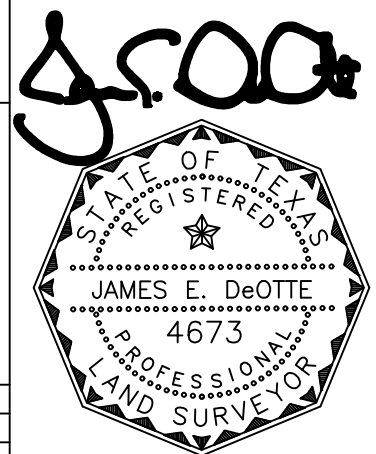
GRAPHIC SCALE IN FEET



City of Fort Worth

200 TEXAS STREET
FORT WORTH, TX. 76102

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Date: 2/21/2020

PROJECT: LAKE ARLINGTON LIFT STATION AND FORCE MAIN CITY PROJECT No. 100995

PERMANENT 20' WIDTH SEWER EASEMENT No.1

PARCEL NO. 43

LAND ACQUISITION AREA: 18,881 SQ FT OR 0.433 AC

JDEI JOB No. 201704200

DRAWN BY: TC

PAGE 7 OF 12

JAMES DeOTTE ENGINEERING, INC. • 2201 DOTTIE LYNN PKWY., SUITE 119 FORT WORTH, TX. 76120 • 817-446-6877
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LEGEND:

PROPERTY BOUNDARY

EX. EASEMENT

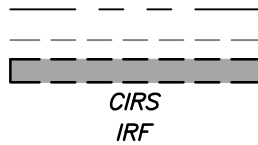
PROP. EASEMENT

CAPPED IRON ROD SET

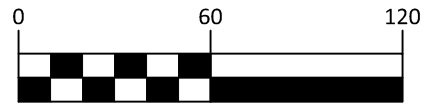
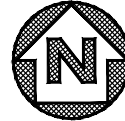
IRON ROD FOUND

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

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

**EXHIBIT B**

PAGE 8 OF 12



GRAPHIC SCALE IN FEET

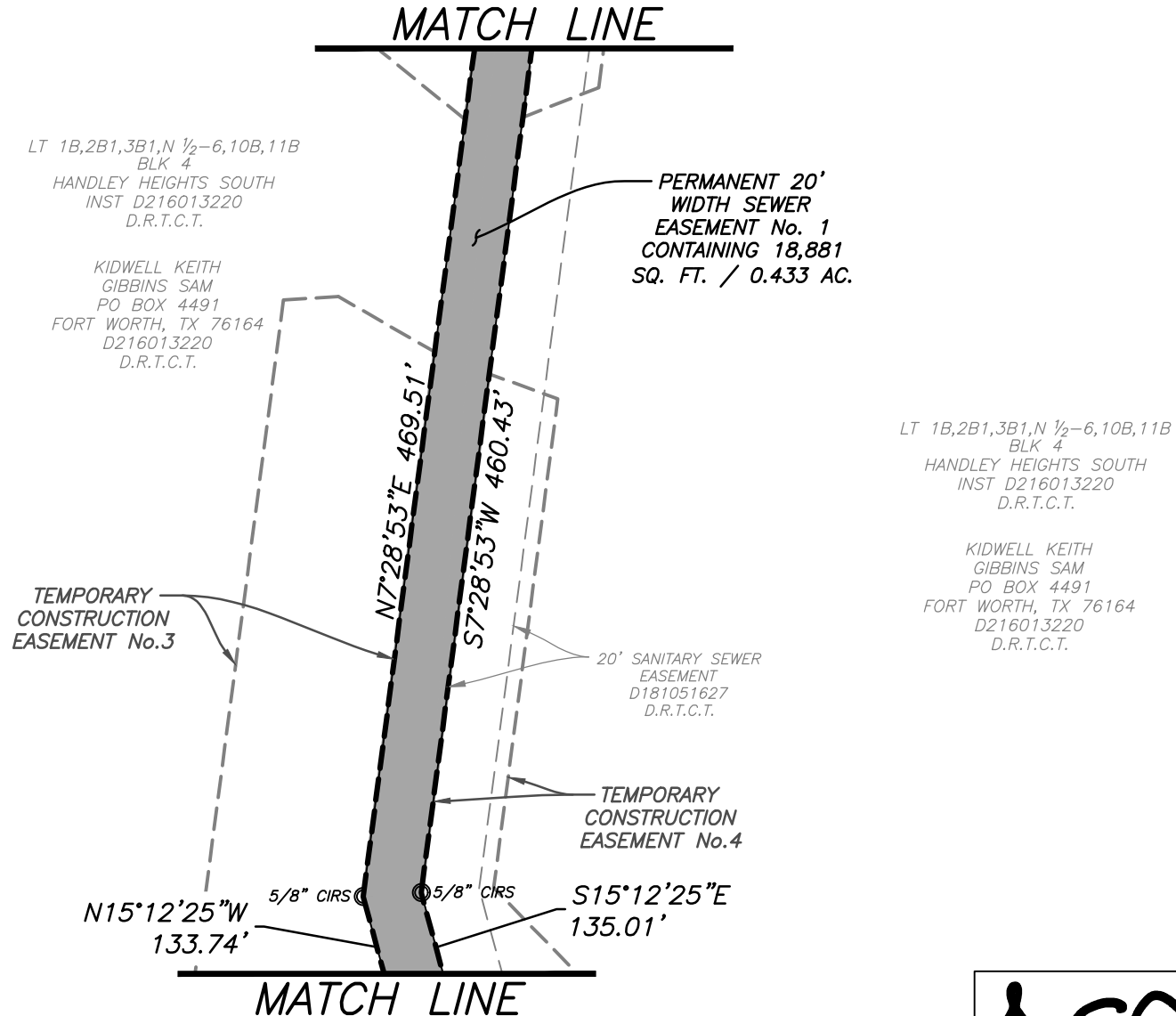
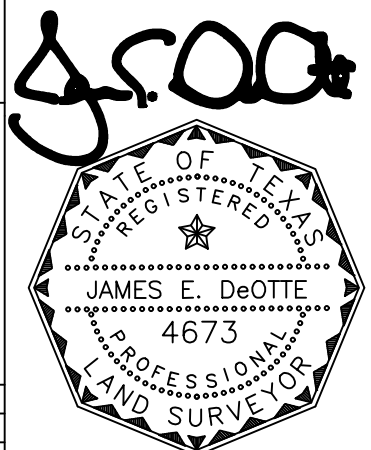
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PAGE 8 OF 12

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PROP. EASEMENT

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

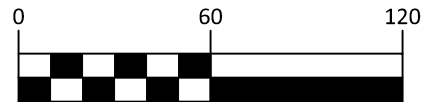
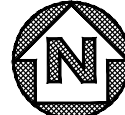


CIRS

IRF

EXHIBIT B

PAGE 9 OF 12



GRAPHIC SCALE IN FEET

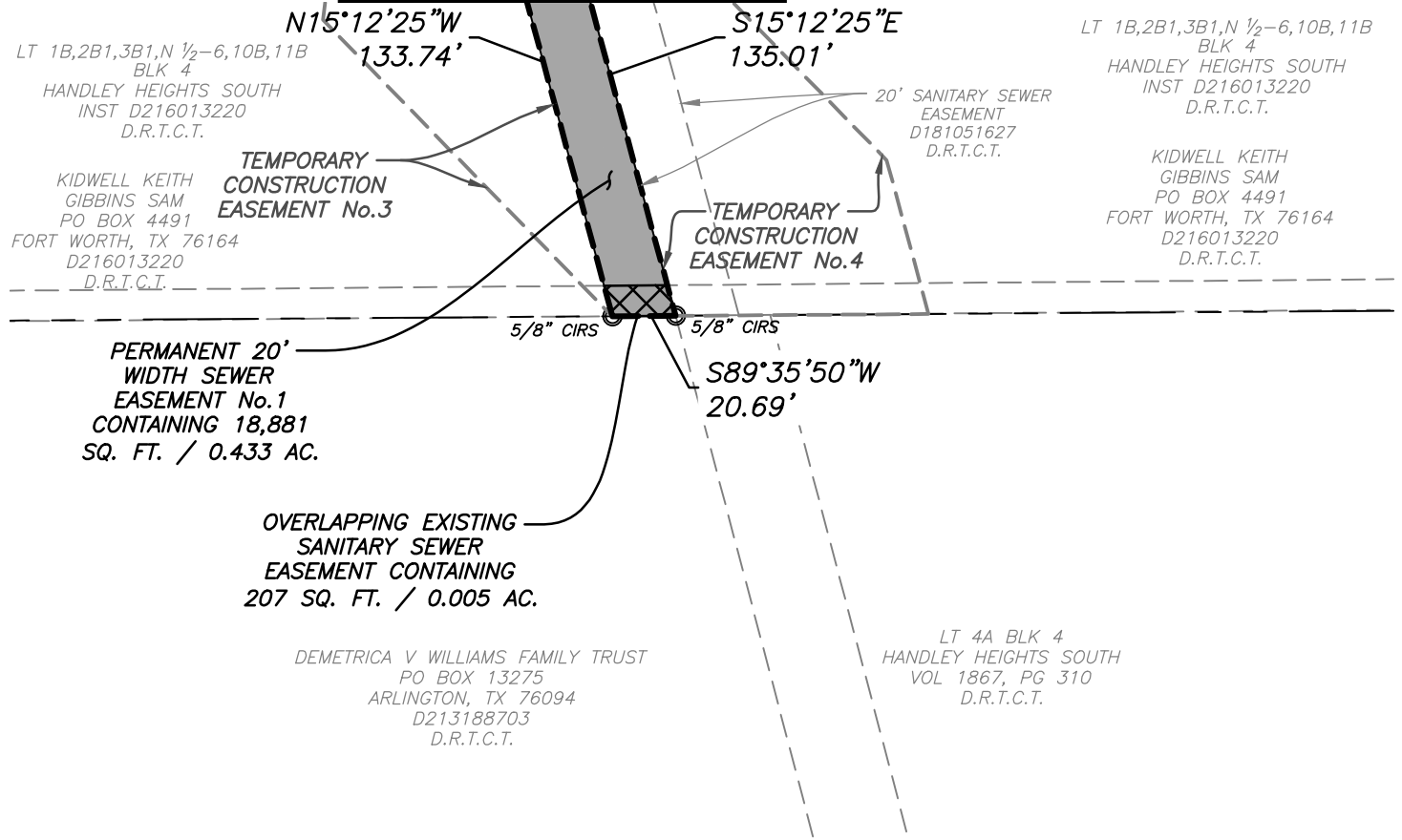
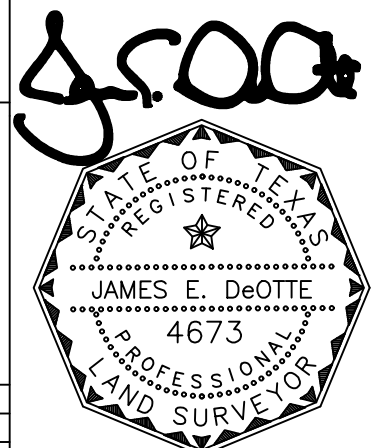
MATCH LINE**City of Fort Worth**200 TEXAS STREET
FORT WORTH, TX. 76102

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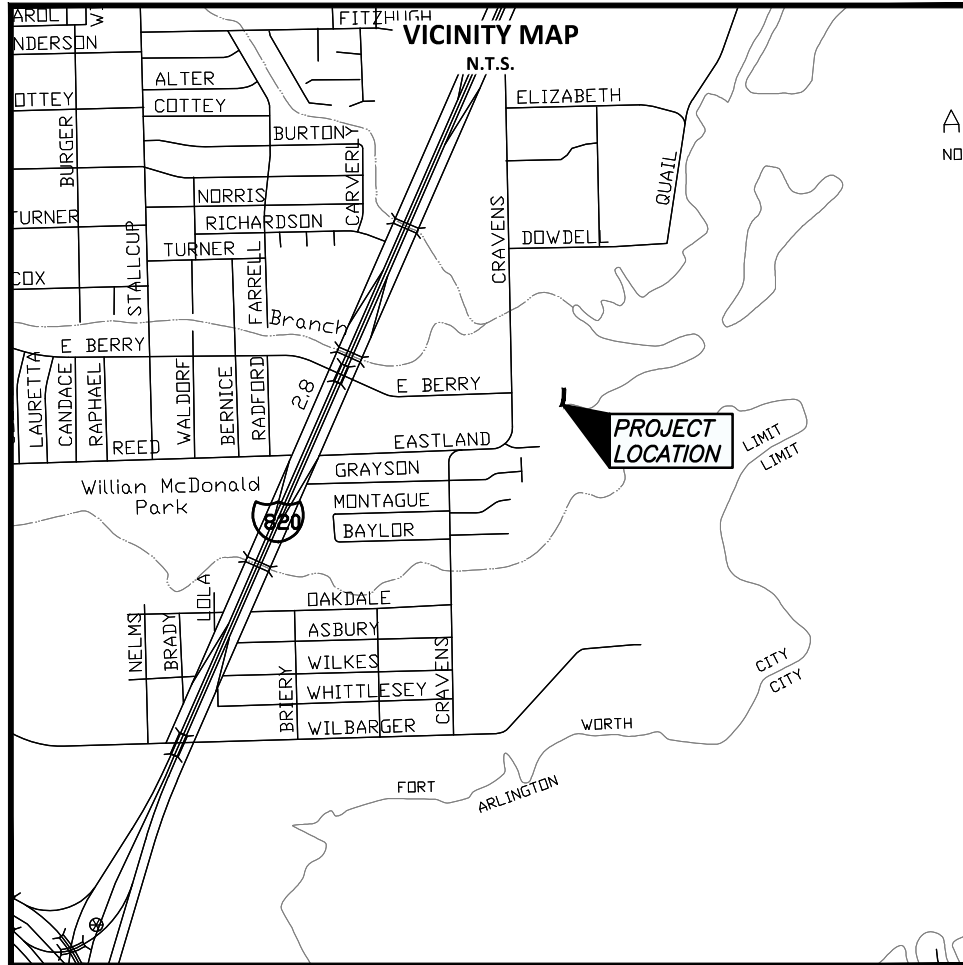
PAGE 9 OF 12

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

EXHIBIT B

PAGE 10 OF 12



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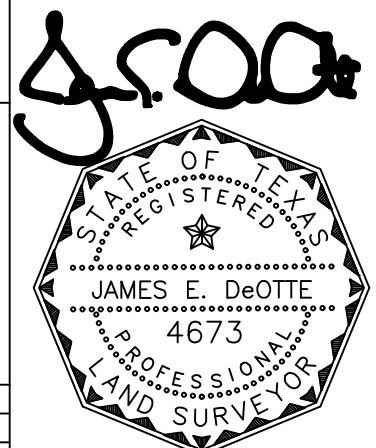
5/8" CAPPED IRON RODS STAMPED "DEOTTE RPLS 4673" WILL BE SET AT CORNERS OF THE EASEMENT



City of Fort Worth

200 TEXAS STREET
FORT WORTH, TX. 76102

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LAND ACQUISITION AREA: 3,369 SQ FT OR 0.077 AC	
JDEI JOB No. 201704200	DRAWN BY: TC
PAGE 10 OF 12	

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TBPE FIRM Reg. No. 8917 • TBLS Firm Reg. No. 101014-00

COMMENCING DETAIL

EXHIBIT B

PAGE 11 OF 12

SCALE 1"=300'
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.
N89°28'15"E
310.68'

DOWDELL RD

S89°27'44"W
209.65'

(CM)
1/2" IRF

P.O.C.

(CM)
5/8" IRF

LINE FOR
DIRECTIONAL
CONTROL

S0°18'49"E
55.34'

S89°41'11"W
100.44'

S CRAVENS RD

LT 1B,2B1,3B1,N 1/2-6,10B,11B
BLK 4
HANDLEY HEIGHTS SOUTH
INST D216013220
D.R.T.C.T.

LT 8B,9B BLK 4
HANDLEY HEIGHTS SOUTH
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 4 BLK 4
HANDLEY HEIGHTS SOUTH
VOL 1867, PG 310
D.R.T.C.T.

LT 5 BLK 4
HANDLEY HEIGHTS SOUTH
VOL 1867, PG 310
D.R.T.C.T.

LT 1B,2B1,3B1,N 1/2-6,10B,11B
BLK 4
HANDLEY HEIGHTS SOUTH
INST D216013220
D.R.T.C.T.

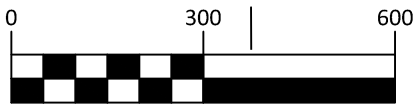
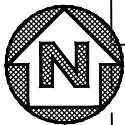
S89°41'11"W
280.76'

LT S 1/2-6 BLK 4
HANDLEY HEIGHTS SOUTH
VOL 1867, PG 310
D.R.T.C.T.

LT 7 BLK 4
HANDLEY HEIGHTS SOUTH
VOL 1867, PG 310
D.R.T.C.T.

P.O.B.

PAGE 12 OF 12



GRAPHIC SCALE IN FEET

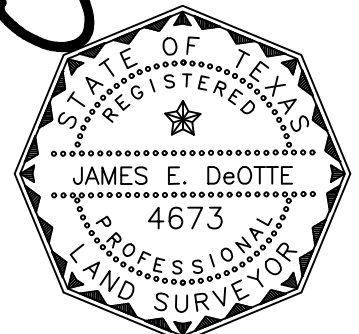


City of Fort Worth

200 TEXAS STREET
FORT WORTH, TX. 76102

EXHIBIT A SHOWING A
PARCEL OF PROPERTY
OUT OF
LOT 1B,2B1,3B1,N 1/2-6,10B,11B BLOCK 4
HANDLEY HEIGHTS SOUTH
SITUATED IN THE
J A CREAMY SURVEY
TARRANT COUNTY, TEXAS
AS RECORDED IN
VOLUME 1867, PAGE 310
DEED RECORDS OF TARRANT COUNTY TEXAS

J. E. DeOtte



Date: 2/21/2020

PROJECT: LAKE ARLINGTON LIFT STATION AND FORCE MAIN	CITY PROJECT No. 100995
PERMANENT 20' WIDTH SEWER EASEMENT No.2	PARCEL NO. 43
LAND ACQUISITION AREA: 3,369 SQ FT OR 0.077 AC	
JDEI JOB No. 201704200	DRAWN BY: TC
	PAGE 11 OF 12

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

LEGEND:

PROPERTY BOUNDARY

EX. EASEMENT

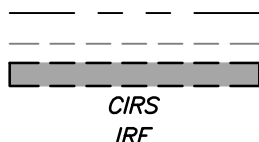
PROP. EASEMENT

CAPPED IRON ROD SET

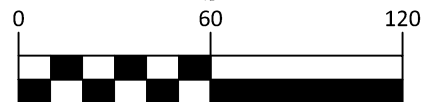
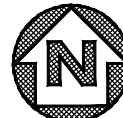
IRON ROD FOUND

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

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

**EXHIBIT B**

PAGE 12 OF 12



GRAPHIC SCALE IN FEET

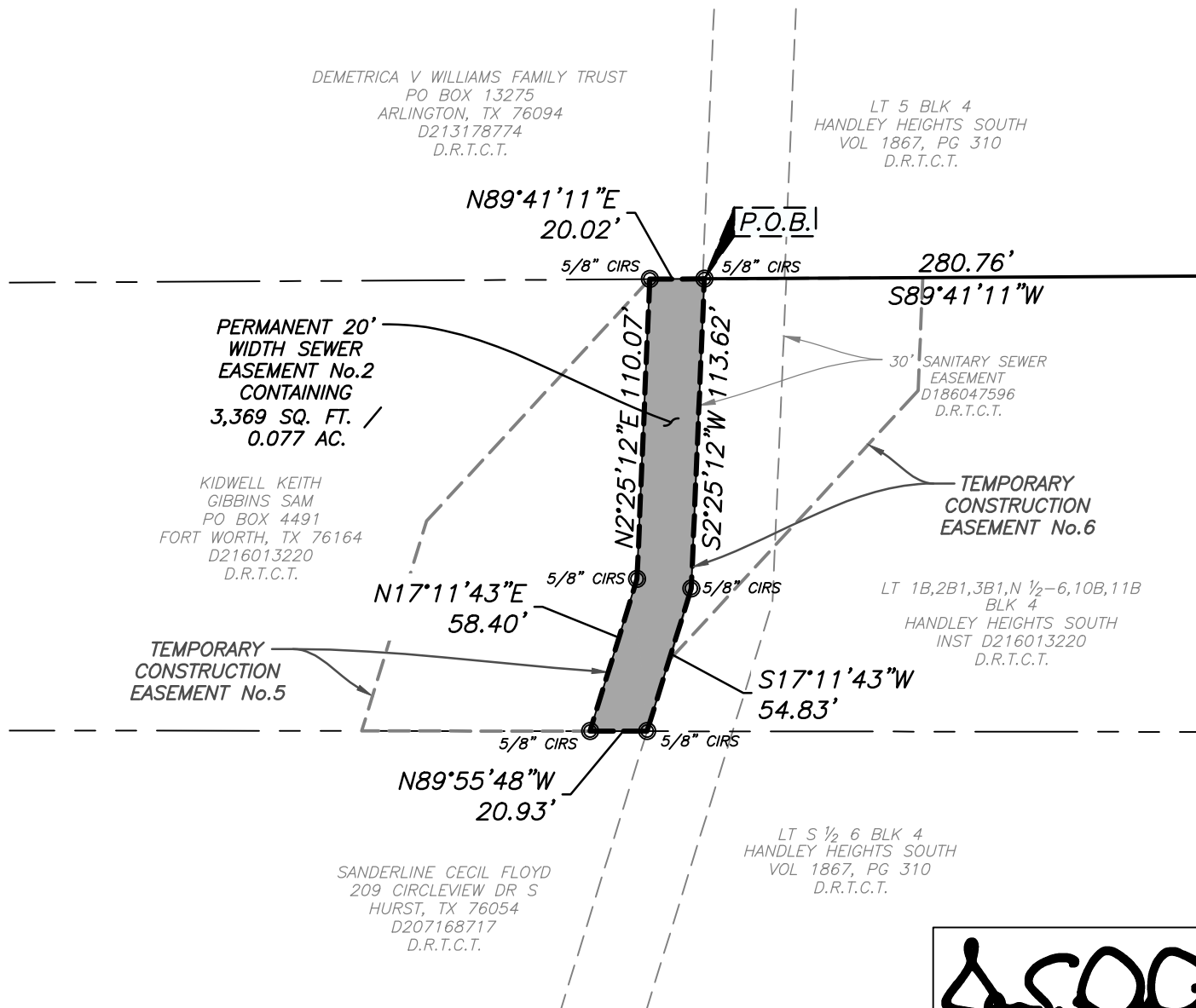
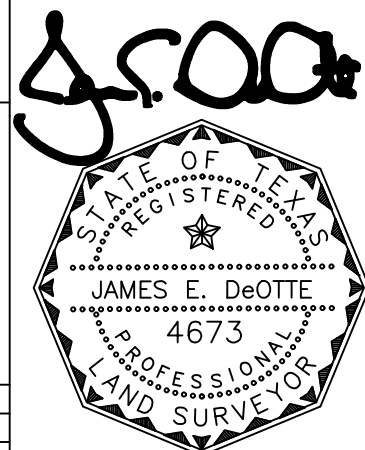
**City of Fort Worth**200 TEXAS STREET
FORT WORTH, TX. 76102

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Date: 2/21/2020

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DRAWN BY: TC

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