

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

EXHIBIT "A"

Being a temporary construction easement situated in the James M. Daniel Survey, Abstract No. 395, City of Fort Worth, Tarrant County, Texas, said temporary construction 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 temporary construction easement being more particularly described by metes and bounds as follows:

COMMENCING 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 7.59 feet to the **POINT OF BEGINNING** of the herein described temporary construction easement;

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 21.30 feet to a point for corner;

THENCE North 89 degrees 22 minutes 08 seconds East, a distance of 47.14 feet to a point for corner;

THENCE South 00 degrees 40 minutes 32 seconds East, a distance of 21.42 feet to a point for corner;

THENCE South 89 degrees 30 minutes 58 seconds West, a distance of 47.25 feet to **POINT OF BEGINNING** and containing 1,008 square feet or 0.023 acres 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 09, 2021



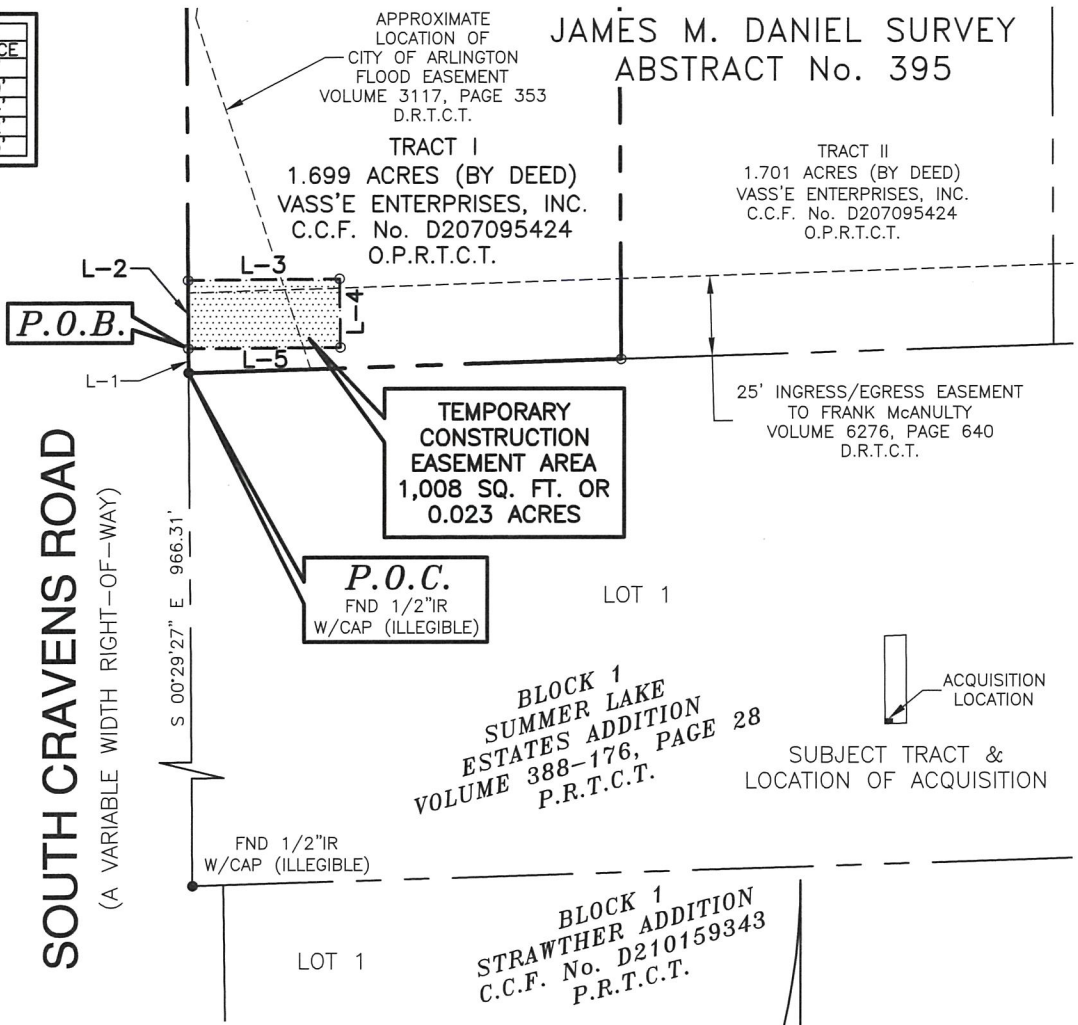
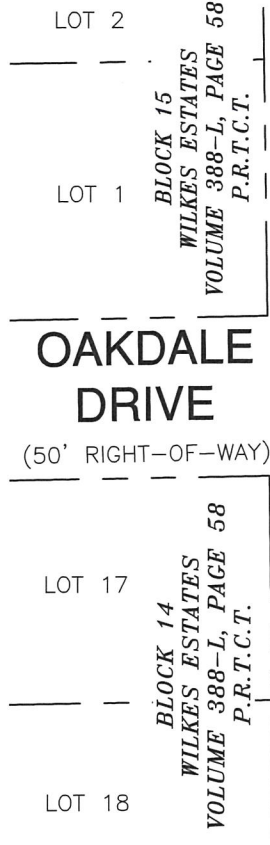
Curtis Smith
Registered Professional Land Surveyor
No. 5494
Texas Firm No. 10106900



EXHIBIT "B"

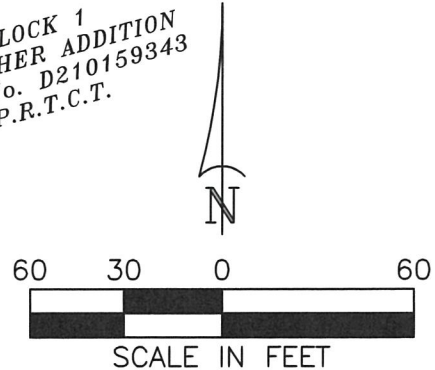
PARCEL No. 1 TE PART 1

| LINE | BEARING | DISTANCE |
|------|--------------|----------|
| L-1 | N 00°22'15"W | 7.59' |
| L-2 | N 00°22'15"W | 21.30' |
| L-3 | N 89°22'08"E | 47.14' |
| L-4 | S 00°40'32"E | 21.42' |
| L-5 | S 89°30'58"W | 47.25' |



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 TE PART 1 | | CITY PROJ. NO. 103398 |
| TEMPORARY CONSTRUCTION EASEMENT | | |
| OWNER: VASS'E ENTERPRISES, INC. | | |
| SURVEY: JAMES M. DANIEL SURVEY, ABSTRACT NO. 395 | | |
| LOCATION: CITY OF FORT WORTH, TARRANT COUNTY, TEXAS | | |
| ACQUISITION AREA: 1,008 SQUARE FEET OR 0.023 ACRES | | |
| WHOLE PROPERTY ACREAGE: 1.699 ACRES (BY DEED) | | |
| JOB No. DEOT2101.00 | DRAWN BY: JPH | CAD FILE: 1 TE PT 1.DWG |
| DATE: SEPTEMBER 9, 2021 | EXHIBIT B PAGE 1 OF 1 | SCALE: 1" = 60' |

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