

**4600 Burton Avenue
Sewer Easement
George J. Ashabranner Survey, Abstract No. 7
City of Fort Worth, Tarrant County, Texas**

BEING a 469 square foot (0.0108 acres) tract of land situated in the George J. Ashabranner Survey, Abstract No. 7, in Tarrant County, Texas, and being part of Lot 9, Block 7, Eastwood Terrace Addition, an addition to the City of Fort Worth, Texas, as recorded in Volume 388-V, Page 118, Plat Records of Tarrant County, Texas (P.R.T.C.T.), same being a part of a tract of land described in deed to HOMEURWAY, LLC, as recorded in Instrument Number D220167571, Official Public Records of Tarrant County, Texas (O.P.R.T.C.T.), and being more particularly described as follows:

BEGINNING at the northeast corner of said Lot 9, being the northwest corner of Lot 10, Block 7, said Eastwood Terrace Addition and being in the south right-of-way line of Burton Avenue (50 foot right-of-way);

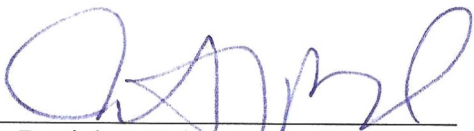
1. **THENCE** South 18 degrees 36 minutes 03 seconds East, with the east line of said Lot 9 and the west line of said Lot 10, a distance of 94.43 feet to the north line of an existing 10 foot utility easement, as recorded in Volume 388-V, Page 118, P.R.T.C.T.;
2. **THENCE** South 89 degrees 50 minutes 03 seconds West, departing the east line of said Lot 9 and the west line of said Lot 10 and with the north line of said existing 10 foot utility easement, a distance of 5.27 feet;
3. **THENCE** North 18 degrees 36 minutes 03 seconds West, departing the north line of said existing utility easement, a distance of 93.17 feet to the north line of said Lot 9 and the south right-of-way line of said Burton Avenue, from which a 1/2-inch iron rod found (controlling monument) at the northwest corner of said Lot 9 bears South 83 degrees 40 minutes 41 seconds West, a distance of 85.00 feet, said point being on a non-tangent curve to the left, having a radius of 338.70 feet and a central angle of 00 degrees 50 minute 55 seconds;
4. **THENCE** with said non-tangent curve to the left, an arc distance of 5.02 feet (Chord Bearing North 76 degrees 02 minutes 43 seconds East – 5.02 feet) with the north line of said Lot 9 and the south right-of-way line of said Burton Avenue to the **POINT OF BEGINNING** and containing 469 square foot (0.0108 acres) of land.

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A plat accompanies this legal description.

Bearings and coordinates used hereon are derived from the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum (NAD) 1983, adjustment realization 2011. All coordinates and distances are US Survey Feet, displayed in surface values and may be converted to grid by dividing by the combined adjustment factor of 1.00012.

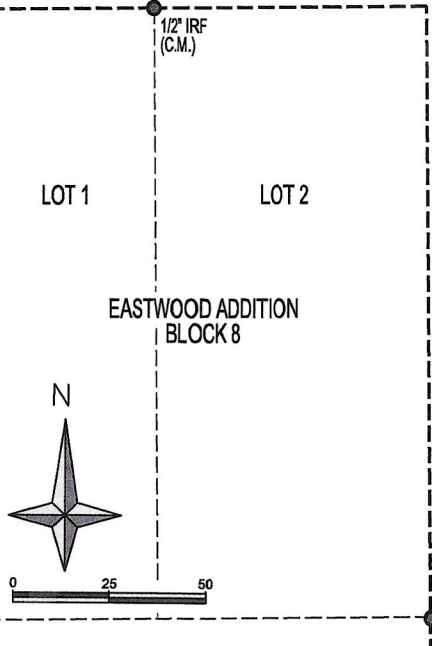
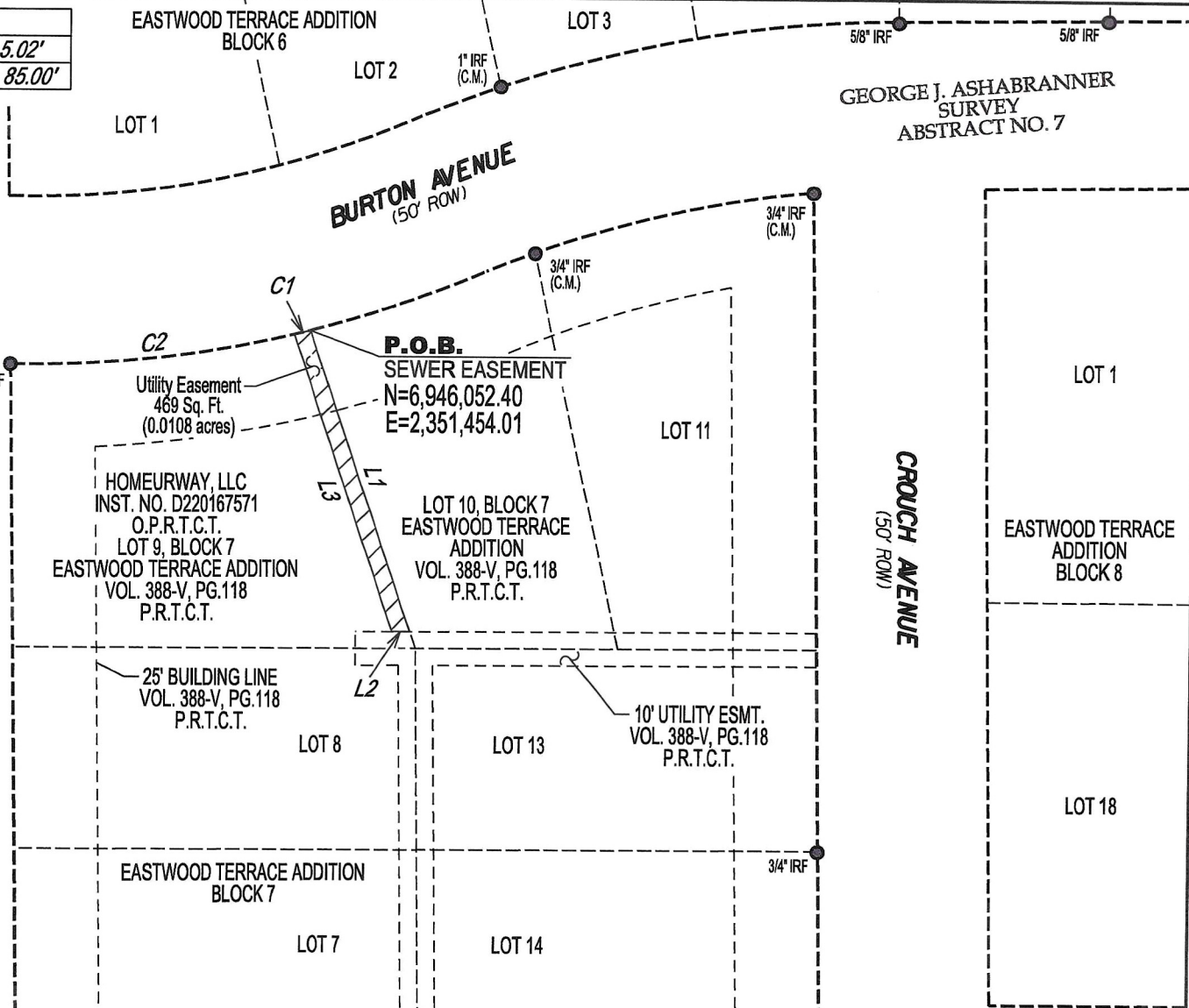


By: 
Patrick J. Baldasaro
Registered Professional Land Surveyor
Texas No. 5504
PJB Surveying, LLC
TBPELS Firm No. 10194303

Date: 5.2.23

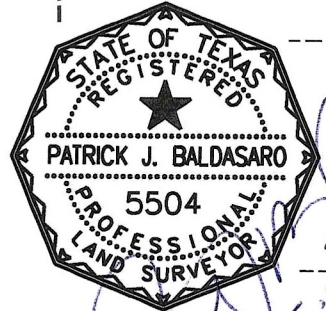
| | DELTA | RADIUS | LENGTH | CHORD |
|----|------------------|---------|--------|--------------------------|
| C1 | 00° 50' 55" (LT) | 338.70' | 5.02' | N 76° 02' 43" E - 5.02' |
| C2 | 14° 25' 00" (RT) | 338.70' | 85.22' | S 83° 40' 41" W - 85.00' |

| | BEARING | DIST. |
|----|-----------------|--------|
| L1 | S 18° 36' 03" E | 94.43' |
| L2 | S 89° 50' 03" W | 5.27' |
| L3 | N 18° 36' 03" W | 93.17' |



- - Found Monument as noted
- - 1/2" Iron rod w/ red cap stamped "PJB SURVEYING" set unless otherwise noted
- Sq.Ft. - Square Feet
- CM - Controlling Monument
- O.P.R.T.C.T. - Official Records of Tarrant County, Texas
- D.R.T.C.T. - Deed Records of Tarrant County, Texas
- P.R.T.C.T. - Plat Records of Tarrant County, Texas
- Inst. No. - Instrument Number
- Vol./Pg. - Volume/Page

BASIS OF BEARINGS: State Plane Coordinate System, Texas North Central Zone 4202, North American Datum (NAD) 1983, adjustment realization 2011. All coordinates and distances are US Survey Feet, displayed in surface values and may be converted to grid by dividing by the combined adjustment factor of 1.00012.



**SEWER EASEMENT
GEORGE J. ASHABRANNER SURVEY,
ABSTRACT NO. 7
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS**

PREPARED BY:
PJB Surveying

200 W. BELMONT DR., SUITE D
ALLEN, TX. 75013
TBPELS 10194303