

**10-FOOT WIDE SANITARY SEWER EASEMENT
BEING 495 SQUARE FEET (0.0114 ACRE)
PART OF LOT 21, BLOCK 52 OF M. G. ELLIS ADDITION
THOMAS HICKS SURVEY, A-1819
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS**

BEING a 495 square foot (0.0114 acre) tract of land in the Thomas Hicks Survey, Abstract No. 1819, Tarrant County, Texas, being part of Lot 21, 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 J. Crawford and Mary Jo Daniel, et al as evidenced by document recorded in Volume 4044, Page 534 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 21 and the south line of Lot 20 of said addition, from which a 1/2-inch iron found for the common northwest corner of said Lot 21 and the southwest corner of said Lot 20 bears South 89°48'24" West a distance of 74.31 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 21, the southeast corner of said Lot 20, the northwest corner of Lot 12 of said addition and the southwest corner of Lot 13 of said addition;

THENCE South 15°19'07" East along the common east line of said Lot 21 and the west line of said Lot 12 a distance of 49.53 feet to the common southeast corner of said Lot 21, the southwest corner of said Lot 12, the northwest corner of Lot 11 of said addition and the northeast corner of Lot 22 of said addition;

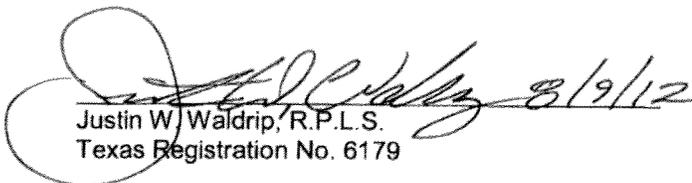
THENCE South 89°48'24" West along the common south line of said Lot 21 and the north line of said Lot 22 a distance of 10.36 feet to a 5/8-inch iron rod with cap stamped "ARS" set, from which the common southwest corner of said Lot 21 and the northwest corner of said Lot 22 bears South 89°48'24" West a distance of 64.87 feet;

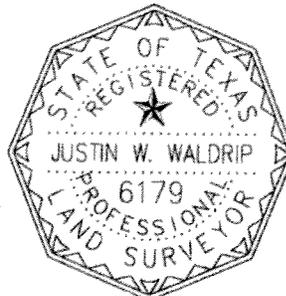
THENCE North 15°19'07" West departing said common line a distance of 49.53 feet to the **POINT OF BEGINNING**;

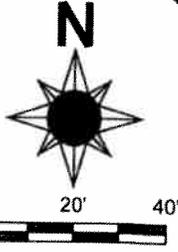
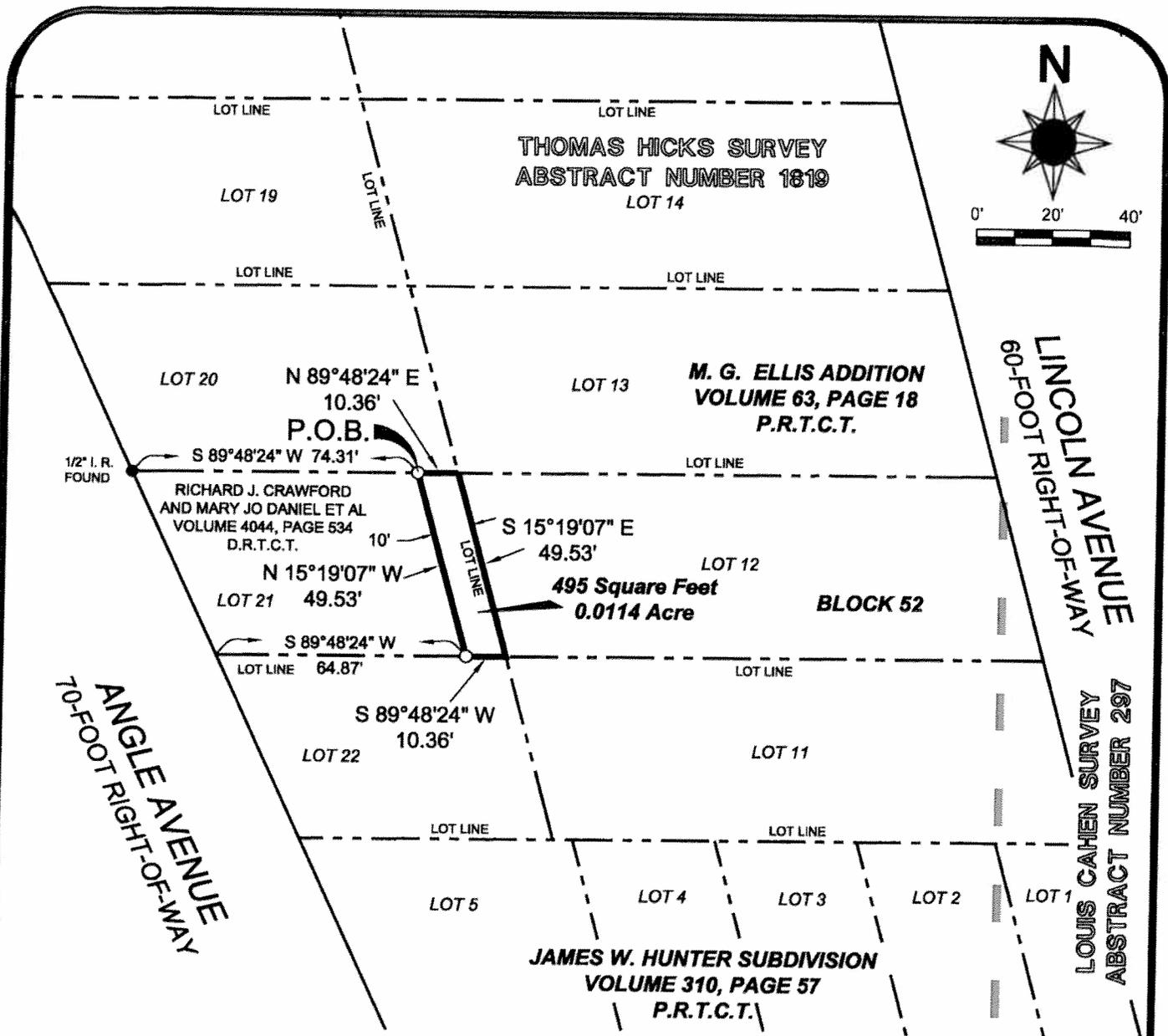
CONTAINING within the metes recited 495 square feet or 0.0114 acre of land.

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





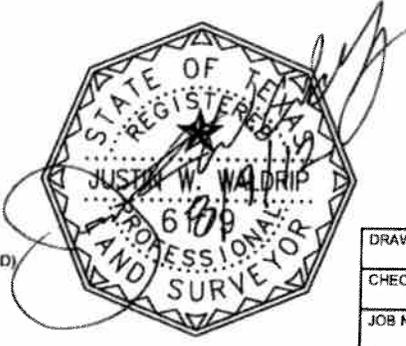
BEARING BASIS: BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON NAD 83, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202). DISTANCES SHOWN HAVE BEEN MODIFIED TO SURFACE BY APPLYING A SCALE FACTOR OF 1.000120000 TO THE STATE PLANE COORDINATES

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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 21 Closure Report.txt

Northing	Easting	Bearing	Distance
6975626.72	2319185.30		
		N 89°48'24" E	10.36
6975626.76	2319195.66		
		S 15°19'07" E	49.53
6975578.99	2319208.75		
		S 89°48'24" W	10.36
6975578.95	2319198.39		
		N 15°19'07" W	49.53
6975626.72	2319185.30		

Closure Error Distance> 0.0000

Total Distance> 119.78

Polyline Area: 495 sq ft, 0.0114 acres