

EXHIBIT "A"

EAST ARLINGTON AVENUE

**HYDE PARK ADDITION
VOL. 63. PG. 9
P.R.T.C.T.**

MONICA MARTINEZ
INT. D206322123
D.R.T.C.T.

LOT 82

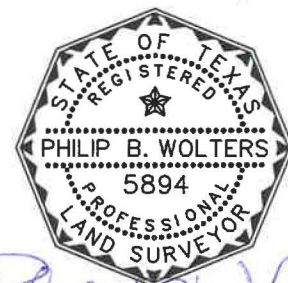
LOT 83

LOT 84

LOT 85

BLOCK 4

712 E. ARLINGTON AVE.



N13°33'02"E
15.00'

S76°26'58"E 50.00'

**15' WIDE SANITARY
SEWER EASEMENT**

S13°33'02"W
15.00'

LOT 91

LOT 90

N76°26'58"W 50.00'

POINT OF
BEGINNING

N76°26'58"W
50.00'
1/2" CIRF
(TCS 4277)

LOT 89

Philip B. Wolters
PHILIP B. WOLTERS
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5894
NEEL-SCHAFER, INC
FIRM REGISTRATION NO. 10021800
DATE: 2/2/2021

CITY OF FORT WORTH

15' WIDE SANITARY SEWER EASEMENT

BEARING BASIS: TEXAS COORDINATE SYSTEM 1983 (NAD83), NORTH CENTRAL ZONE (4202)
DISTANCES SHOWN ARE SURFACE. SURFACE ADJUSTMENT FACTOR OF 1.00012.

OWNER: MONICA MARTINEZ

RECORDING: INST. No. D206322123 DEED RECORDS, TARRANT COUNTY, TEXAS (DRTCT)

LEGAL: LOT 83, HYDE PARK ADD, VOL. 63, PG. 9 PLAT RECORDS, TARRANT COUNTY, TEXAS (PRTCT)

15' WIDE SANITARY SEWER EASEMENT AREA: 750.000 S.F./ 0.017 AC.

NEEL-SCHAFER INC. 2501 AVENUE J, SUITE 120 ARLINGTON, TEXAS 76006 PHONE: 817-548-0696

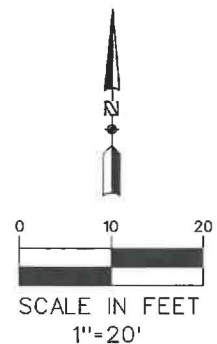


EXHIBIT "B"

**CITY OF FORT WORTH
15' WIDE SANITARY SEWER EASEMENT
750.000 SQUARE FEET**

BEING a portion of a Lot 83, Block 4, Hyde Park Addition, recorded in Volume 63, Page 9 Plat Records, Tarrant County, Texas (PRTCT), and conveyed by deed to Monica Martinez recorded under Instrument Number D206322123 Deed Records, Tarrant County, Texas (DRTCT), and being more particularly described by metes and bounds as follows:

BEGINNING at a point for the southeast corner of said Lot 83, same being the southwest corner of Lot 84, Block 4 of said Hyde Park Addition, that bears North 76 degrees 26 minutes 58 seconds West, a distance of 50.00 feet from a found 1/2 inch iron rod for the southeast corner of said Lot 84;

THENCE North 76 degrees 26 minutes 58 seconds West, along the south line of said Lot 83, same being the north line of Lot 90, Block 4, of said Hyde Park Addition, a distance of 50.00 feet to a point for the southwest corner of said Lot 83, same being the southeast corner Lot 82, Block 4, of said Hyde Park Addition, for easement corner;

THENCE North 13 degrees 33 minutes 02 seconds East, along the west line of said Lot 83, same being the east line of said Lot 82, a distance of 15.00 feet to a point for easement corner;

THENCE South 76 degrees 26 minutes 58 seconds East, departing said common line, a distance of 50.00 feet to a point in the east line of said Lot 83, same being the west line of said Lot 84 for easement corner;

THENCE South 13 degrees 33 minutes 02 seconds West, along said common line, a distance of 15.00 feet to the **POINT OF BEGINNING** and containing 750.000 square feet or 0.017 acres of land.