

M-219 SANITARY SEWER REHABILITATION, CONTRACT 61, PART 3
PARCEL No. 1PE
CITY PROJECT No. 27613
D.O.E. No. 3576
2312 HANNA AVENUE
LOT 18, BLOCK 39, ROSEN HEIGHTS ADDITION

EXHIBIT "A"

Being a permanent sanitary sewer easement out of Lot 18, Block 39 of Rosen Heights Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Volume 106, Page 56 of the Plat Records of Tarrant County, Texas, said permanent sanitary sewer easement also being a portion of a tract of land deed to Jose Antonio Garcia and wife, Norma I. Garcia as recorded in Volume 14143, Page 38 of the Deed Records of Tarrant County, Texas, said permanent sanitary sewer easement being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8 inch iron rod found for the northwest corner of Lot 19 of said Block 39, said 5/8 inch iron rod being the southwest corner of Lot 20 of said Block 39, said 5/8 inch iron rod being the northwest corner of said Garcia tract of land, said 5/8 inch iron rod also being in the east right-of-way line of Hanna Avenue (a 60.0' right-of-way); **THENCE** South 00 degrees 00 minutes 00 seconds East (Reference Bearing), with the west line of said Lot 19, with the west line of said Garcia tract of land and with the east right-of-way line of said Hanna Avenue, a distance of 50.00 feet to the **POINT OF BEGINNING** of the herein described permanent sanitary sewer easement, said point being the southwest corner of said Lot 19, said point being the northwest corner of said Lot 18;

THENCE North 90 degrees 00 minutes 00 seconds East, with the south line of said Lot 19 and with the north line of said Lot 18, a distance of 140.00 feet to a point for the southeast corner of said Lot 19, said point being the northeast corner of said Lot 18, said point being in the east line of said Garcia tract of land, said point also being in the west line of a 20' alley;

THENCE South 00 degrees 00 minutes 00 seconds East, with the east line of said Lot 18, with the east line of said Garcia tract of land and with the west line of said 20' alley, a distance of 10.00 feet to a point for corner, from which an X cut in concrete found for the southeast corner of said Garcia tract of land bears South 00 degrees 00 minutes 00 seconds East, a distance of 1.26, said X cut in concrete being in the west line of said 20' alley, said X cut in concrete also being the northeast corner of a tract of land deeded to Zoltan Kovacs as recorded in County Clerk's File No. D207402576 of said Deed records of Tarrant County, Texas;

THENCE South 90 degrees 00 minutes 00 seconds West, a distance of 140.00 feet to a point for corner in the west line of said Lot 18, said point being in the west line of said Garcia tract of land, said point being in the east right-of-way line of said Hanna Avenue, from which a point for the southwest corner of said Garcia tract of land bears South 00 degrees 00 minutes 00 seconds East, a distance of 14.43 feet, said point being the northwest corner of said Kovacs tract of land, said point being in the east right-of-way line of said Hanna Avenue;

THENCE North 00 degrees 00 minutes 00 seconds West, with the west line of said Lot 18, with the west line of said Garcia tract of land and with the east right-of-way line of said Hanna Avenue, a distance of 10.00 feet to the **POINT OF BEGINNING**, and containing 1,400 square feet or 0.032 acres of land, more or less.

Notes:

- (1) A plat of even survey date herewith accompanies this legal description.
- (2) All bearings are referenced to the west line of Block 39, Rosen Heights Addition, as recorded in Volume 106, Page 56 of the Plat Records of Tarrant County, Texas.

Date: February 09, 2012



Curtis Smith
Registered Professional Land Surveyor
No. 5494

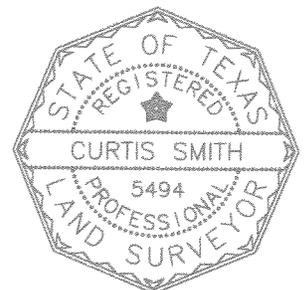


EXHIBIT "B"
PARCEL No. 1 PE

P.O.C.
 FND 5/8"IRF

LOT 20

LOT 8

JOSE ANTONIO GARCIA AND WIFE,
 NORMA I. GARCIA
 VOLUME 14143, PAGE 38
 D.R.T.C.T.

LOT 19

LOT 7

P.O.B.

N 00°00'00"W
 10.00'

N 90°00'00"E 140.00'

S 00°00'00"E
 14.43'

S 90°00'00"W 140.00'

S 00°00'00"E
 10.00'

S 00°00'00"E
 1.26'

FND X IN CONCRETE

LOT 6

**PERMANENT SANITARY
 SEWER EASEMENT
 1,400 SQ. FT. OR
 0.032 ACRES**

LOT 18

20' ALLEY

HANNA AVENUE
 (60.0' RIGHT-OF-WAY)

ZOLTAN KOVACS
 C.C.F. NO. D207402576
 D.R.T.C.T.

LOT 17

LOT 5

**BLOCK 39
 ROSEN HEIGHTS ADDITION
 VOLUME 106, PAGE 56
 P.R.T.C.T.**

LOT 16

LOT 4

NOTES:

1. A LEGAL DESCRIPTION OF EVEN SURVEY DATE HERewith ACCOMPANIES THIS PLAT.
2. ALL BEARINGS ARE REFERENCED TO THE WEST LINE OF BLOCK 39, ROSEN HEIGHTS ADDITION, AS RECORDED IN VOLUME 106, PAGE 56, OF THE PLAT RECORDS, TARRANT COUNTY, TEXAS.

30 15 0 30



SCALE IN FEET

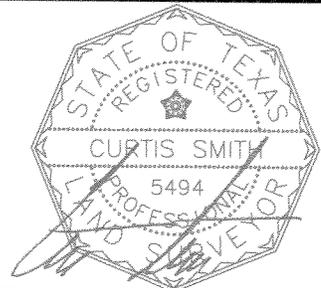


City of Fort Worth

1000 THROCKMORTON STREET • FORT WORTH, TEXAS 76102

EXHIBIT SHOWING

**A
 PERMANENT SANITARY SEWER EASEMENT
 OUT OF
 LOT 18, BLOCK 39, ROSEN HEIGHTS ADDITION
 AS RECORDED IN
 VOLUME 106, PAGE 56
 OF THE
 PLAT RECORDS OF TARRANT, TEXAS**



PROJECT: M-219 SANITARY SEWER REHABILITATION, CONTRACT 61, PART 3

EASEMENT AREA: 1,400 SQUARE FEET OR 0.032 ACRES PARCEL NO. 1 PE

CITY PROJ. No. 27613 D.O.E. No. 3576

JOB NO. B&V_1002.00 DRAWN BY: RCS CAD FILE: B&V_1002.00_ESMT.DWG

DATE: FEBRUARY 09, 2012 EXHIBIT B PAGE 1 OF 1 SCALE: 1" = 30'

CURTIS SMITH
 REGISTERED PROFESSIONAL LAND SURVEYOR
 NO. 5494