



*REAL PROPERTY DESCRIPTION
FOR
A 15.0' WIDE SANITARY SEWER EASEMENT
S.S.E. - 2*

A parcel of land situated in a portion of that certain tract of land conveyed to Weatherford Venture according to deed recorded in Volume 8605, Page 328, Deed Records of Tarrant County, Texas, situated in the John Steel Survey, Abstract No. 1381, for the purpose of constructing and maintaining a sanitary sewer system and its appurtenances, and being more particularly described by metes and bounds as follows:

Beginning at a corner of said easement situated in the northwesterly line of a 20.0' wide existing sanitary sewer easement according to deed recorded in Volume 5392, Page 530, Deed Records of Tarrant County, Texas, at the beginning of a curve having a radius of 390.0 feet, said corner bears: North 00 degrees 02 minutes 22 seconds West, 482.33 feet from a 1/2" iron rod found at the southwest corner of that certain tract of land conveyed to the City of Fort Worth according to deed recorded in Volume 9157, Page 1150, Deed Records of Tarrant County, Texas;

Thence: with said curve to the right through a central angle of 05 degrees 14 minutes 46 seconds, an arc length of 35.71 feet whose chord bears: South 69 degrees 48 minutes 55 seconds West, 35.70 feet to the end of said curve;

Thence: continuing with said existing sewer easement line, South 72 degrees 26 minutes 20 seconds West, 81.0 feet;

Thence: departing said easement line, North 17 degrees 33 minutes 39 seconds West, 15.0 feet;

Thence: North 72 degrees 26 minutes 20 seconds East, 81.0 feet to the beginning of a curve having a radius of 375.0 feet;

Thence: with said curve to the left through a central angle of 06 degrees 12 minutes 39 seconds, an arc length of 40.65 feet whose chord bears: North 69 degrees 19 minutes 58 seconds East, 40.63 feet to the end of said curve in the east line of said Weatherford Venture tract;

**TRANSPORTATION AND PUBLIC WORKS DEPARTMENT
SURVEYING SERVICES**

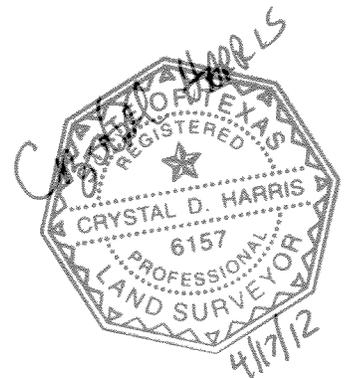
THE CITY OF FORT WORTH ★ 8851 Camp Bowie Blvd West ★ FORT WORTH, TEXAS 76116
817 392-7925 ★ FAX 817-392-7895

Thence: South 00 degrees 02 minutes 22 seconds East, 16.32 feet to the Place of Beginning and containing some 1,788 square feet of land, more or less.

Surveyed on the ground in April of 2012.

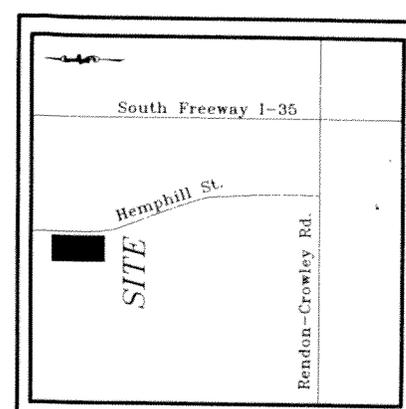
Basis of bearings: The City of Fort Worth Integrated G.P.S. Network System, N.A.D. 83, North Central Texas Zone. Distances are ground measurements. Monumented on the ground as shown on map of survey.

Note: In accordance with the Texas Board of Professional Land Surveying, General Rules of Procedures and Practices, 663.19(9), this "report" consists of the hereon real property description, and a Map of Survey being attached herewith.



TRANSPORTATION AND PUBLIC WORKS DEPARTMENT
SURVEYING SERVICES

THE CITY OF FORT WORTH * 8851 Camp Bowie Blvd West * FORT WORTH, TEXAS 76116
817 392-7925 * FAX 817-392-7895



VICINITY MAP
N.T.S.

NO.	RADIUS	LENGTH	DELTA	TANGENT	CHORD	BEARING
C1	375.0'	40.65'	06°12'39"	20.35'	40.63'	N 69°19'58" E
C2	390.0'	35.71'	05°14'46"	17.87'	35.70'	S 69°48'55" W
C3	375.0'	131.49'	20°05'25"	66.42'	130.81'	N 56°10'53" E
C4	390.0'	143.32'	21°03'20"	72.47'	142.51'	S 56°39'51" W

NO.	BEARING	DISTANCE
L1	N 17°33'39" W	15.0'
L2	N 72°26'20" E	81.0'
L3	S 72°26'20" W	81.0'
L4	S 43°51'49" E	15.0'
L5	S 46°08'11" W	99.16'
L6	S 04°35'34" E	62.92'
L7	N 00°02'22" W	16.33'

MAP OF SURVEY
SHOWING

A PERMANENT 15.0' WIDE SANITARY SEWER EASEMENT
SITUATED IN THE W. STONE SURVEY, A-1400,
AND A PERMANENT 15.0' WIDE SANITARY SEWER EASEMENT
SITUATED IN THE JOHN STEEL SURVEY, A-1381,
TARRANT COUNTY, TEXAS.

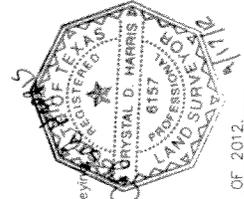
Map Prepared by Steve R. Cisneros C.S.T. III (1015-2365)

FORT WORTH

Transportation & Public Works Dept.
Surveying Services

DATE 04/16/2012 SCALE 1" = 100'
DRAWN BY SRC FILE NO 689712A01

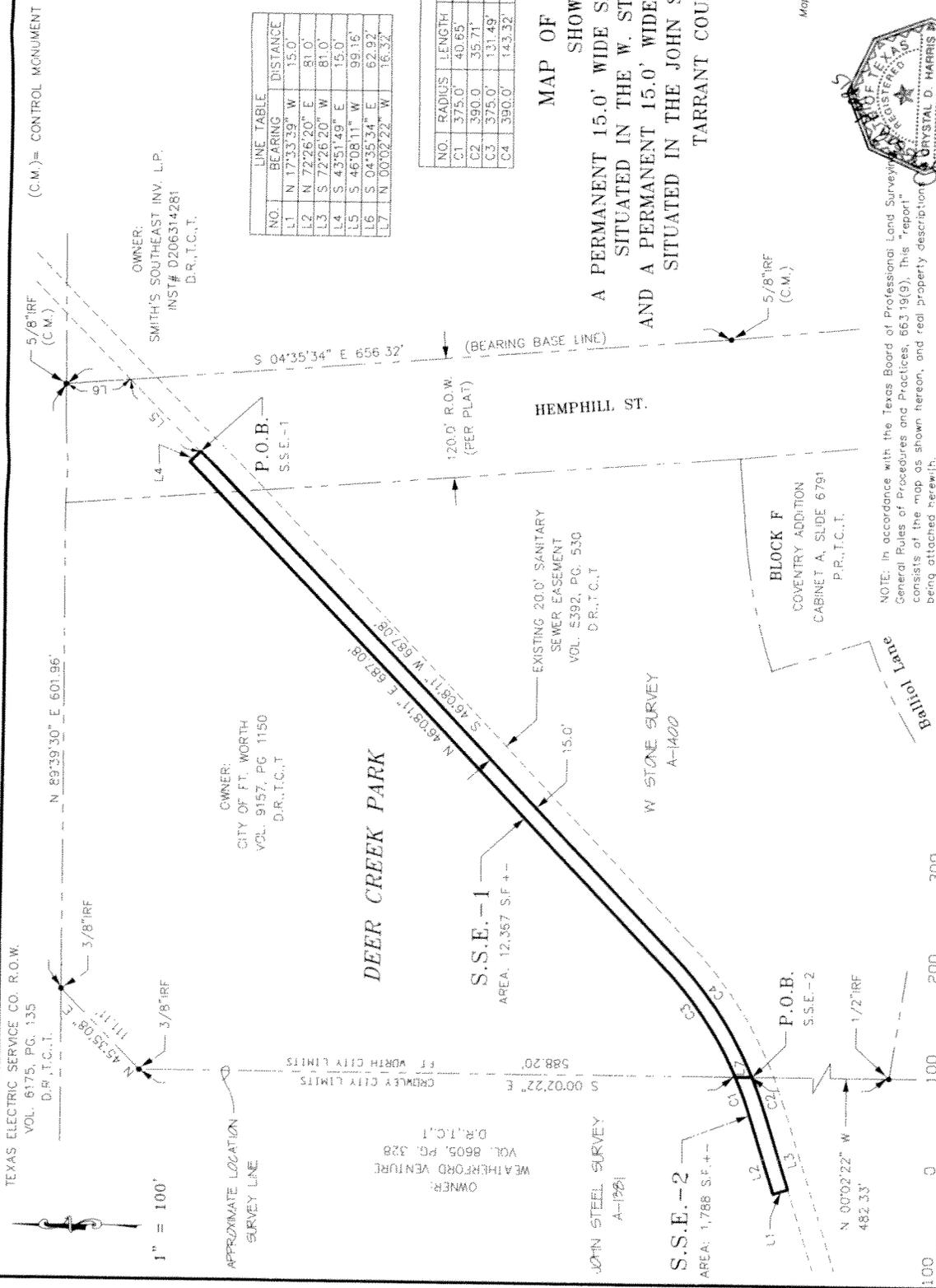
City of Fort Worth, Tx. 1000 Transportation St., 76102-7925



NOTE: In accordance with the Texas Board of Professional Land Surveyors' General Rules of Procedures and Practices, 663.19(9), this "report" consists of the map as shown hereon, and real property descriptions being attached herewith.

BASE OF BEARINGS: CITY OF FT. WORTH INTEGRATED G.P.S. NETWORK SYSTEM, N.A.D. 83, NORTH CENTRAL TEXAS ZONE. DISTANCES ARE GROUND MEASUREMENTS. MONUMENTED ON THE GROUND AS SHOWN HEREON.

SURVEYED ON THE GROUND IN APRIL OF 2012.



TEXAS ELECTRIC SERVICE CO. R.O.W.
VOL. 6175, PG. 135
D.P., T.C.T.

OWNER:
CITY OF FT. WORTH
VOL. 9157, PG. 1150
D.R., T.C.T.

OWNER:
SMITH'S SOUTHEAST INV. L.P.
INST# 0206314281
D.R., T.C.T.

OWNER:
WEATHERFORD VENTURE
VOL. 8605, PG. 328
D.P., T.C.T.

OWNER:
JOHN STEEL SURVEY
A-1381

S.S.E.-2
AREA: 1,788 S.F. +-
L1 L2 L3

S.S.E.-1
AREA: 12,367 S.F. +-
C1 C2 C3 C4

BLOCK F
COVENTRY ADDITION
CABINET A, SLIDE 6791
P.R., T.C.T.

EXISTING 20.0' SANITARY
SEWER EASEMENT
VOL. 5392, PG. 530
D.R., T.C.T.

W. STONE SURVEY
A-1400

1/2" TRF

P.O.B.
S.S.E.-2

P.O.B.
S.S.E.-1

(C.M.)= CONTROL MONUMENT

1" = 100'

APPROXIMATE LOCATION
SURVEY LINE

FT. WORTH CITY LIMITS
CROWLEY CITY LIMITS

HEMPHILL ST.

DEER CREEK PARK

(BEARING BASE LINE)

120.0' R.O.W.
(PER PLAT)

5/8" TRF
(C.M.)

5/8" TRF
(C.M.)

N 89°39'30" E 601.96'

S 04°35'34" E 656.32'

N 00°02'22" W 482.33'

1/2" TRF

3/8" TRF