

**10-FOOT WIDE SANITARY SEWER EASEMENT
BEING 502 SQUARE FEET (0.0115 ACRE)
PART OF LOT 20, BLOCK 52 OF M. G. ELLIS ADDITION
THOMAS HICKS SURVEY, A-1819
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS**

BEING a 502 square foot (0.0115 acre) tract of land in the Thomas Hicks Survey, Abstract No. 1819, Tarrant County, Texas, being part of Lot 20, Block 52 of M. G. Ellis Addition, an addition to the City of Fort Worth, as evidenced by plat recorded in Volume 63, Page 18 of the Plat Records of Tarrant County, Texas and being part of that certain tract of land conveyed to Artemio R. Rodriguez and wife, Esperanza Rodriguez as evidenced by Warranty Deed with Vendor's Lien recorded in Volume 12573, Page 1499 of the Deed Records of Tarrant County, Texas and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with cap stamped "ARS" set in the common north line of said Lot 20 and the south line of Lot 19 of said addition, from which the common northwest corner of said Lot 20 and the southwest corner of said Lot 19 bears South 89°48'24" West a distance of 83.88 feet;

THENCE North 89°48'24" East along said common line a distance of 10.36 feet to the common northeast corner of said Lot 20, the southeast corner of said Lot 19, the northwest corner of Lot 13 of said addition and the southwest corner of Lot 14 of said addition;

THENCE South 15°19'07" East along the common east line of said Lot 20 and the west line of said Lot 13 a distance of 50.23 feet to the common southeast corner of said Lot 20, the southwest corner of said Lot 13, the northwest corner of Lot 12 of said addition and the northeast corner of Lot 21 of said addition;

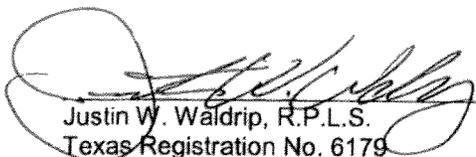
THENCE South 89°48'24" West along the common south line of said Lot 20 and the north line of said Lot 21 a distance of 10.36 feet to a 5/8-inch iron rod with cap stamped "ARS" set, from which a 1/2-inch iron found for the common southwest corner of said Lot 20 and the northwest corner of said Lot 21 bears South 89°48'24" West a distance of 74.31 feet;

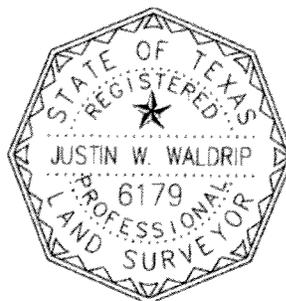
THENCE North 15°19'07" West departing said common line a distance of 50.23 feet to the **POINT OF BEGINNING**;

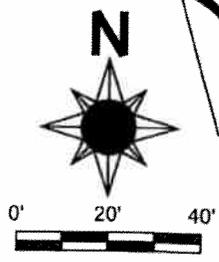
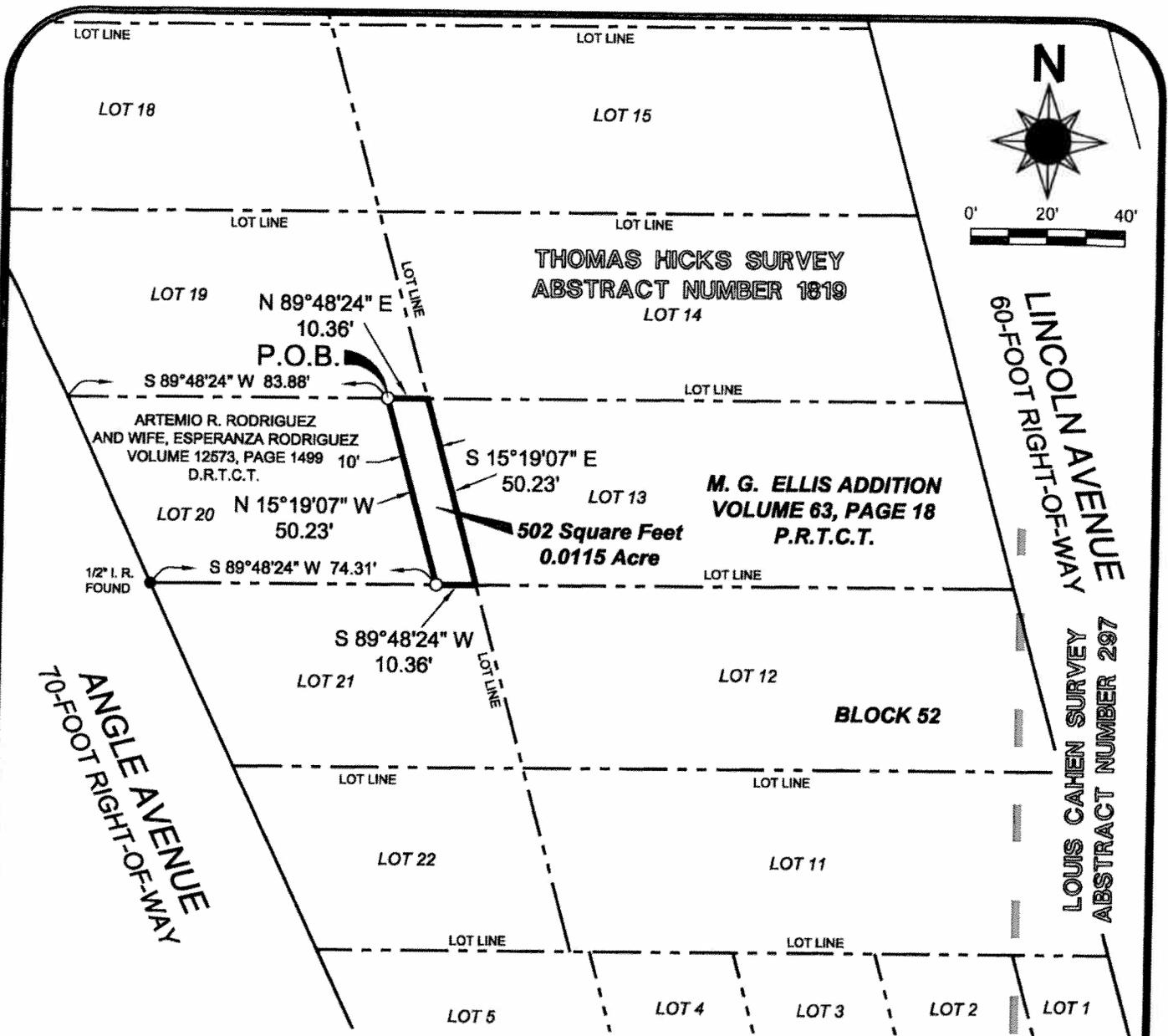
CONTAINING within the metes recited 502 square feet or 0.0115 acre of land.

Bearings and distances shown are based on NAD 83, Texas State Plane Coordinate System, North Central Zone (4202). Distances shown have been modified to surface by applying a scale factor of 1.00012000 to the State Plane Coordinates.

I, Justin W. Waldrip, a Registered Professional Land Surveyor, hereby certify that the legal description hereon is based upon an actual survey made on the ground under my supervision.

 8/9/12
Justin W. Waldrip, R.P.L.S.
Texas Registration No. 6179





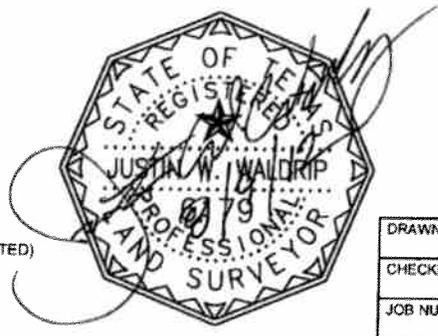
BEARING BASIS: BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON NAD 83, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202). DISTANCES SHOWN HAVE BEEN MODIFIED TO SURFACE BY APPLYING A SCALE FACTOR OF 1.000120000 TO THE STATE PLANE COORDINATES

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LEGEND

These standard symbols can be found in this drawing.

- IRON ROD FOUND (SIZE NOTED)
- 5/8" IRON ROD SET W/ CAP
- P.O.B. - POINT OF BEGINNING
- I. R. - IRON ROD
- D.R.T.C.T. - DEED RECORDS TARRANT COUNTY, TEXAS
- P.R.T.C.T. - PLAT RECORDS TARRANT COUNTY, TEXAS



| | | | |
|-------------|------------|--------|------------------|
| DRAWN BY: | J. WALDRIP | DATE: | AUGUST 9, 2012 |
| CHECKED BY: | R. WALDRIP | SCALE: | 1 INCH = 40 FEET |
| JOB NUMBER: | 301-10-010 | SHEET: | 2 OF 2 |

ARS Engineers, Inc.
12601 N. Central Expressway, Suite 1250
Dallas, Texas 75243
Phone: (214) 739-3152 Fax: (214) 739-3169

SANITARY SEWER EASEMENT LOT 20 Closure Report.txt

| Northing | Easting | Bearing | Distance |
|------------|------------|---------------|----------|
| 6975675.17 | 2319172.03 | | |
| 6975675.21 | 2319182.39 | N 89°48'24" E | 10.36 |
| 6975626.76 | 2319195.66 | S 15°19'07" E | 50.23 |
| 6975626.73 | 2319185.30 | S 89°48'24" W | 10.36 |
| 6975675.17 | 2319172.03 | N 15°19'07" W | 50.23 |

Closure Error Distance> 0.0000

Total Distance> 121.18

Polyline Area: 502 sq ft, 0.0115 acres