

**5-FOOT WIDE SANITARY SEWER EASEMENT  
BEING 248 SQUARE FEET (0.0057 ACRE)  
PART OF LOT 12, BLOCK 52 OF M. G. ELLIS ADDITION  
THOMAS HICKS SURVEY, A-1819  
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS**

**BEING** a 248 square foot (0.0057 acre) tract of land in the Thomas Hicks Survey, Abstract No. 1819, Tarrant County, Texas, being part of Lot 12, 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 Richard Scott as evidenced by Warranty Deed recorded in Volume 9562, Page 1667 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 12 and the south line of Lot 13 of said addition, from which the common northeast corner of said Lot 12 and the southeast corner of said Lot 13 bears North 89°48'24" East a distance of 134.85 feet;

**THENCE** South 15°19'07" East departing said common line a distance of 49.53 feet to a 5/8-inch iron rod with cap stamped "ARS" set in the common south line of said Lot 12 and the north line of Lot 11 of said addition, from which the common southeast corner of said Lot 12 and the northeast corner of said Lot 11 bears North 89°48'24" East a distance of 134.85 feet;

**THENCE** South 89°48'24" West along said common line a distance of 5.18 feet to the common southwest corner of said Lot 12, the northwest corner of said Lot 11, the southeast corner of Lot 21 of said addition and the northeast corner of Lot 22 of said addition;

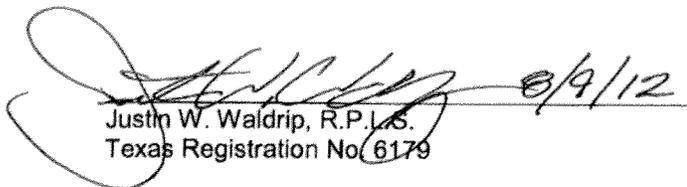
**THENCE** North 15°19'07" West along the common west line of said Lot 12 and the east line of said Lot 21 a distance of 49.53 feet to the common northwest corner of said Lot 12, the southwest corner of said Lot 13, the northeast corner of said Lot 21 and the southeast corner of Lot 20 of said addition;

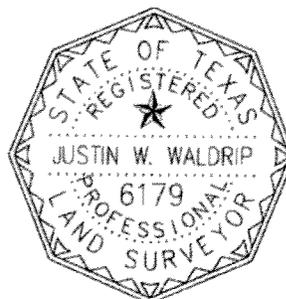
**THENCE** North 89°48'24" East along the common north line of said Lot 12 and the south line of said Lot 13 a distance of 5.18 feet to the **POINT OF BEGINNING**;

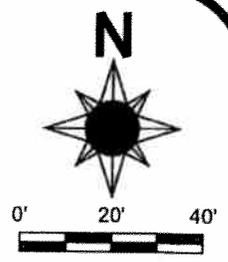
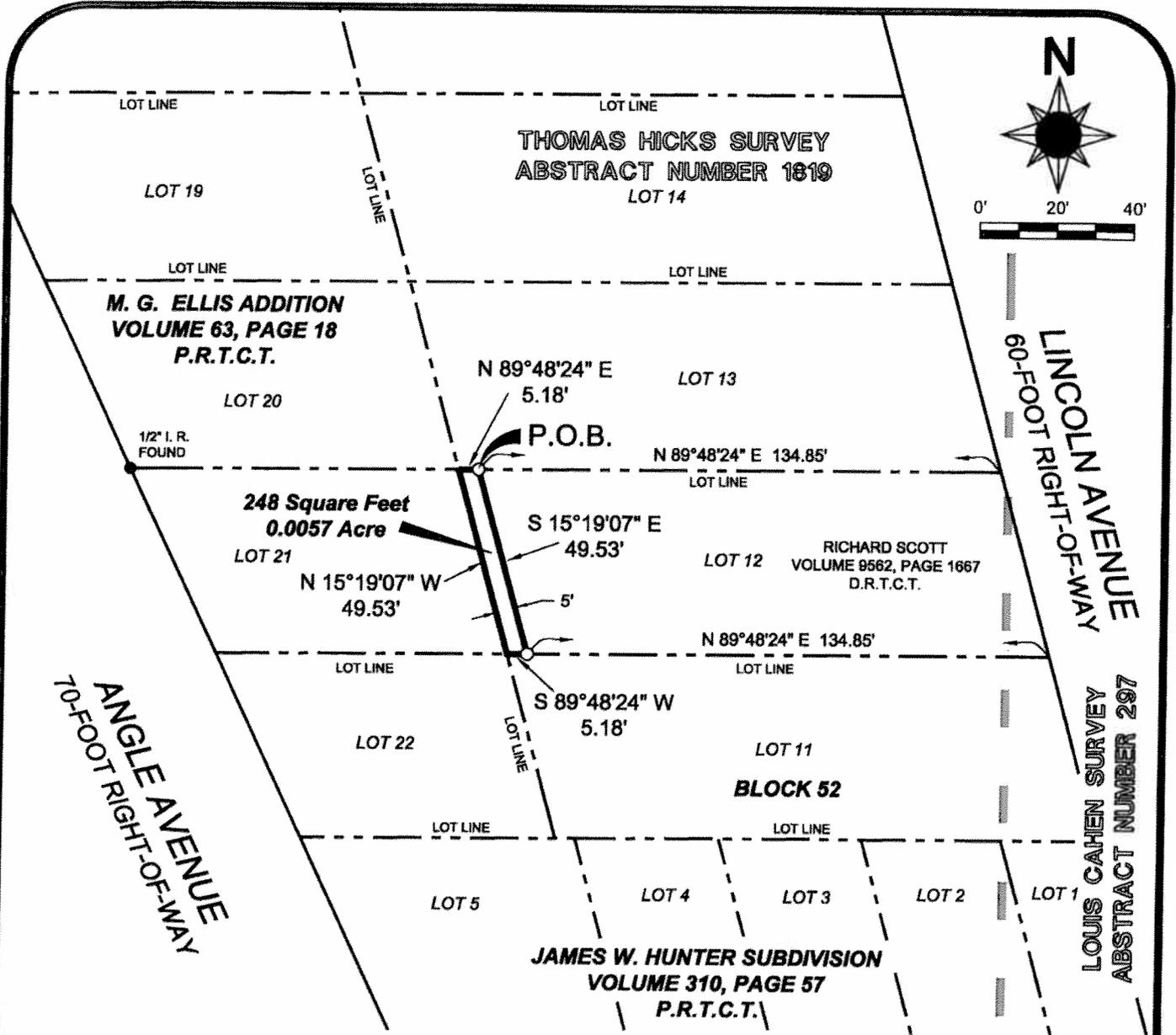
**CONTAINING** within the metes recited 248 square feet or 0.0057 acre of land.

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.

  
Justin W. Waldrip, R.P.L.S.  
Texas Registration No. 6179





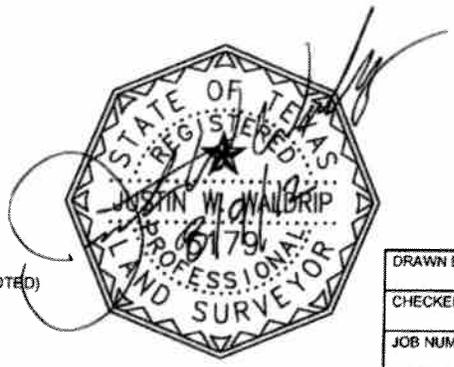
BEARING BASIS: BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON NAD 83, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202). DISTANCES SHOWN HAVE BEEN MODIFIED TO SURFACE BY APPLYING A SCALE FACTOR OF 1.000120000 TO THE STATE PLANE COORDINATES

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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.**  
 12801 N. Central Expressway, Suite 1250  
 Dallas, Texas 75243  
 Phone: (214) 739-3152 Fax: (214) 739-3169

SANITARY SEWER EASEMENT LOT 12 Closure Report.txt

Northing	Easting	Bearing	Distance
6975626.77	2319200.84		
		S 15°19'07" E	49.53
6975579.00	2319213.93		
		S 89°48'24" W	5.18
6975578.99	2319208.75		
		N 15°19'07" W	49.53
6975626.76	2319195.66		
		N 89°48'24" E	5.18
6975626.77	2319200.84		

Closure Error Distance> 0.0000

Total Distance> 109.42

Polyline Area: 248 sq ft, 0.0057 acres