

**VICKERY BOULEVARD WATER & SANITARY SEWER RELOCATION
PHASE II
PROJECT No. 01434
PERMANENT SANITARY SEWER EASEMENT
400 WEST VICKERY BOULEVARD
JOHN CHILDRESS SURVEY, ABSTRACT NO. 520**

EXHIBIT "A"

Being a permanent sanitary sewer easement situated in the John Childress Survey, Abstract No. 520, City of Fort Worth, Tarrant County, Texas, and being a portion of a 0.230 acre tract of land (by deed) deeded to Queen Shiva, LLC as recorded in County Clerk's File No. D213029436 of the Real Property Records of Tarrant County, Texas, said 0.230 acre tract of land being the remainder of the Service Life Insurance Company Block, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Volume 3226, Page 113 of the Deed Records of Tarrant County, Texas, said permanent sanitary sewer easement being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with cap (unreadable) found for the southeast corner of said 0.230 acre tract of land, said 1/2 inch iron rod with cap (unreadable) being in the north right-of-way line of West Vickery Boulevard (a variable width right-of-way);

THENCE North 87 degrees 46 minutes 59 seconds West, with the south line of said 0.230 acre tract of land and with the north right-of-way line of said West Vickery Boulevard, a distance of 15.00 feet to a point for corner, from which a point for the southwest corner of said 0.230 acre tract of land bears North 87 degrees 46 minutes 59 seconds West, a distance of 40.00 feet, said point being the southeast corner of Lot 1 of the Service Life Insurance Company Block, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Cabinet B, Slide 719 of said Plat Records of Tarrant County, Texas;

THENCE North 01 degrees 16 minutes 47 seconds East, a distance of 187.51 feet to a point for corner in the north line of said 0.230 acre tract of land and in the south right-of-way line of Interstate Highway 30 (a variable width right-of-way), from which a point for the northwest corner of said 0.230 acre tract of land and the northeast corner of said Lot 1 bears North 88 degrees 00 minutes 10 seconds West, a distance of 37.00 feet;

THENCE South 88 degrees 00 minutes 10 seconds East, with the north line of said 0.230 acre tract of land and with the south right-of-way line of said Interstate Highway 30, a distance of 15.00 feet to a 1/2 inch iron rod found for the northeast corner of said 0.230 acre tract of land and the northwest corner of Lot 1, Block 1 of Grainger-Vickery Addition, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Cabinet A, Slide 11797 of said Plat Records of Tarrant County, Texas;

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THENCE South 01 degrees 16 minutes 47 seconds West, with the east line of said 0.230 acre tract of land and with the west line of said Lot 1, passing at a distance of 185.07 feet, a point for the southwest corner of said Lot 1, in all, a distance of 187.56 feet to the **POINT OF BEGINNING**, and containing 2,813 square feet or 0.065 acres of land, more or less.

Notes:

- (2) A plat of even survey date herewith accompanies this legal description.
- (2) All bearings are referenced to the Texas State Plane Coordinate System, NAD-83, North Central Zone (4202), utilizing WDS Virtual Reference System Network. Distances and areas shown hereon are surface.

Revised March 28, 2013
Revised October 30, 2012
Date: July 27, 2012


Richard Kennedy
Registered Professional Land Surveyor
Texas No. 5527
Texas Firm No. 10106900

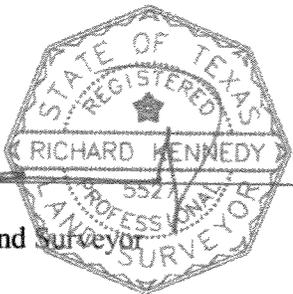
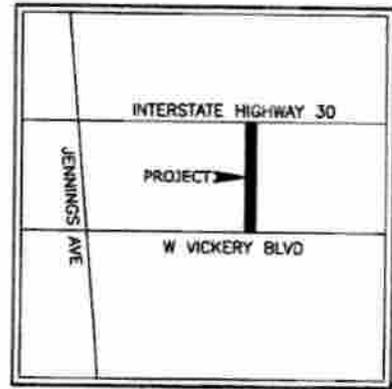


EXHIBIT "B"

JOHN CHILDRESS SURVEY
ABSTRACT NO. 520

INTERSTATE HIGHWAY 30
(VARIABLE WIDTH RIGHT-OF-WAY)



VICINITY MAP
N.T.S.

PERMANENT SANITARY SEWER EASEMENT
2,813 SQ.FT. OR 0.065 AC.

LOT 1
SERVICE LIFE INSURANCE COMPANY BLOCK
CABINET B, SLIDE 719
P.R.T.C.T.

40.0' WATER LINE EASEMENT
0.230 ACRES (BY DEED)
QUEEN SHIVA, LLC
C.C.F. No. D213029436
R.P.R.T.C.T.

LOT 1, BLOCK 1
GRAINGER-VICKERY ADDITION
CABINET A, SLIDE 11797
P.R.T.C.T.

REMAINDER OF THE SERVICE LIFE INSURANCE COMPANY BLOCK
VOLUME 3226, PAGE 113
D.R.T.C.T.

PASING AT 185.07'
SW COR. OF LOT 1, BLOCK 1
GRAINGER-VICKERY ADDITION

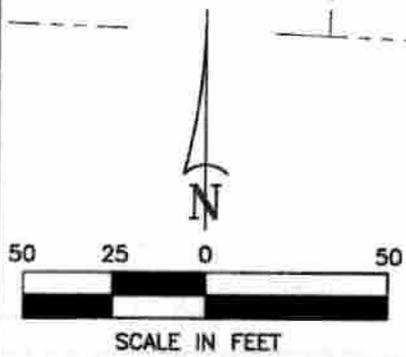
5.0' TXU DELIVERY EASEMENT

15.00'
N 87°46'59"W
WEST VICKERY BOULEVARD
(VARIABLE WIDTH RIGHT-OF-WAY)

P.O.B.
FND 1/2"IR W/CAP
(UNREADABLE)

NOTES:

1. A LEGAL DESCRIPTION OF EVEN SURVEY DATE HEREWITH ACCOMPANIES THIS PLAT.
2. BEARINGS ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD-83, NORTH CENTRAL ZONE (4202), UTILIZING WDS VIRTUAL REFERENCE SYSTEM NETWORK. DISTANCES AND AREAS SHOWN HEREON ARE SURFACE.



REVISED MARCH 28, 2013
REVISED OCTOBER 30, 2012



City of Fort Worth

1000 THROCKMORTON STREET • FORT WORTH, TEXAS 76102

VICKERY BOULEVARD WATER & SANITARY SEWER RELOCATION PHASE II



PERMANENT SANITARY SEWER EASEMENT		PROJECT No: 01434
OWNER: QUEEN SHIVA, LLC		
SURVEY: JOHN CHILDRESS SURVEY, ABSTRACT NO. 520		
LOCATION: CITY OF FORT WORTH, TARRANT COUNTY, TEXAS		
EASEMENT ACQUISITION AREA: 2,813 SQ. FT. OR 0.065 ACRES		
JOB NO. KHA_1104.00	DRAWN BY: RK	CADD FILE: KHA_1104.00_Phase II_Exhibits.dwg
DATE: JULY 27, 2012	PAGE 1 OF 1	SCALE: 1" = 50'

RICHARD KENNEDY
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5527
TEXAS FIRM NO. 10106900

**VICKERY BOULEVARD WATER & SANITARY SEWER RELOCATION
PHASE II
PROJECT No. 01434
TEMPORARY CONSTRUCTION EASEMENT
400 WEST VICKERY BOULEVARD
JOHN CHILDRESS SURVEY, ABSTRACT NO. 520**

EXHIBIT "A"

Being a temporary construction easement situated in the John Childress Survey, Abstract No. 520, City of Fort Worth, Tarrant County, Texas, and being a portion of a 0.230 acre tract of land (by deed) deeded to Queen Shiva, LLC as recorded in County Clerk's File No. D213029436 of the Real Property Records of Tarrant County, Texas, said 0.230 acre tract of land being the remainder of the Service Life Insurance Company Block, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Volume 3226, Page 113 of the Deed Records of Tarrant County, Texas, said temporary construction easement being more particularly described by metes and bounds as follows:

BEGINNING at a point in the south line of said 0.230 acre tract of land and the north right-of-way line of West Vickery Boulevard (a variable width right-of-way), from which a 1/2 inch iron rod with cap (unreadable) found for the southeast corner of said 0.230 acre tract of land bears South 87 degrees 46 minutes 59 seconds West, a distance of 15.00 feet;

THENCE North 87 degrees 46 minutes 59 seconds West, with the south line of said 0.230 acre tract of land and with the north right-of-way line of said West Vickery Boulevard, a distance of 30.00 feet to a point for corner;

THENCE North 01 degrees 16 minutes 47 seconds East, a distance of 187.39 feet to a point for corner in the north line of said 0.230 acre tract of land and in the south right-of-way line of Interstate Highway 30 (a variable width right-of-way);

THENCE South 88 degrees 00 minutes 10 seconds East, with the north line of said 0.230 acre tract of land and with the south right-of-way line of said Interstate Highway 30, a distance of 30.00 feet to a point for corner, from which a 1/2 inch iron rod found for the northeast corner of said 0.230 acre tract of land and the northwest corner of Lot 1, Block 1 of Grainger-Vickery Addition, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Cabinet A, Slide 11797 of said Plat Records of Tarrant County, Texas, bears South 88 degrees 00 minutes 10 seconds East, a distance of 15.00 feet;

THENCE South 01 degrees 16 minutes 47 seconds West, a distance of 187.51 feet to the **POINT OF BEGINNING**, and containing 5,623 square feet or 0.129 acres of land, more or less.

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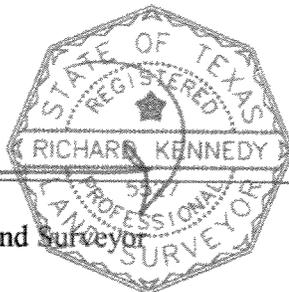
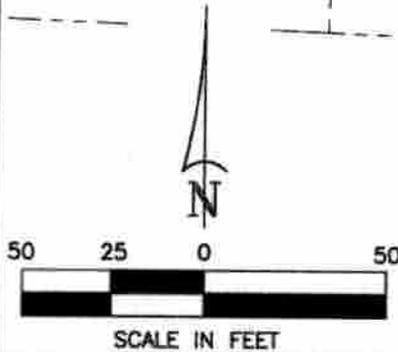
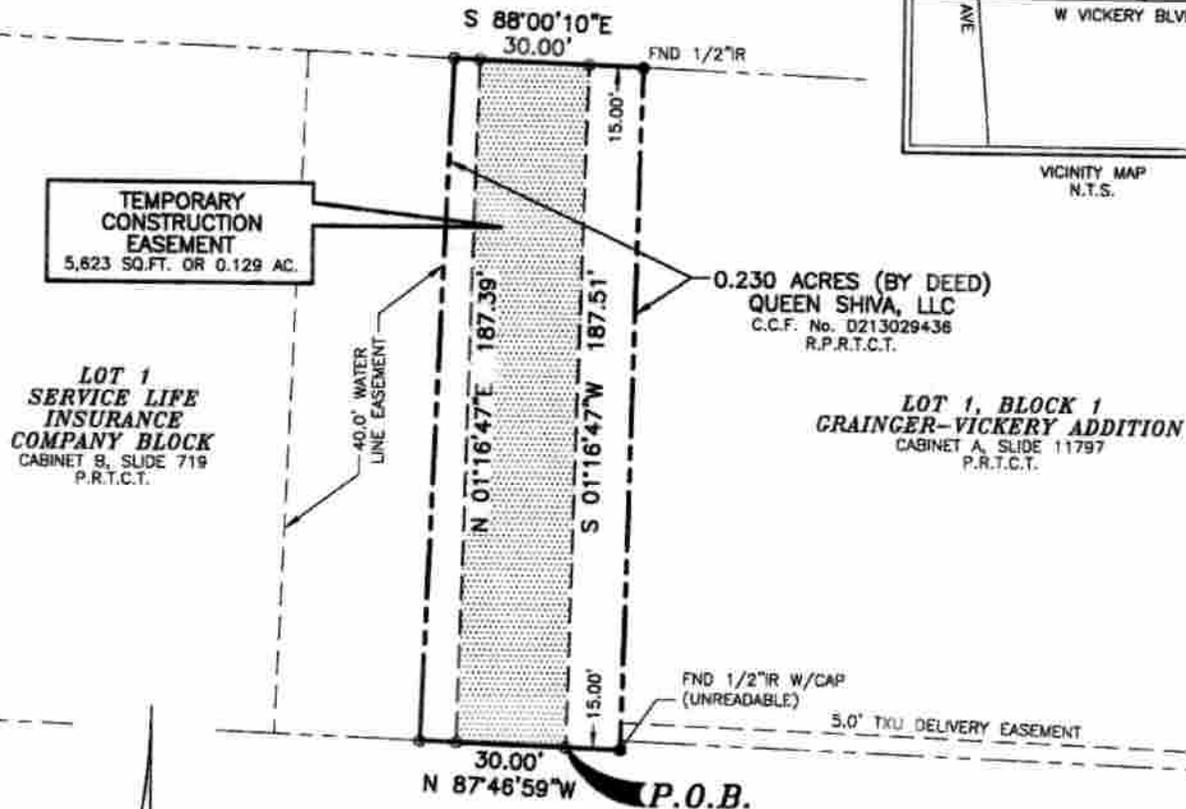
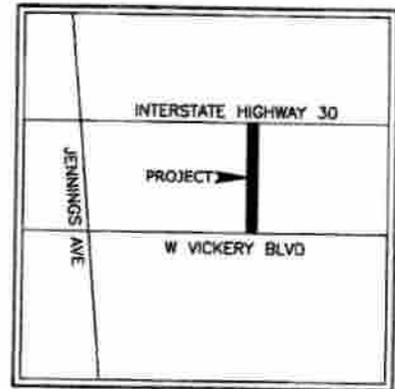


EXHIBIT "B"

JOHN CHILDRESS SURVEY
ABSTRACT NO. 520

INTERSTATE HIGHWAY 30
(VARIABLE WIDTH RIGHT-OF-WAY)



- NOTES:
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City of Fort Worth

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TEMPORARY CONSTRUCTION EASEMENT		PROJECT No: 01434
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LOCATION: CITY OF FORT WORTH, TARRANT COUNTY, TEXAS		
EASEMENT ACQUISITION AREA: 5,623 SQ. FT. OR 0.129 ACRES		
JOB NO. KHA_1104.00	DRAWN BY: RK	CADD FILE: KHA_1104.00_Phase II_ExhibitA.dwg
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