

EXHIBIT "A"**EAST ARLINGTON AVENUE**

1/2" CIRF (4277)

**SOUTH FREEMWAY
I-35****HYDE PARK ADDITION
VOL. 63. PG. 9
P.R.T.C.T.****MONICA MARTINEZ
INT. D211284328
D.R.T.C.T.****BLOCK 4****LOT 83****LOT 84****LOT 85****716 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 90**

N76°26'58"W 50.00'

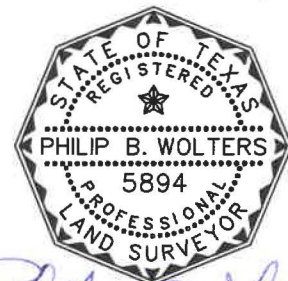
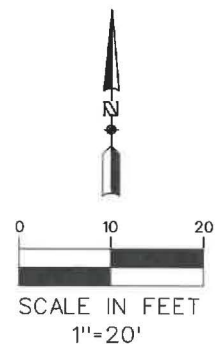
LOT 89**POINT OF
BEGINNING**1/2" CIRF
(TCS 4277)**LOT 88***Philip B. Wolters*
PHILIP B. WOLTERS**REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5894
NEEL-SCHAFER, INC
FIRM REGISTRATION NO. 10021800
DATE: 2/2/2021****CITY OF FORT WORTH****15' WIDE SANITARY SEWER EASEMENT****BEARING BASIS: TEXAS COORDINATE SYSTEM 1983 (NAD83), NORTH CENTRAL ZONE (4202)
DISTANCES SHOWN ARE SURFACE. SURFACE ADJUSTMENT FACTOR OF 1.00012.****OWNER: MONICA MARTINEZ****RECORDING: INST. No. D211284328 DEED RECORDS, TARRANT COUNTY, TEXAS (DRTCT)****LEGAL: LOT 84, 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 84, 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 D211284328 Deed Records, Tarrant County, Texas (DRTCT), and being more particularly described by metes and bounds as follows:

BEGINNING at a found 1/2 inch iron rod capped "TCS 4277" for the southeast corner of said Lot 84, same being the southwest corner of Lot 85, Block 4 of said Hyde Park Addition;

THENCE North 76 degrees 26 minutes 58 seconds West, along the south line of said Lot 84, same being the north line of Lot 89, Block 4, of said Hyde Park Addition, a distance of 50.00 feet to a point for the southwest corner of said Lot 84, same being the southeast corner of Lot 83, Block 4, of said Hyde Park Addition, for easement corner;

THENCE North 13 degrees 33 minutes 02 seconds East, departing said common line, and along the west line of said Lot 84, same being the east line of said Lot 83, 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 common line of said Lots 84 and 85, 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.