

**HROM CRAVENS ROAD IMPROVEMENTS  
CITY PROJECT NO. 103398  
PARCEL NO. 1 PE  
4201 CRAVENS ROAD  
JAMES M. DANIEL SURVEY, ABSTRACT No. 395**

**EXHIBIT "A"**

Being a permanent drainage easement situated in the James M. Daniel Survey, Abstract No. 395, City of Fort Worth, Tarrant County, Texas, said permanent drainage easement being a portion of a 1.699 acre tract of land (by deed) described as Tract I in deed to Vass'e Enterprises, Inc. as recorded in County Clerk's File No. D207095424 of the Official Public Records of Tarrant County, Texas, said permanent drainage easement also being a portion of a 1.701 acre tract of land (by deed) described as Tract II in deed to Vass'e Enterprises, Inc. as recorded in County Clerk's File No. D207095424, of said Official Public Records of Tarrant County, Texas, said permanent drainage easement being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2 inch iron rod with cap (illegible) found for the southwest corner of said 1.699 acre tract of land, said 1/2 inch iron rod with cap (illegible) being the northwest corner of Lot 1, Block 1 of Summer Lake Estates Addition, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Volume 388-176, Page 28 of the Plat Records of Tarrant County, Texas, said 1/2 inch iron rod with cap (illegible) also being in the east right-of-way line of South Cravens Road (a variable width right-of-way), from which a 1/2 inch iron rod with cap (illegible) found for the southwest corner of said Lot 1 bears South 00 degrees 29 minutes 27 seconds East, a distance of 966.31 feet, said 1/2 inch iron rod with cap (illegible) being an interior ell corner in the east right-of-way line of said South Cravens Road;

**THENCE** North 00 degrees 22 minutes 15 seconds West, with the west line of said 1.699 acre tract of land and with the east right-of-way line of said South Cravens Road, a distance of 548.47 feet to a point for the northwest corner of said 1.699 acre tract of land, said point being an interior ell corner in the east right-of-way line of said South Cravens Road;

**THENCE** North 87 degrees 52 minutes 40 seconds East, with the north line of said 1.699 acre tract of land and with the east right-of-way line of said South Cravens Road, passing at a distance of 8.79 feet, a point for the southwest corner of Lot 1, Block D of Melody Oaks Addition, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Volume 388-11, Page 112 of said Plat Records of Tarrant County, Texas and being an exterior ell corner in the east right-of-way line of said South Cravens Road, in all, a distance of 15.01 feet to a point for corner, said point being in the south line of Lot 1 of said Block D;

**THENCE** South 00 degrees 22 minutes 15 seconds East, a distance of 234.11 feet to a point for corner;

**THENCE** North 89 degrees 45 minutes 48 seconds East, passing at a distance of 119.96 feet, a point in the east line of said 1.699 acre tract of land and the west line of said 1.701 acre tract of land, in all, a distance of 124.89 feet to a point for corner;

**THENCE** South 00 degrees 22 minutes 19 seconds East, a distance of 149.27 feet to a point for corner;

**THENCE** South 89 degrees 33 minutes 02 seconds West, passing at a distance of 4.94 feet, a point in the east line of said 1.699 acre tract of land and the west line of said 1.701 acre tract of land, in all, a distance of 124.89 feet to a point for corner;

**THENCE** South 00 degrees 22 minutes 15 seconds East, a distance of 164.70 feet to a point for corner in the south line of said 1.699 acre tract of land, said point being in the north line of Lot 1 of said Block 1;

**THENCE** South 88 degrees 09 minutes 02 seconds West, with the south line of said 1.699 acre tract of land and with the north line of Lot 1 of said Block 1, a distance of 15.00 feet to the **POINT OF BEGINNING** and containing 0.618 acres or 26,898 square feet of land, more or less.

**Notes:**

- (1) A plat of even survey date herewith accompanies this legal description.
- (2) All bearings and coordinates are referenced to the Texas Coordinate System, North Central Zone (4202) NAD 83 (2011), Epoch 2010.00, all distances and areas shown are surface.

Date: September 1, 2022



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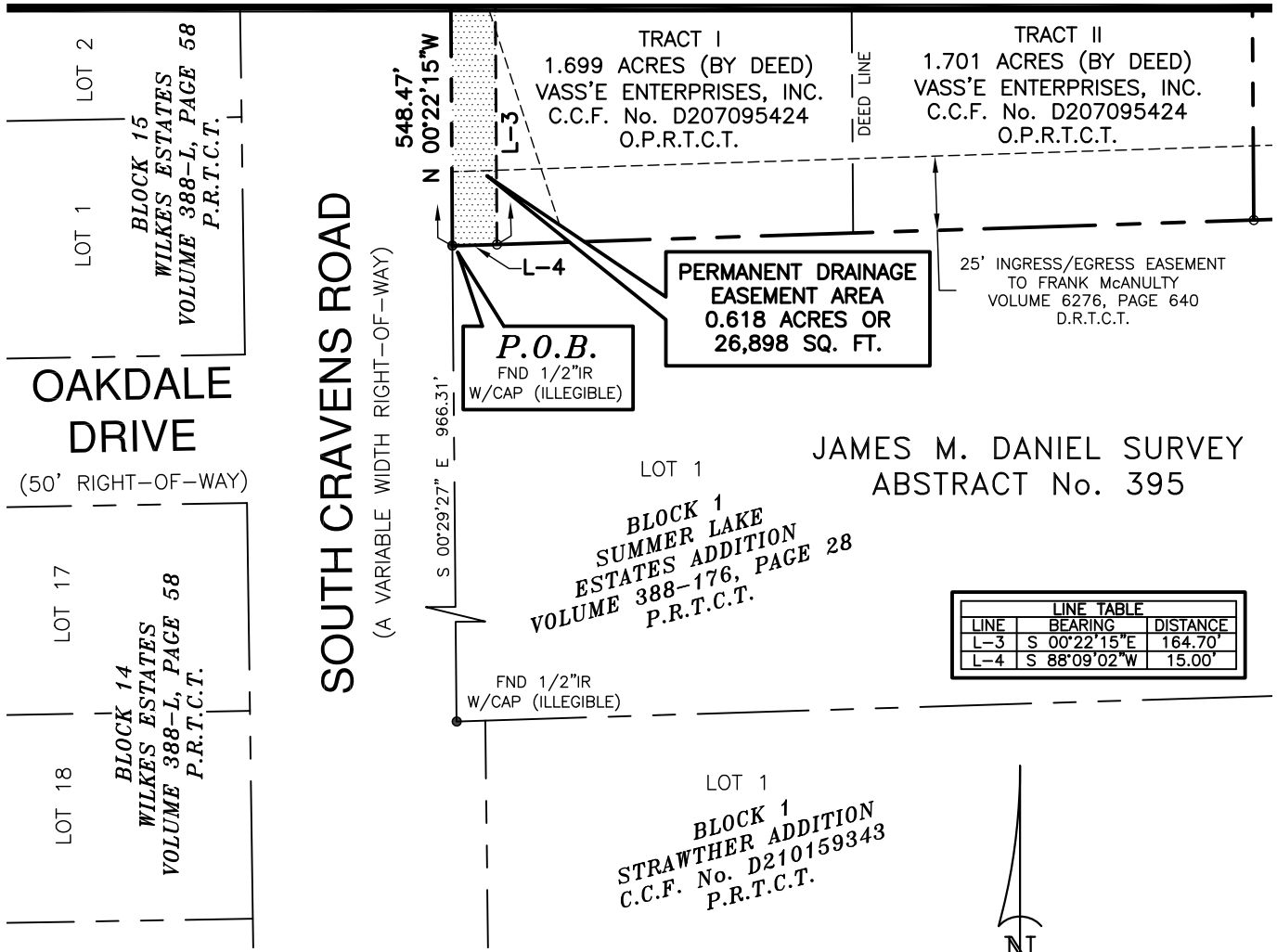
Curtis Smith  
Registered Professional Land Surveyor  
No. 5494  
Texas Firm No. 10106900



# EXHIBIT "B"

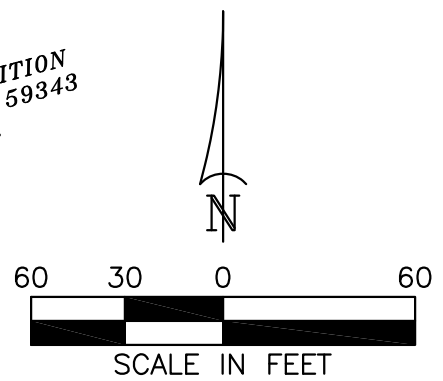
PARCEL No. 1 PE

## MATCHLINE "A"



**NOTES:**

- A LEGAL DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.
- ALL BEARINGS AND COORDINATES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202) NAD 83 (2011), EPOCH 2010.00, ALL DISTANCES AND AREAS SHOWN ARE SURFACE.

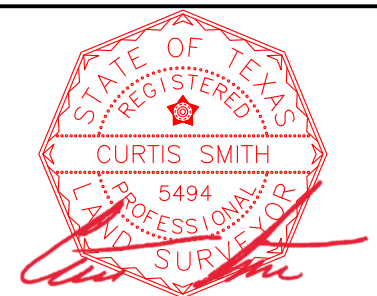


## City of Fort Worth

200 TEXAS STREET • FORT WORTH, TEXAS 76102

### HROM CRAVENS ROAD IMPROVEMENTS

PARCEL NO. 1 PE		CITY PROJ. NO. 103398
PERMANENT DRAINAGE EASEMENT		
OWNER: VASS'E ENTERPRISES, INC.		
SURVEY: JAMES M. DANIEL SURVEY, ABSTRACT NO. 395		
LOCATION: CITY OF FORT WORTH, TARRANT COUNTY, TEXAS		
ACQUISITION AREA: 0.618 ACRES OR 26,898 SQUARE FEET		
WHOLE PROPERTY ACREAGE: 3.40 ACRES (BY DEED)		
JOB No. DEOT2101.00	DRAWN BY: JPH	CAD FILE: 1 PE REV1.DWG
DATE: SEPTEMBER 1, 2022	EXHIBIT B PAGE 1 OF 3	SCALE: 1" = 60'

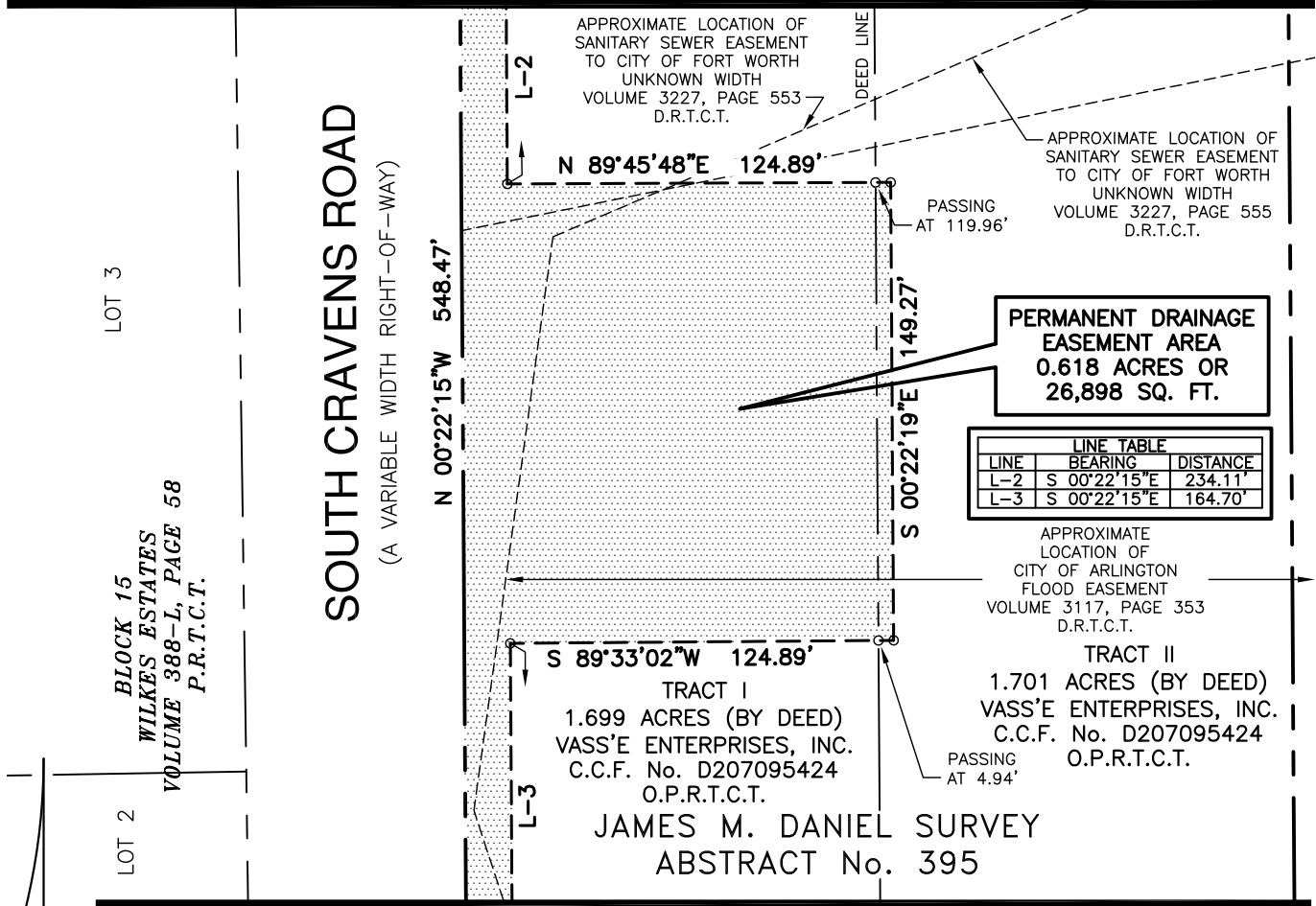


**CURTIS SMITH**  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 5494 TEXAS FIRM No. 10106900

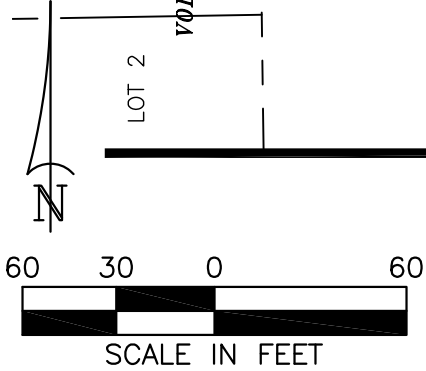
# EXHIBIT "B"

PARCEL No. 1 PE

## MATCHLINE "B"



## MATCHLINE "A"



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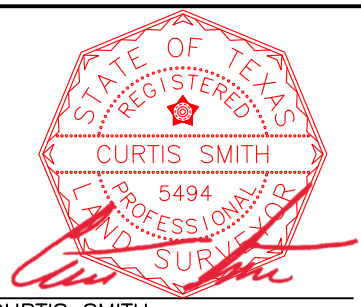


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# EXHIBIT "B"

PARCEL No. 1 PE

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N 87°52'40"E	15.01'
L-2	S 00°22'15"E	234.11'

**BLOCK D-R**  
**SANDY ACRES ADDITION**  
**VOLUME 388-10, PAGE 124**  
**P.R.T.C.T.**

BAYLOR STREET

(60' RIGHT-OF-WAY)

BLOCK D

MELODY OAKS ADDITION

VOLUME 388-11, PAGE 112

P.R.T.C.T.

LOT 3

LOT 2

LOT 1

LOT 1-A

LOT 1-B

LOT 3

**BLOCK 15**  
**WILKES ESTATES**  
**VOLUME 388-L, PAGE 58**  
**P.R.T.C.T.**

SOUTH CRAVENS ROAD

(A VARIABLE WIDTH RIGHT-OF-WAY)

N 00°22'15"W 548.47'

L-1

-PASSING AT 8.79'

L-2

TRACT I  
 1.699 ACRES (BY DEED)  
 VASS'E ENTERPRISES, INC.  
 C.C.F. No. D207095424  
 O.P.R.T.C.T.

TRACT II  
 1.701 ACRES (BY DEED)  
 VASS'E ENTERPRISES, INC.  
 C.C.F. No. D207095424  
 O.P.R.T.C.T.

JAMES M. DANIEL SURVEY  
 ABSTRACT No. 395

APPROXIMATE LOCATION OF  
 SANITARY SEWER EASEMENT  
 TO CITY OF FORT WORTH  
 UNKNOWN WIDTH  
 VOLUME 3227, PAGE 555  
 D.R.T.C.T.

**PERMANENT DRAINAGE**  
**EASEMENT AREA**  
**0.618 ACRES OR**  
**26,898 SQ. FT.**

DEED LINE

MATCHLINE "B"



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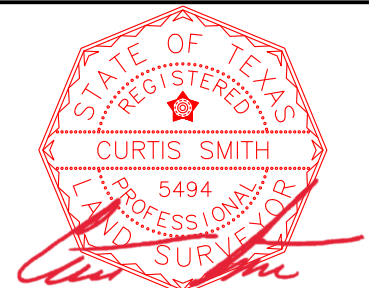


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