

**LEBOW CHANNEL FLOOD MITIGATION
CITY PROJECT NO. 103061
PARCEL NO. 1
3601 DEEN ROAD
LOT 1, BLOCK 1, DIAMOND HILL TOWNHOMES ADDITION**

EXHIBIT "A"

Being a 9.406 acre (409,730 square feet) tract of land out of Lot 1, Block 1, Diamond Hill Townhomes Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Cabinet A, Slide 7766 of the Plat Records of Tarrant County, Texas, said 9.406 acre (409,730 square feet) tract of land also being a portion of a 36.589 acre tract of land described in deed to Deen-Fort Worth Associates, L.P., as recorded in Volume 15192, Page 372 of the Deed Records of Tarrant County, Texas, said 9.406 acre (409,730 square feet) tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found for the northwest corner of Lot 1, Block 2 of Sabine Place, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Volume 388-S, Page 14 of said Plat Records of Tarrant County, Texas, said 1/2 inch iron rod also being the intersection of the existing east right-of-way line of Runnels Street (50' right-of-way width) with the existing south right-of-way line of NE 36th Street (60' right-of-way width); **THENCE**, South 00 degrees 20 minutes 11 seconds East, with the west line of said Lot 1 and with the existing east right-of-way line of said Runnels Street, a distance of 122.63 feet to the **POINT OF BEGINNING** of herein described 9.406 acre (409,730 square feet) tract of land, said point being in the north line of said Lot 1, Block 1, Diamond Hill Townhomes Addition, said point being the southeast corner of the existing right-of-way of said Runnels Street, said point also being the southwest corner of said Lot 1, Block 2, Sabine Place, from which a 3/8 inch iron rod found for the northeast corner of said 36.589 acre tract of land bears North 89 degrees 56 minutes 17 seconds East, a distance of 717.00 feet, said 3/8 inch iron rod being the southeast corner of Lot 12 of said Block 2, Sabine Place, said 3/8 inch iron rod also being an interior ell corner in the existing west right-of-way line of Deen Road (right-of-way width varies);

THENCE South 00 degrees 01 minutes 37 seconds East, a distance of 69.16 feet to a point for corner;

THENCE South 30 degrees 29 minutes 52 seconds West, a distance of 323.38 feet to a point for corner;

THENCE South 30 degrees 28 minutes 40 seconds West, a distance of 208.28 feet to a point for corner;

THENCE South 30 degrees 44 minutes 36 seconds West, a distance of 98.61 feet to a point for corner;

THENCE South 05 degrees 05 minutes 21 seconds East, a distance of 192.81 feet to a point for corner;

THENCE South 42 degrees 45 minutes 09 seconds East, a distance of 41.61 feet to a point for corner;

THENCE South 20 degrees 45 minutes 06 seconds East, a distance of 171.77 feet to a point for corner;

THENCE South 20 degrees 41 minutes 48 seconds East, a distance of 18.49 feet to a point for corner;

THENCE South 20 degrees 42 minutes 53 seconds East, a distance of 184.46 feet to a point for corner;

THENCE South 62 degrees 36 minutes 28 seconds East, a distance of 70.00 feet to a point for corner;

THENCE South 46 degrees 43 minutes 33 seconds East, a distance of 173.03 feet to a point for corner;

THENCE South 16 degrees 31 minutes 43 seconds East, a distance of 115.97 feet to a point for corner in the south line of said Lot 1, Block 1, Diamond Hill Townhomes Addition, said point being in the south line of said 36.589 acre tract of land, said point also being in the existing north right-of-way line of NE 33rd Street (right-of-way of width varies);

THENCE South 73 degrees 28 minutes 17 seconds West, with the south line of said Lot 1, Block 1, Diamond Hill Townhomes Addition, with the south line of said 36.589 acre tract of land and with the existing north right-of-way line of said NE 33rd Street, a distance of 70.34 feet to a point for corner, from which a 1/2 inch iron rod with cap stamped "GRANT RPLS 4151" found for reference bears S 00 degrees 00 minutes 16 seconds West, a distance of 0.40 feet;

THENCE North 69 degrees 41 minutes 43 seconds West, with the south line of said Lot 1, Block 1, Diamond Hill Townhomes Addition, with the south line of said 36.589 acre tract of land and with the existing north right-of-way line of said NE 33rd Street, a distance of 326.40 feet to a point for corner;

THENCE South 89 degrees 26 minutes 16 seconds West, with the south line of said Lot 1, Block 1, Diamond Hill Townhomes Addition, with the south line of said 36.589 acre tract of land and with the existing north right-of-way line of said NE 33rd Street, a distance of 99.10 feet to a point for the southwest corner of said Lot 1, Block 1, Diamond Hill Townhomes Addition, said point being the southwest corner of said 36.589 acre tract of land, said point also being the intersection of the existing north right-of-way line of said NE 33rd Street with existing east right-of-way line of Claude Avenue (right-of-way closed) as show by plat recorded in Cabinet A, Slide 7766 of said Plat Records of Tarrant County, Texas;

THENCE North 00 degrees 00 minutes 16 seconds East, with the west line of said Lot 1, Block 1, Diamond Hill Townhomes Addition, with the west line of said 36.589 acre tract of land and with the existing east right-of-way line of Claude Avenue, a distance of 872.10 feet to a point for an interior ell corner in the west line of said Lot 1, Block 1, Diamond Hill Townhomes Addition, said point being an interior ell corner in the west line of said 36.589 acre tract of land, said point also being the intersection of the existing east right-of-way line of Claude Avenue with the existing north right-of-way line of Eva Street (30' right-of-way width);

THENCE South 89 degrees 20 minutes 17 seconds West, with the west line of said Lot 1, Block 1, Diamond Hill Townhomes Addition, with the west line of said 36.589 acre tract of land and with the existing north right-way-line of said Eva Street, a distance of 180.00 feet to a point for an exterior ell corner in the west line of said Lot 1, Block 1, Diamond Hill Townhomes Addition, said point also being an exterior ell corner in the west line of said 36.589 acre tract of land, from which a 1/2 inch iron rod with cap stamped "GRANT RPLS 4151" found for reference bears North 05 degrees 36 minutes 18 seconds East, a distance of 0.87 feet;

THENCE North 00 degrees 02 minutes 43 seconds West, with the west line of said Lot 1, Block 1, Diamond Hill Townhomes Addition, with the west line of said 36.589 acre tract of land, a distance of 484.20 feet to a point for the northwest corner of said Lot 1, Block 1, Diamond Hill Townhomes Addition, said point also being the northwest corner of said 36.589 acre tract of land;

THENCE North 89 degrees 56 minutes 17 seconds East, with the north line of said Lot 1, Block 1, Diamond Hill Townhomes Addition and with the north line of said 36.589 acre tract of land, passing at a distance of 8.97 feet, a point for the southwest corner of the existing right-of-way of Lebow Street (50' right-of-way width), passing at a distance of 58.97 feet, a point for the southeast corner of the existing right-of-way of said Lebow Street, said point being the southwest corner of Lot 1 of said Block 1, Sabine Place, passing at a distance of 523.97 feet, a point for the southeast corner of Lot 8 of said Block 1, Sabine Place, said point being the southwest corner of the existing right-of-way of said Runnels Street, in all, a distance of 573.97 feet to the **POINT OF BEGINNING** and containing 9.406 acres (409,730 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, NAD-83, The North Central Zone 4202, all distances and areas shown are surface.

Date: November 30, 2023

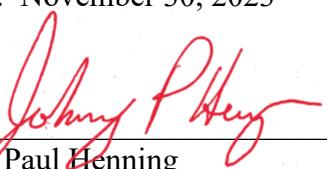

John Paul Henning
Registered Professional Land Surveyor
No. 6933
Texas Firm No. 10106900

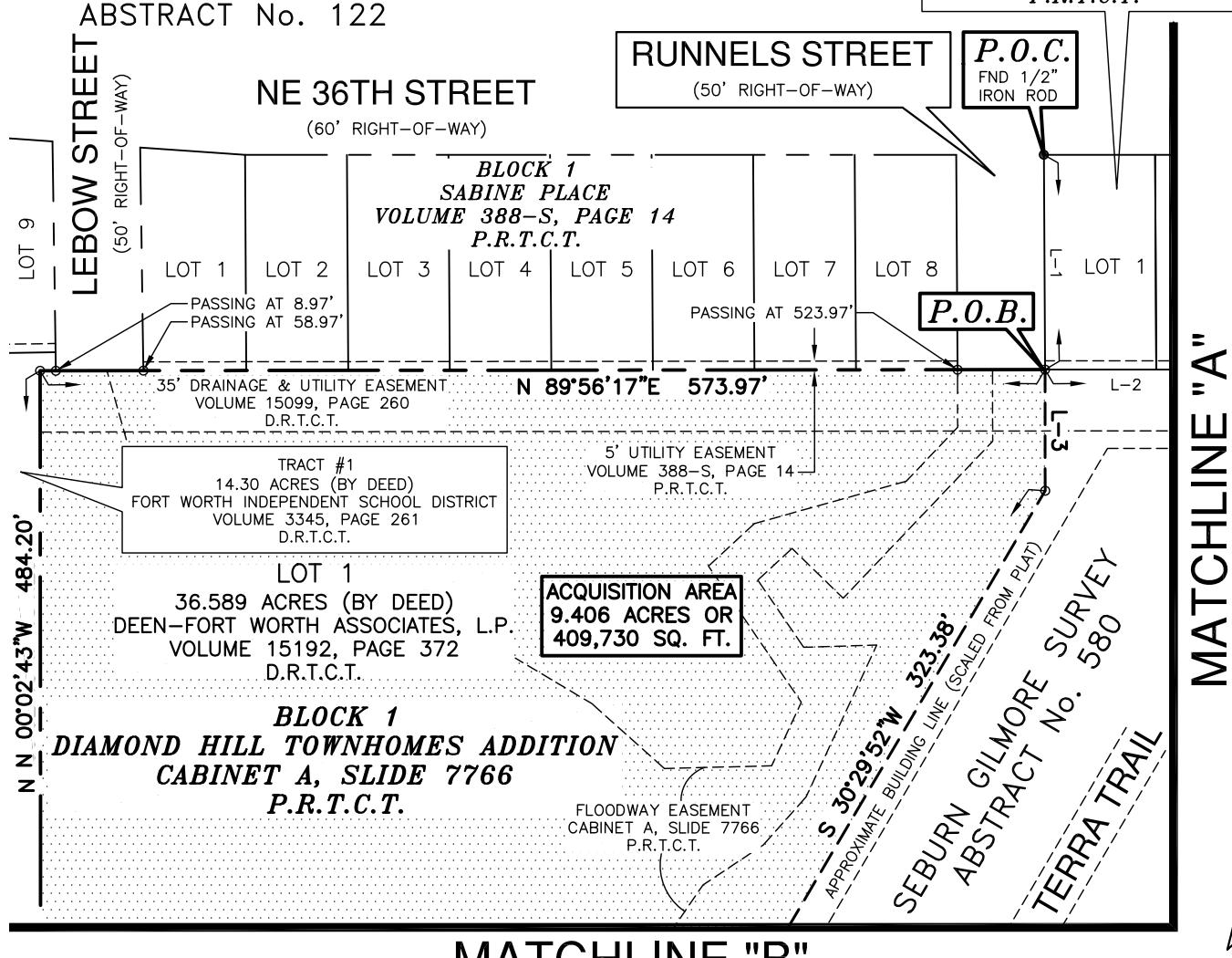


EXHIBIT "B"

PARCEL No. 1

JOHN BURSEY SURVEY
ABSTRACT No. 122

BLOCK 2
SABINE PLACE
VOLUME 388-S, PAGE 14
P.R.T.C.T.



NOTES:
 1. A LEGAL DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.
 2. ALL BEARINGS AND COORDINATES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD-83, THE NORTH CENTRAL ZONE 4202, ALL DISTANCES AND AREAS SHOWN ARE SURFACE.

100 50 0 100
SCALE IN FEET



City of Fort Worth

200 TEXAS STREET • FORT WORTH, TEXAS 76102

LEBOW CHANNEL FLOOD MITIGATION

PARCEL NO. 1 CITY PROJ. NO. 103061

OWNER: DEEN-FORT WORTH ASSOCIATES, L.P.

SURVEY: LOT 1, BLOCK 1, DIAMOND HILL TOWNHOMES ADDITION

LOCATION: CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

ACQUISITION AREA: 409,730 SQUARE FEET OR 9.406 ACRES

WHOLE PROPERTY ACREAGE: 36.326 ACRES (CALCULATED)

JOB No. FNL_2307.00

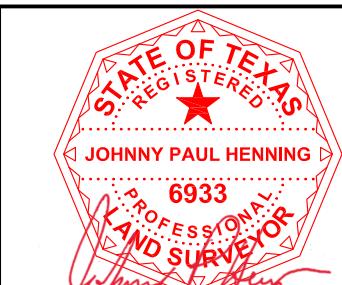
DRAWN BY: JM

CAD FILE: PARCEL 1.DWG

DATE: NOVEMBER 30, 2023

EXHIBIT B PAGE 1 OF 6

SCALE: 1" = 100'



JOHNNY PAUL HENNING
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6933 TEXAS FIRM No. 10106900

GORRONDONA & ASSOCIATES, INC. • 2800 N.E. LOOP 820, SUITE 660 FORT WORTH, TX. 76137 • 817-496-1424 FAX 817-496-1768

EXHIBIT "B"
PARCEL No. 1

NE 36TH STREET

(60' RIGHT-OF-WAY)

BLOCK 2
SABINE PLACE
VOLUME 388-S, PAGE 14
P.R.T.C.T.

LOT 2 LOT 3 LOT 4 LOT 5 LOT 6 LOT 7 LOT 8 LOT 9 LOT 10 LOT 11 LOT 12

5' UTILITY EASEMENT
VOLUME 388-S, PAGE 14
P.R.T.C.T.

35' DRAINAGE & UTILITY EASEMENT
VOLUME 15099, PAGE 260
D.R.T.C.T.

45' BUILDING LINE CABINET A, SLIDE 7766, P.R.T.C.T.

FND 3/8"
IRON ROD

DEEN ROAD
(RIGHT-OF-WAY WIDTH VARIES)

MATCHLINE "A"

SEBURN GILMORE SURVEY
ABSTRACT No. 580

LOT 1
36.589 ACRES (BY DEED)
DEEN-FORT WORTH ASSOCIATES, L.P.
VOLUME 15192, PAGE 372
D.R.T.C.T.

BLOCK 1
DIAMOND HILL TOWNHOMES ADDITION
CABINET A, SLIDE 7766
P.R.T.C.T.



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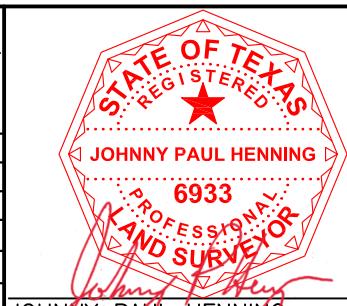
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EXHIBIT B PAGE 2 OF 6

SCALE: 1" = 100'



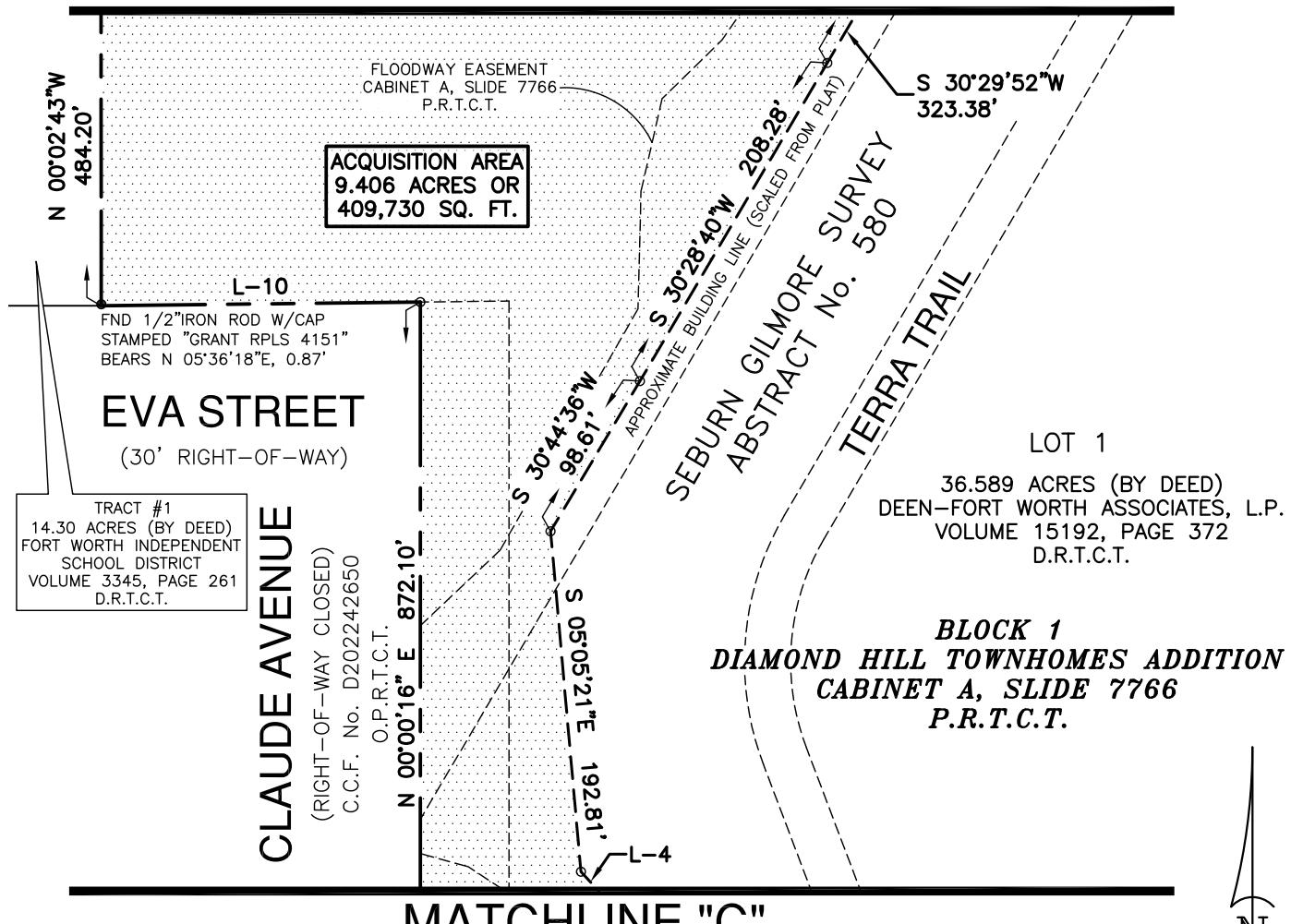
JOHNNY PAUL HENNING
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6933 TEXAS FIRM No. 10106900

GORRONDONA & ASSOCIATES, INC. • 2800 N.E. LOOP 820, SUITE 660 FORT WORTH, TX. 76137 • 817-496-1424 FAX 817-496-1768

EXHIBIT "B"

PARCEL No. 1

MATCHLINE "B"



100 50 0 100
SCALE IN FEET



City of Fort Worth

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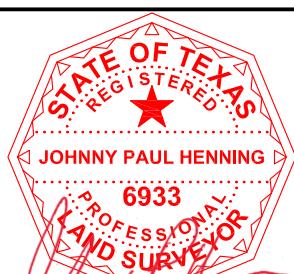
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DATE: NOVEMBER 30, 2023

EXHIBIT B PAGE 3 OF 6

SCALE: 1" = 100'

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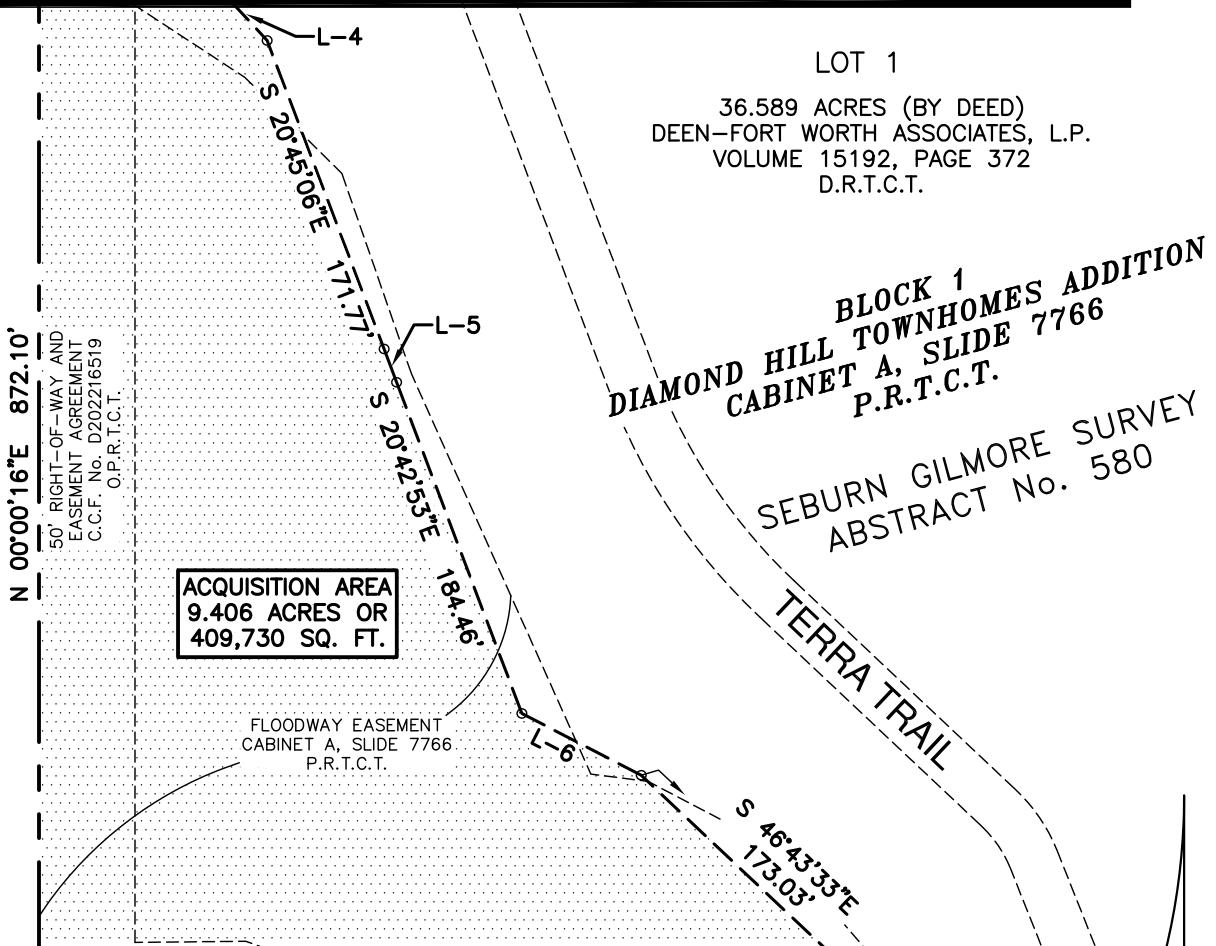
EXHIBIT "B"

PARCEL No. 1

MATCHLINE "C"

CLAUDE AVENUE

(RIGHT-OF-WAY CLOSED)



MATCHLINE "D"

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EXHIBIT B PAGE 4 OF 6

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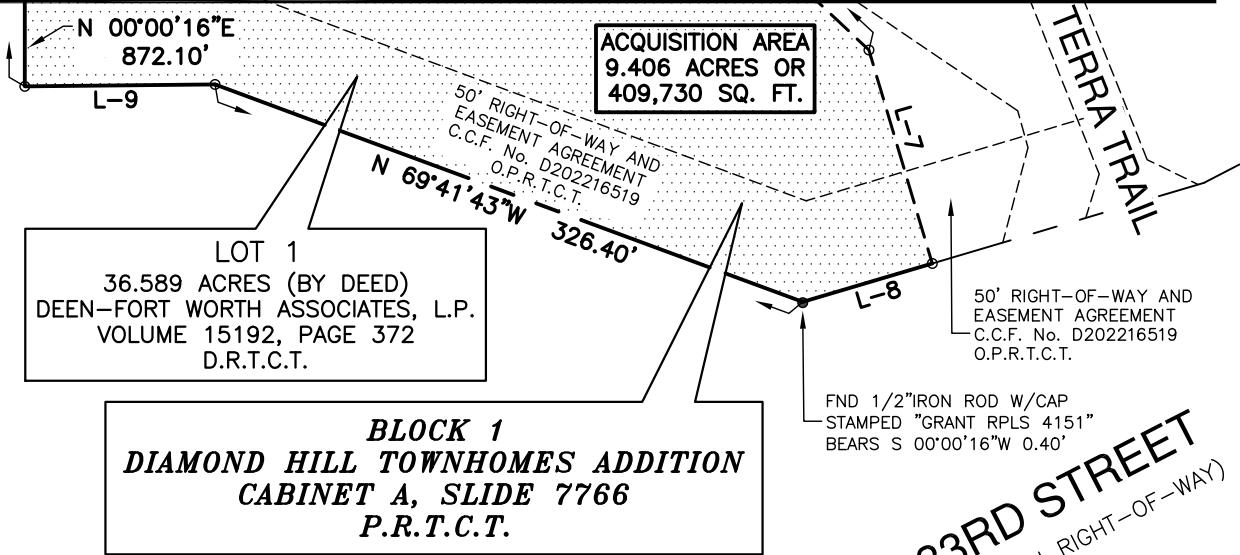


EXHIBIT "B"
PARCEL No. 1

MATCHLINE "D"

CLAUDE AVENUE

(VARIABLE WIDTH RIGHT-OF-WAY)



SEBURN GILMORE SURVEY
ABSTRACT No. 580

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EXHIBIT B PAGE 5 OF 6

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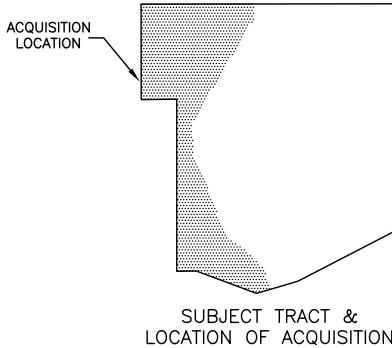


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EXHIBIT "B"
PARCEL No. 1

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S 00°20'11"E	122.63'
L-2	N 89°56'17"E	717.00'
L-3	S 00°01'37"E	69.16'
L-4	S 42°45'09"E	41.61'
L-5	S 20°41'48"E	18.49'
L-6	S 62°36'28"E	70.00'
L-7	S 16°31'43"E	115.97'
L-8	S 73°28'17"W	70.34'
L-9	S 89°26'16"W	99.10'
L-10	S 89°20'17"W	180.00'



SUBJECT TRACT &
LOCATION OF ACQUISITION

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EXHIBIT B PAGE 6 OF 6

SCALE: N/A

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