

EXHIBIT A

CITY OF FORT WORTH 20' WIDE PERMANENT DRAINAGE EASEMENT 1,431.156 SQUARE FEET

BEING a portion of a Lot 37, Block 1, W.R. Tandy & M.E. Wakefield Addition, recorded in Volume 309, Page 61 Plat Records, Tarrant County, Texas (PRTCT), and conveyed by deed to Juan Armando Gallardo recorded under Instrument Number D207282430 Deed Records, Tarrant County, Texas (DRTCT), and being more particularly described by metes and bounds as follows:

COMMENCING at a found 1 inch iron pipe for the northeast corner of said Lot 37, same being the northwest corner of Lot 1 & Lot 2 of Perkins-Johnson Addition, recorded in Volume 1808, Page 475 DRTCT;

THENCE South 89 degrees 21 minutes 38 seconds West, along the north line of said Lot 37, a distance of 8.05 feet to the **POINT OF BEGINNING**;

THENCE South 55 degrees 15 minutes 46 seconds West, departing said north line, a distance of 73.36 feet to a point for easement corner;

THENCE South 63 degrees 13 minutes 59 seconds West, a distance of 19.27 feet to a point in the west line of said Lot 37, same being the east line of Lot 36, Block 1, of said W.R. Tandy & M.E. Wakefield Addition for easement corner;

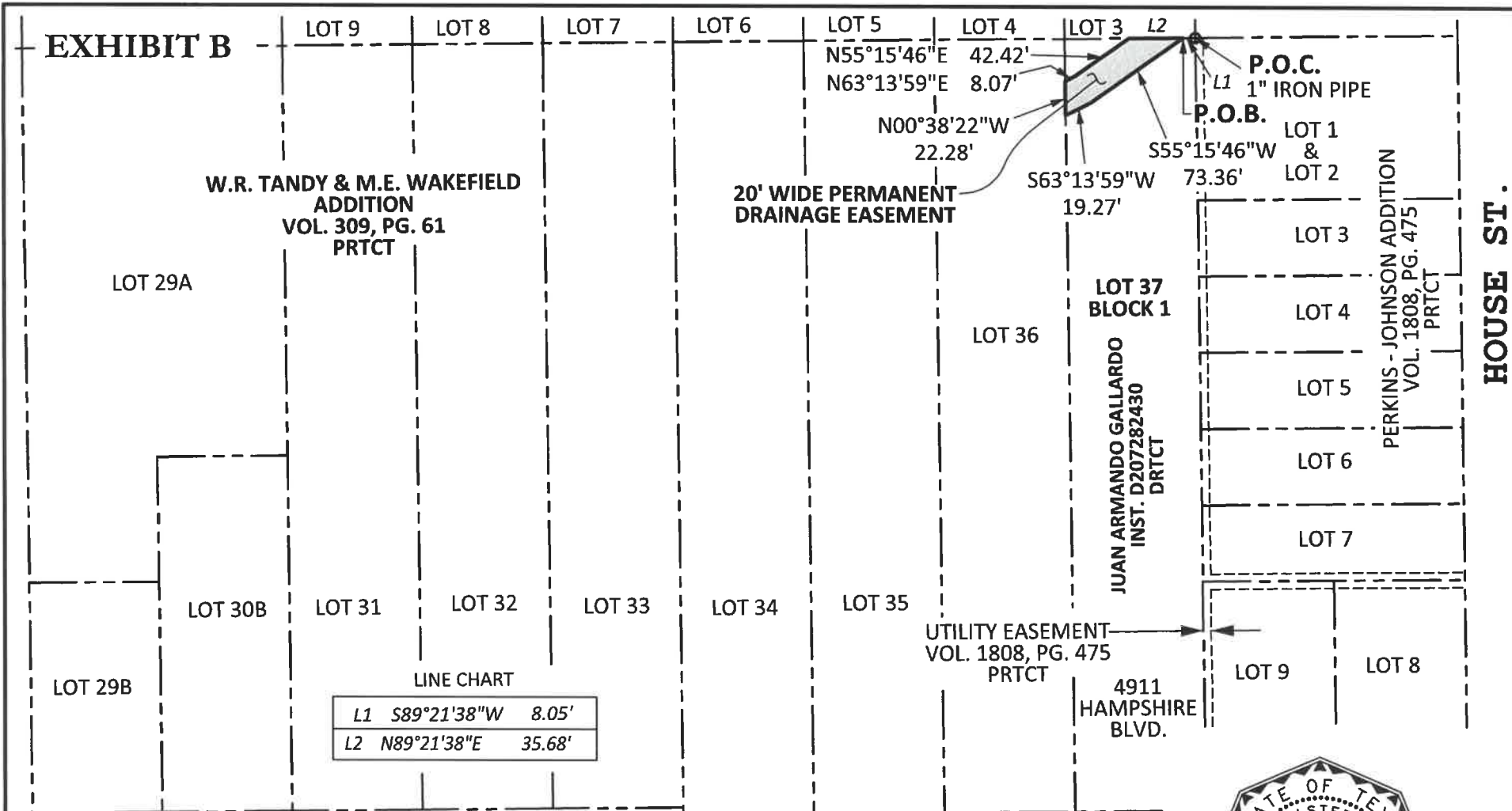
THENCE North 00 degrees 38 minutes 22 seconds West, along said common line, a distance of 22.28 feet to a point for easement corner;

THENCE North 63 degrees 13 minutes 59 seconds East, departing said common line, a distance of 8.07 feet to a point for easement corner;

THENCE North 55 degrees 15 minutes 46 seconds East, a distance of 42.42 feet to a point in said north line for easement corner;

THENCE North 89 degrees 21 minutes 38 seconds East, along said north line, a distance of 35.68 feet to the **POINT OF BEGINNING** and containing 1,431.156 square feet or 0.032 acres of land.

EXHIBIT B



HAMPSHIRE BLVD

CITY OF FORT WORTH 20' WIDE PERMANENT DRAINAGE EASEMENT

BEARING BASIS: TEXAS COORDINATE SYSTEM 1983 (NAD83), NORTH CENTRAL ZONE

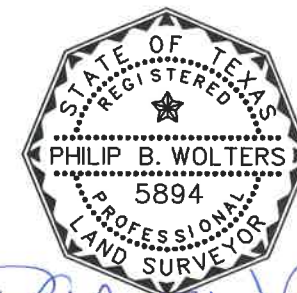
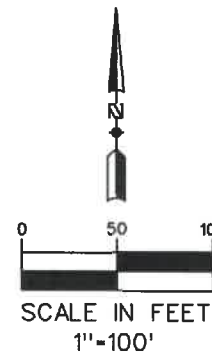
OWNER: JUAN ARMANDO GALLARDO

RECORDING: INSTRUMENT NO. D207282430 DEED RECORDS, TARRANT COUNTY, TEXAS (DRTCT)

LEGAL: LOT 37, BLOCK 1, W.R. TANDY & M.E. WAKEFIELD ADDITION, VOLUME 309, PAGE 61 PRTCT

DRAINAGE EASEMENT AREA: 1,431.156 S.F./ 0.032 AC.

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



PHILIP B. WOLTERS 2-3-23
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5894
NEEL-SCHAFER, INC
FIRM REGISTRATION NO. 10021800
DATE: 1/31/2023