

EXHIBIT "A"
PERMANENT SEWER FACILITY EASEMENT
EP PARRIS SURVEY, ABSTRACT NUMBER 1222
BLOCK 20, SILVER LAKE ADDITION,
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

BEING a 0.0036 acre tract of land located in the EP Parris Survey, Abstract Number 1222, City of Fort Worth, Tarrant County, Texas, said 0.0036 acre tract being a portion of the **NORTH 1/3 OF THE WEST 1/2 OF BLOCK 20, SILVER LAKE ADDITION**, being an Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof filed for record in Volume 204, Page 36, Plat Records, Tarrant County, Texas, said 0.0036 acre tract also being a portion of a certain tract of land conveyed to **PHON OEUR** and **CHONN DITH**, by deed thereof filed for record in Tarrant County Clerk's Instrument Number (Ins. No.) D188513325, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.), said 0.0036 acre tract being more particularly described by the metes and bounds as follows:

COMMENCING at a 1/4" inch iron rod found at the southwest property corner of the said Oeur tract, same being the northwest property corner of that certain tract of land conveyed to Woodrow W. Thomas, by deed thereof filed for recorded in Ins. No. D206162288, O.P.R.T.C.T., said commencing point also being on the east right-of-way line of 5th Avenue (being a 50 feet wide public right-of-way);

THENCE North 89°39'46" East, along the south property line of the said Oeur tract and along the north property line of the said Thomas tract, 91.01 feet to the **POINT OF BEGINNING** of the herein described tract of land, said beginning point having a NAD83 Texas North Central Zone (4202) grid coordinate of N: 6,939,012.62 and E: 2,325,624.29;

THENCE over and across said Oeur tract the following courses and distances:

North 00°20'14" West, 10.43 feet;

North 89°39'46" East, 15.00 feet;

South 00°20'14" East, 10.43 feet to a point on the said south property line from which the southeast property corner of the said Oeur tract, bears North 89°49'46" East, 1.49 feet;

THENCE South 89°39'46" West, 15.00 feet to the **POINT OF BEGINNING**.

The herein above described tract of land contains a computed area of **0.0036 acres (156 square feet)** of land, more or less.

The bearings and coordinates recited hereinabove are based on the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, adjustment realization 2011. Area and distances recited hereinabove are surface.

I Eric S. Spooner, a Registered Professional Land Surveyor in the State of Texas, do hereby state that the foregoing description accurately sets out the metes and bounds description of the easement tract described herein.



Eric S. Spooner, RPLS
Spooners & Associates, Inc.
Texas Registration No. 5922
TBPLS Firm No. 10054900

EXHIBIT "B"

SEE ATTACHED METES & BOUNDS
DESCRIPTION ON PAGE 1 HEREIN

EP PARRIS SURVEY
ABSTRACT NO. 1222

0' 10' 20'

GRAPHIC SCALE IN FEET
1" = 20'

W. BIDDISON STREET
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

5TH AVENUE
(50' WIDE PUBLIC RIGHT-OF-WAY)

OWNER
**PHON OEUR &
CHHON DITH**
INS. NO. D188513225
O.P.R.T.C.T.

3501 5TH AVENUE

NORTH 1/3 OF THE
WEST 1/2 OF BLOCK 20
SILVER LAKE ADDITION
VOLUME 204, PAGE 36
P.R.T.C.T.

**PERMANENT SEWER
FACILITY EASEMENT**
0.0036 ACRES (156 S.F.)

OWNER
MIGUEL ANGEL MALDONADO
INS. NO. D222124446
O.P.R.T.C.T.

OWNER
**MIGUEL MALDONADO &
GLORIA MALDONADO**
INS. NO. D210096295
O.P.R.T.C.T.

NOTE: BEARINGS AND COORDINATES ARE REFERENCED TO
THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS
NORTH CENTRAL ZONE 4202, ADJUSTMENT REALIZATION
2011. DISTANCES AND AREAS SHOWN ARE SURFACE.

**POINT OF
COMMENCING**

1/4" IRF

PROPERTY LINE

N89°39'46"E ~ 91.01'

**POINT OF
BEGINNING**

N: 6,939,012.62
E: 2,325,624.29
(NAD83 ~ GRID)

OWNER
WOODROW W. THOMAS
INS. NO. D206162288
O.P.R.T.C.T.

LINE TABLE		
NO.	DIRECTION	DIST.
L1	N00°20'14"W	10.43'
L2	N89°39'46"E	15.00'
L3	S00°20'14"E	10.43'
L4	S89°39'46"W	15.00'
L5	N89°39'46"E	1.49'

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EP PARRIS SURVEY, ABSTRACT NUMBER 1222
BLOCK 20, SILVER LAKE ADDITION,
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

PROPERTY: NORTH 1/3 OF THE WEST 1/2 OF BLOCK 20, SILVER LAKE ADDITION, VOLUME 204, PAGE 36, P.R.T.C.T.

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DRAWN BY: R.M.H.

CHECKED BY: E. SPOONER



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EXH "B" ~ OEUR ~ PG. 2 OF 2

