

Exhibit "A"

BEING a 35 feet wide permanent sanitary sewer easement situated in Lot 4, Block 11, Oak Grove Acres Section Two, being an Addition to the City of Burleson, Tarrant County, Texas, according to the plat thereof recorded in Tarrant County Clerk's Instrument Number (T.C.C.I.No.) D172132545, Plat Records, Tarrant County, Texas (P.R.T.C.T.), said strip being a portion of that certain tract of land conveyed to **E. C. DOUGLAS & PATSY JOAN DOUGLAS** by deed as in recorded Volume 5353, Page 421, Deed Records, Tarrant County, Texas (D.R.T.C.T), said strip being herein more particularly described by metes and bounds as follows;

BEGINNING at a point on north property line of the said Lot 4, same being the south property line of a tract of land conveyed to Margie Nell Norman (Norman Tract) by deed as recorded in T.C.C.I.No. D192053871, D.R.T.C.T., said beginning point also being located South 89 degrees 23 minutes 36 seconds West, 462.81 feet from the northeast property corner of the said Lot 4;

THENCE South 00 degrees 17 minutes 13 seconds West, 90.72 feet to beginning of a tangent curve to the left having a radius of 628.20 feet;

THENCE southerly along the said curve through an arc length of 68.35 feet and across a chord bearing South 02 degrees 49 minutes 48 seconds East, 68.32 feet to the south line of the said Lot 4, same being the north property line of Lot 3B, Block 11, of the said Oak Grove Acres Section Two, said point also being located North 89 degrees 36 minutes 40 seconds West, 264.35 feet from the southeast property corner of the said Lot 4;

THENCE North 89 degrees 36 minutes 40 seconds West, along the said property lines, 38.04 feet to a point;

THENCE North 00 degrees 02 minutes 31 seconds East, 158.33 feet to the north property line of the said Lot 4, same being the south property line of the said Norman Tract;

THENCE North 89 degrees 23 minutes 36 seconds East, along the said property lines, 35.00 feet to the **POINT OF BEGINNING** containing **0.128 of an acre (5,582 square feet)** of land more or less.



Exhibit "B"

BEING a 25 feet wide temporary construction easement situated in Lot 4, Block 11, Oak Grove Acres Section Two, being an Addition to the City of Burleson, Tarrant County, Texas, according to the plat thereof recorded in Tarrant County Clerk's Instrument Number (T.C.C.I.No.) D172132545, Plat Records, Tarrant County, Texas (P.R.T.C.T.), said strip being a portion of that certain tract of land conveyed to **E. C. DOUGLAS & PATSY JOAN DOUGLAS** by deed as in recorded Volume 5353, Page 421, Deed Records, Tarrant County, Texas (D.R.T.C.T), said strip being herein more particularly described by metes and bounds as follows;

BEGINNING at a point on the north property line of the said Lot 4, same being the south property line of a tract of land conveyed to Margie Nell Norman (Norman Tract) by deed as recorded in T.C.C.I.No. D192053871, D.R.T.C.T., said beginning point also being located South 89 degrees 23 minutes 36 seconds West, 497.81 feet from the northeast property corner of the said Lot 4;

THENCE South 00 degrees 02 minutes 31 seconds West, 158.33 feet to the south property line of the said Lot 4, same being the north property line of Lot 3B, Block 11, of the said Oak Grove Acres Section Two, said point also being located North 89 degrees 36 minutes 40 seconds West, 302.39 feet from the southeast property corner of the said Lot 4;

THENCE North 89 degrees 36 minutes 40 seconds West, along the said property lines 25.00 feet to a point;

THENCE North 00 degrees 02 minutes 31 seconds East, 157.89 feet to the north property line of the said Lot 4, same being the south property line of the said Norman Tract;

THENCE North 89 degrees 23 minutes 36 seconds East, along the said property lines, 25.00 feet to the **POINT OF BEGINNING** containing **0.091 of an acre (3,953 square feet)** of land more or less.



PLAT OF EXHIBITS "A" & "B"

SEE ATTACHED LEGAL DESCRIPTION ON PAGES 5-6 OF EXHIBITS "A" & "B" HEREIN

81.146 ACRES
MARGIE NELL NORMAN
EXHIBIT "A" IN
T.C.C.I.No. D192053871
D.R.T.C.T.

P.O.B.
EXHIBIT "B"

P.O.B.
EXHIBIT "A"

S89°23'36"W ~ 462.81'

PROPERTY LINE

No.	DIRECTION	DIST.
L1	N89°36'40"W	38.04'
L2	N89°23'36"E	35.00'
L3	N89°36'40"W	25.00'
L4	N89°23'36"E	25.00'

EXHIBIT "B"
25' WIDE TEMPORARY
CONSTRUCTION EASEMENT
0.091 ACRE (3,953 SQ. FT)

EXHIBIT "A"
35' WIDE PERMANENT
SANITARY SEWER EASEMENT
0.128 ACRE (5,582 SQ. FT)

CITY OF FORT WORTH
20' PERMANENT SANITARY
EASEMENT
VOL. 5293, PG. 911
D.R.T.C.T.

HIRAM LITTLE SURVEY
ABSTRACT No. 930

LOT 4, BLOCK 11
OAK GROVE ACRES
SECTION TWO
T.C.C.I.No. D172132545
P.R.T.C.T.

**E. C. DOUGLAS &
PATSY JOAN DOUGLAS**
VOL. 5353, PG. 421
D.R.T.C.T.

D = 06°14'02"
R = 628.20'
L = 68.35'
CH = S02°49'48"E
CL = 68.32 FT

PROPERTY LINE

LOT 3B, BLOCK 11
OAK GROVE ACRES
SECTION TWO
T.C.C.I.No. D172132545
P.R.T.C.T.

N89°36'40"W ~ 264.35'

0 30' 60'



GRAPHIC SCALE IN FEET

1" = 30'

NOTE: THE BASIS OF BEARINGS FOR THIS SURVEY IS NAD83 NORTH TEXAS CENTRAL ZONE. ALL DISTANCES SHOWN ARE SURFACE.

SANITARY SEWER PARALLEL RELIEF MAIN-257

PARCEL NO. 53
SURVEY: HIRAM LITTLE SURVEY, ABSTRACT No. 930
LOCATION: 12101 RANDY LN, BURLESON, TARRANT COUNTY, TEXAS
WHOLE PROPERTY ACREAGE:

EXHIBITS "A" & "B" PAGE 6 OF 6

S&A JOB NO.: 08-020
DATE: 12-27-10

DRAWN BY: S.A.J.
CHECKED BY: S.G.S.

ACAD FILE: 08-020-M257-EASEMENTS

