

LEGAL DESCRIPTION

TEMPORARY CONSTRUCTION EASEMENT

CPN 103649-2

PARCEL ID: 2.4a

BEING a 0.2258 acre (9,837 square foot) tract of land (Tract 1), a 0.1560 acre (6,794 square foot) tract of land (Tract 2), and a 0.4344 acre (18,924 square foot) tract of land (Tract 3), 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 tracts being more particularly described as follows:

TRACT 1

COMMENCING at the southwest corner of said Tract II and the southwest 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;

THENCE North 00°33'56" West, along the west line of said Tract II, a distance of 25.16 feet to the **POINT OF BEGINNING**;

THENCE North 00°33'56" West, continuing along said west line of Tract II, a distance of 25.00 feet to a point for corner;

THENCE North 89°25'51" East, departing said west line of Tract II, a distance of 393.52 feet to a point for corner in the east line of said Tract II;

THENCE South 00°20'26" East, along said east line of Tract II, a distance of 25.00 feet to a point for corner;

THENCE South 89°25'51" West, departing said east line of Tract II, a distance of 393.42 feet to the **POINT OF BEGINNING** and containing 9,837 square feet or 0.2258 acres of land, more or less.

TRACT 2

BEGINNING at the northeast corner of Block 5, Fort Worth Spinks Airport, an addition to the City of Fort Worth according to the plat recorded in Cabinet A, Slide 353 of the Plat Records of Tarrant County, Texas; from said point a 1/2-inch iron rod found bears South 45°24'06" East, a distance of 1.20 feet; also from said point a 5/8-inch iron rod found bears South 89°20'09" West, a distance of 367.42 feet;

THENCE North 89°26'31" East, a distance of 25.95 feet to a point for corner being the southeast corner of said Tract II;

CONTINUED ON SHEET 2

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CPN 103649-2
TEMPORARY CONSTRUCTION
EASEMENT
HIRAM LITTLE SURVEY
ABSTRACT NO. 930
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS

Kimley»Horn

801 Cherry Street, Unit 11, # 1300 Tel. No. (817) 335-6511
Fort Worth, Texas 76102 FIRM # 10194040 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	CRG	SCR	6/20/2024	061018431	1 OF 4

LEGAL DESCRIPTION (CONTINUED)

THENCE North 89°37'55" East, a distance of 43.67 feet to a point for corner;
THENCE South 22°30'02" East, a distance of 193.65 feet to a point for corner;
THENCE South 00°42'57" West, a distance of 42.04 feet to a point for corner;
THENCE North 89°26'00" West, a distance of 9.16 feet to a point for corner;
THENCE North 22°30'02" West, a distance of 211.87 feet to a point for corner;

THENCE South 89°37'55" West, a distance of 53.06 feet to a point for corner in the east line of said Block 5;

THENCE North 00°13'44" East, along said east line of Block 5, a distance of 24.92 feet to the **POINT OF BEGINNING** and containing 6,794 square feet or 0.1560 acres of land, more or less.

TRACT 3

COMMENCING at a point for corner being the northeast corner of Block 5, Fort Worth Spinks Airport, an addition to the City of Fort Worth according to the plat recorded in Cabinet A, Slide 353 of the Plat Records of Tarrant County, Texas; from said point a 1/2-inch iron rod found bears South 45°24'06" East, a distance of 1.20 feet; also from said point a 5/8-inch iron rod found bears South 89°20'09" West, a distance of 367.42 feet;

THENCE South 00°13'49" West, along the west line of said Tract I, a distance of 673.95 feet to a point for corner;

THENCE North 89°59'57" East, departing the said west line of Tract I, a distance of 162.95 feet to the **POINT OF BEGINNING**;

THENCE North 89°28'54" East, a distance of 34.20 feet to a point for corner;
THENCE South 44°59'58" West, a distance of 13.14 feet to a point for corner;

THENCE South 00°36'43" West, a distance of 746.44 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; from said point the southwest corner of said called Tract I bears North 88°47'43" West, a distance of 157.94 feet;

THENCE North 00°36'43" East, departing said south line of Tract I, a distance of 754.90 feet to the **POINT OF BEGINNING** and containing 18,924 square feet or 0.4344 acres of land, more or less.

NOTES

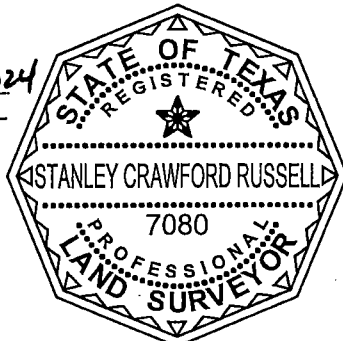
Bearing system based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone (4202). A survey plat of even survey date herewith accompanies this metes and bounds description.

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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EASEMENT
HIRAM LITTLE SURVEY
ABSTRACT NO. 930
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS

Stan Russell 6/20/24

STANLEY CRAWFORD RUSSELL
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 7080
801 CHERRY STREET,
UNIT 11 SUITE 1300
FORT WORTH, TEXAS 76102
PH. 817-335-6511
StanC.Russell@Kimley-Horn.com



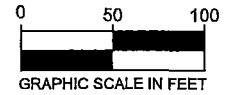
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LEGEND

P.O.C. = POINT OF COMMENCING
 P.O.B. = POINT OF BEGINNING
 IRFC = IRON ROD W/CAP FOUND
 IRF = IRON ROD FOUND
 TCE = TEMPORARY CONSTRUCTION EASEMENT



LOT 2, BLOCK 1
 SPINKS INDUSTRIAL ADDITION
 (INST. NO. D223091759)

950 RENDON CROWLEY, LLC
 (INST. NO. D221376796)
 (INST. NO. D222121155)

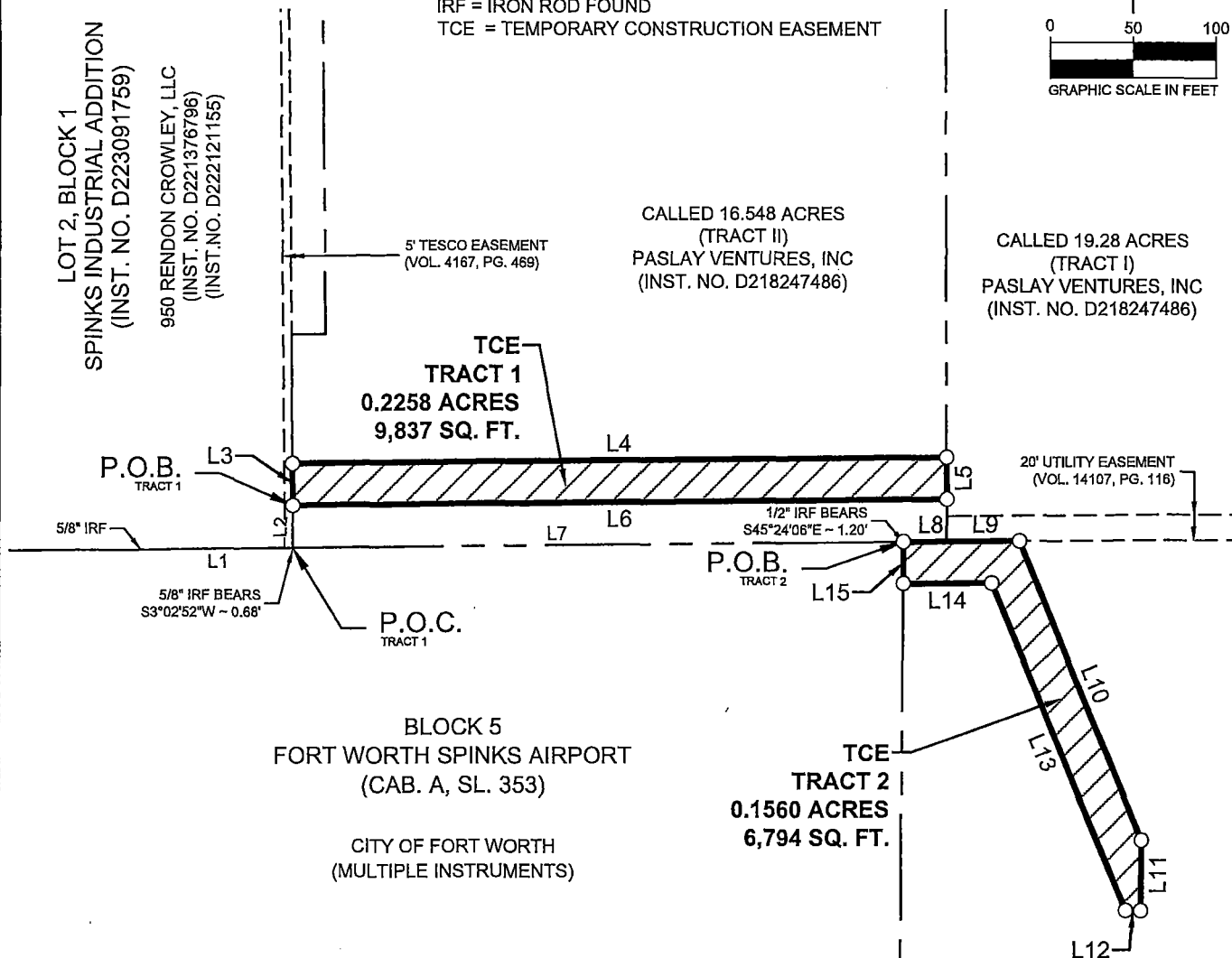
CALLED 16,548 ACRES
 (TRACT II)
 PASLAY VENTURES, INC
 (INST. NO. D218247486)

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

TCE
 TRACT 1
 0.2258 ACRES
 9,837 SQ. FT.

TCE
 TRACT 2
 0.1560 ACRES
 6,794 SQ. FT.

BLOCK 5
 FORT WORTH SPINKS AIRPORT
 (CAB. A, SL. 353)
 CITY OF FORT WORTH
 (MULTIPLE INSTRUMENTS)



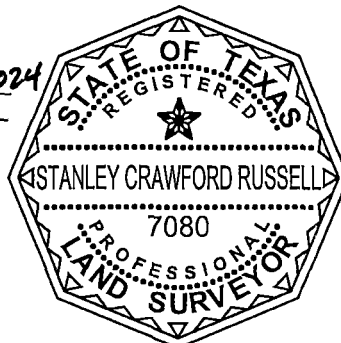
NOTES

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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 CPN 103649-2
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 EASEMENT
 HIRAM LITTLE SURVEY
 ABSTRACT NO. 930
 CITY OF FORT WORTH
 TARRANT COUNTY, TEXAS

Stanley Crawford Russell 6/20/2024
 STANLEY CRAWFORD RUSSELL
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 LAND SURVEYOR NO. 7080
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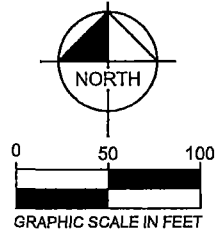
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	CRG	SCR	6/20/2024	061018431	3 OF 4

LOT 2, BLOCK 1
SPINKS INDUSTRIAL
ADDITION
(INST. NO. D223091759)

CALLED 16.548 ACRES
(TRACT II)
PASLAY VENTURES, INC
(INST. NO. D218247486)



1/2" IRF BEARS
S45°24'06"E ~ 1.20'
5/8" IRF

P.O.C.
TRACT 3

L18

L19

L20

P.O.B.
TRACT 3

LEGEND

P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING
IRFC = IRON ROD W/CAP FOUND
IRF = IRON ROD FOUND
TCE = TEMPORARY
CONSTRUCTION EASEMENT

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

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

LINE TABLE		
NO.	BEARING	LENGTH
L1	S89°26'31"W	91.44'
L2	N00°33'56"W	25.16'
L3	N00°33'56"W	25.00'
L4	N89°25'51"E	393.52'
L5	S00°20'26"E	25.00'
L6	S89°25'51"W	393.42'
L7	S89°20'09"W	367.42'
L8	N89°26'31"E	25.95'
L9	N89°37'55"E	43.67'
L10	S22°30'02"E	193.65'
L11	S00°42'57"W	42.04'
L12	N89°26'00"W	9.16'
L13	N22°30'02"W	211.87'
L14	S89°37'55"W	53.06'
L15	N00°13'44"E	24.92'
L16	S89°20'09"W	367.42'
L17	S00°13'49"W	673.95'
L18	N89°59'57"E	162.95'
L19	N89°28'54"E	34.20'
L20	S44°59'58"W	13.14'
L21	S00°36'43"W	746.44'
L22	N88°47'43"W	25.00'
L23	N88°47'43"W	157.94'
L24	N00°36'43"E	754.90'

TCE
TRACT 3
0.4344 ACRES
18,924 SQ. FT.

L24

L21

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

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

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L23

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

L22

20' SANITARY SEWER
EASEMENT
(VOL. 16060, PG. 357)

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