

**LEGAL DESCRIPTION**

PERMANENT WATER EASEMENT

**PARCEL ID: 2.4**  
**CPN 103649-2**

**BEING** a 1.2696 acre (55,305 square foot) tract of land situated in the Hiram Little Survey, Abstract Number 930, City of Fort Worth, Tarrant County, Texas, and being a portion of Tract I and Tract II described in the Special Warranty Deed to Paslay Ventures, Inc., recorded in Instrument Number D218247486 of the Official Public Records of Tarrant County, Texas; said tract being more particularly described as follows:

**BEGINNING** at the southwest corner of said Tract II and the southeast corner of Lot 2, Block 1, Spinks Industrial Addition, an addition to the City of Fort Worth according to the plat recorded in Instrument Number D223091759 of said Official Public Records, from said point a 5/8-inch iron rod bears South 03°02'52" West, a distance of 0.68 feet, also from said point a 5/8-inch iron rod found for the southwest corner of a called 10.010 acre tract of land described in the Special Warranty Deed to 950 Rendon Crowley, LLC, recorded in Instrument Number D222121155 of said Official Public Records bears South 89°26'31" West, a distance of 91.44 feet;

**THENCE** North 00°33'56" West, along the west line of said Tract II and the east line of said Lot 2, a distance of 25.16 feet to a point for corner;

**THENCE** North 89°25'51" East, departing said west line of Tract II and said east line of Lot 2, a distance of 453.72 feet to a point for corner;

**THENCE** South 22°30'02" East, a distance of 287.05 feet to a point for corner;

**THENCE** North 00°40'15" East, a distance of 17.76 feet to a point for corner;

**THENCE** South 89°38'08" East, a distance of 38.05 feet to a point for corner;

**THENCE** South 00°08'20" West, a distance of 107.90 feet to a point for corner;

**THENCE** South 00°36'53" West, a distance of 95.76 feet to a point for corner;

**THENCE** North 89°59'58" East, a distance of 30.80 feet to a point for corner in the east line of said Tract I;

**THENCE** South 00°08'20" West, along the said east line of Tract I, a distance of 10.00 feet to a point for corner;

**THENCE** South 89°59'58" West, departing the said east line of Tract I, a distance of 30.88 feet to a point for corner;

**CONTINUED ON SHEET 2**

PARCEL ID: 2.4  
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PERMANENT WATER EASEMENT  
HIRAM LITTLE SURVEY  
ABSTRACT NO. 930  
CITY OF FORT WORTH  
TARRANT COUNTY, TEXAS

<b>Kimley»Horn</b>					
801 Cherry Street, Unit 11, # 1300 Fort Worth, Texas 76102			FIRM # 10194040		Tel. No. (817) 335-6511 www.kimley-horn.com
<u>Scale</u>	<u>Drawn by</u>	<u>Checked by</u>	<u>Date</u>	<u>Project No.</u>	<u>Sheet No.</u>
N/A	CRG	SCR	6/20/2024	061018431	1 OF 4

**LEGAL DESCRIPTION (CONTINUED)**

**WATER EASEMENT**

**THENCE** South 00°36'53" West, a distance of 249.92 feet to a point for corner;

**THENCE** South 87°56'34" West, a distance of 20.02 feet to a point for corner;

**THENCE** South 00°36'53" West, a distance of 744.02 feet to a point for corner in the south line of said Tract I;

**THENCE** North 88°47'43" West, along said south line of Tract I, a distance of 25.00 feet to a point for corner;

**THENCE** North 00°36'53" East, departing said south line of Tract I, a distance of 746.44 feet to a point for corner;

**THENCE** North 44°59'58" East, a distance of 13.14 feet to a point for corner;

**THENCE** North 00°07'40" East, a distance of 370.83 feet to a point for corner;

**THENCE** North 22°30'02" West, a distance of 328.34 feet to a point for corner;

**THENCE** South 89°37'55" West, a distance of 43.67 feet to a point for corner being the southeast corner of said Tract II, from said point a 1/2-inch iron rod found bears South 87°30'29" West, a distance of 25.12 feet;

**THENCE** South 89°26'31" West, along the south line of said Tract II, a distance of 393.32 feet to the **POINT OF BEGINNING** and containing 55,305 square feet or 1.2696 acres of land, more or less.

**NOTES**

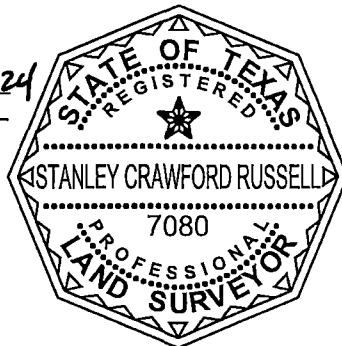
Bearing system based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone (4202). A survey plat of even survey date herewith accompanies this metes and bounds description.

The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the easement tract.

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*Stanley Crawford Russell* 6/20/2024

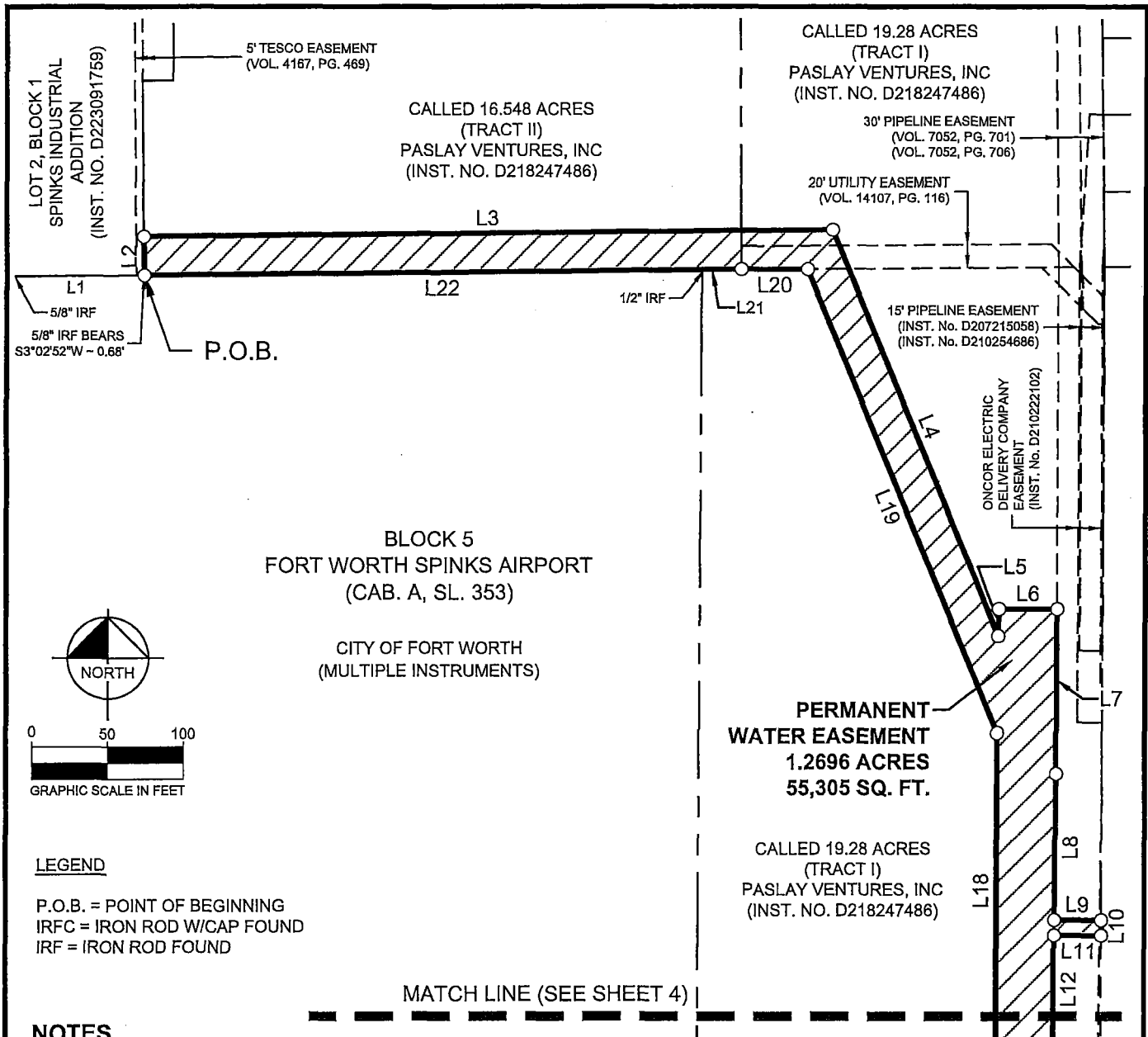
STANLEY CRAWFORD RUSSELL  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 7080  
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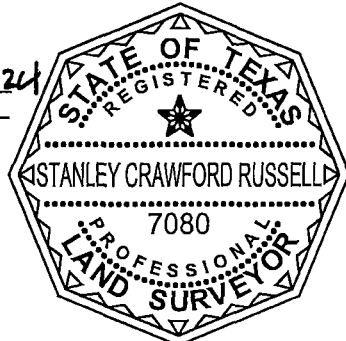
**NOTES**

Bearing system based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone (4202). A metes and bounds description of even survey date herewith accompanies this survey plat.

The undersigned, Registered Professional Land Surveyor, hereby certifies that this survey plat accurately sets out the metes and bounds of the easement tract.

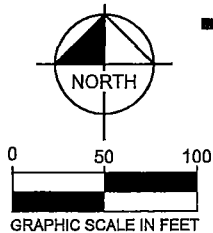
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1" = 100'	CRG	SCR	6/20/2024	061018431	3 OF 4



MATCH LINE (SEE SHEET 3)

BLOCK 5  
FORT WORTH SPINKS AIRPORT  
(CAB. A, SL. 353)

PERMANENT  
WATER EASEMENT  
1.2696 ACRES  
55,305 SQ. FT.

20' UTILITY EASEMENT  
(VOL. 14107, PG. 119)

CALLED 19.28 ACRES  
(TRACT I)  
PASLAY VENTURES, INC  
(INST. NO. D218247486)

CALLED 20.86 ACRES  
DREWLAND  
ENTERPRISES, INC.  
(INST. NO. D216104483)

15' PIPELINE EASEMENT  
(INST. No. D208418189)  
(INST. No. D209043458)  
(INST. No. D210034977)

CALLED 77.91 ACRES  
SHG LAND INVESTMENTS OF  
FORT WORTH, LTD  
(INST. NO. D203242910)

15' PIPELINE EASEMENT  
(INST. No. D208418189)  
(INST. No. D209043458)  
(INST. No. D210034977)

30' PIPELINE EASEMENT  
(VOL. 7052, PG. 701)  
(VOL. 7052, PG. 706)

LINE TABLE		
NO.	BEARING	LENGTH
L1	S89°26'31"W	91.44'
L2	N00°33'56"W	25.16'
L3	N89°25'51"E	453.72'
L4	S22°30'02"E	287.05'
L5	N00°40'15"E	17.76'
L6	S89°38'08"E	38.05'
L7	S00°08'20"W	107.90'
L8	S00°36'53"W	95.76'
L9	N89°59'58"E	30.80'
L10	S00°08'20"W	10.00'
L11	S89°59'58"W	30.88'
L12	S00°36'53"W	249.92'
L13	S87°56'34"W	20.02'
L14	S00°36'53"W	744.02'
L15	N88°47'43"W	25.00'
L16	N00°36'53"E	746.44'
L17	N44°59'58"E	13.14'
L18	N00°07'40"E	370.83'
L19	N22°30'02"W	328.34'
L20	S89°37'55"W	43.67'
L21	S87°30'29"W	25.12'
L22	S89°26'31"W	393.32'

**LEGEND**

P.O.B. = POINT OF BEGINNING  
IRFC = IRON ROD W/CAP FOUND  
IRF = IRON ROD FOUND

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