

**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:

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 165.07 feet to the **POINT OF BEGINNING** of the herein described permanent drainage 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 149.79 feet to a point for corner;

THENCE North 89 degrees 45 minutes 48 seconds East, passing at a distance of 134.96 feet, a point in the east line of said 1.699 acre tract of land, said point being in the west line of said 1.701 acre tract of land, in all, a distance of 139.89 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 west line of said 1.701 acre tract of land, said point being in the east line of said 1.699 acre tract of land, in all, a distance of 139.89 feet to **POINT OF BEGINNING** and containing 20,917 square feet or 0.480 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.

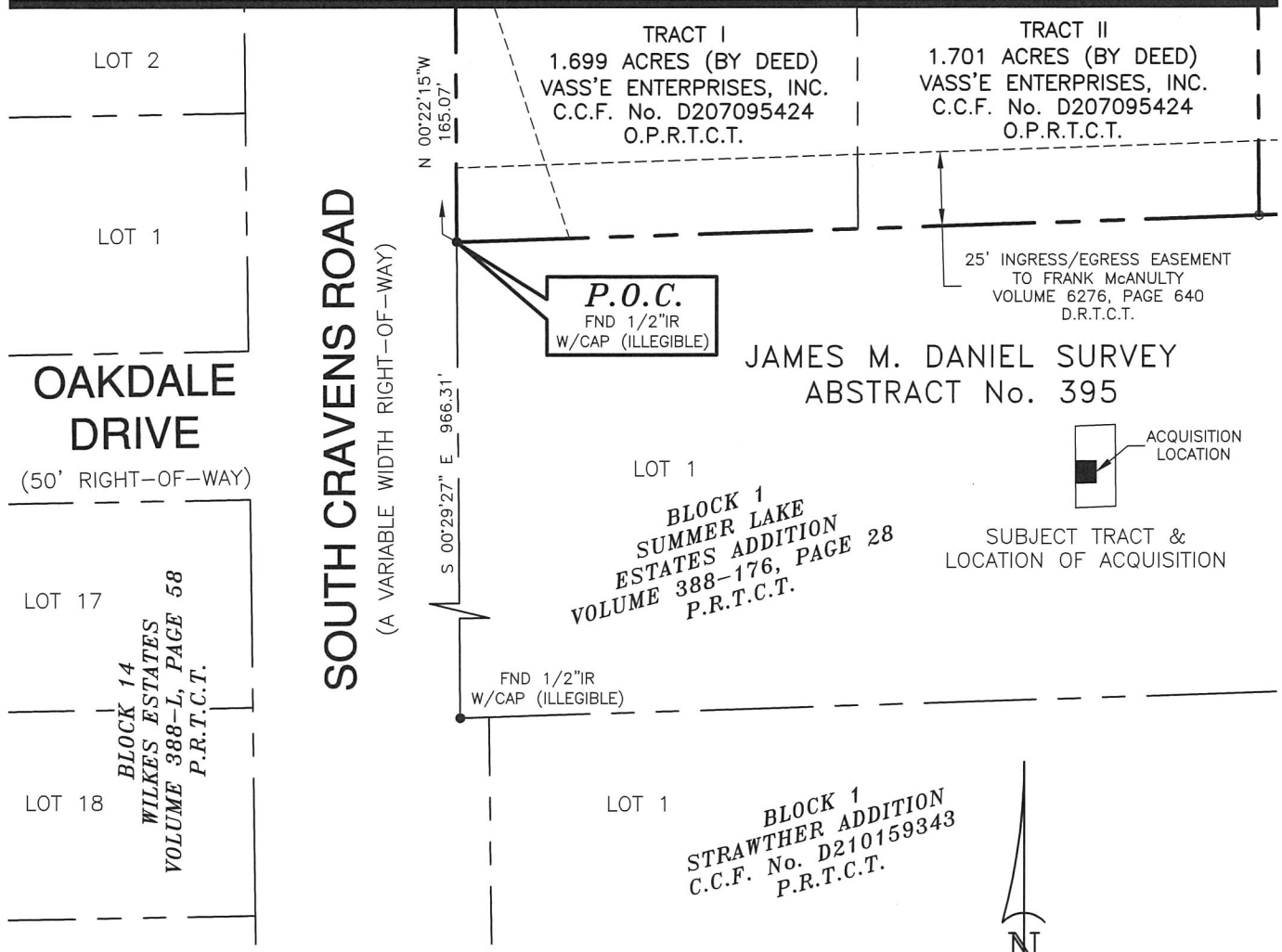
Date: September 09, 2021



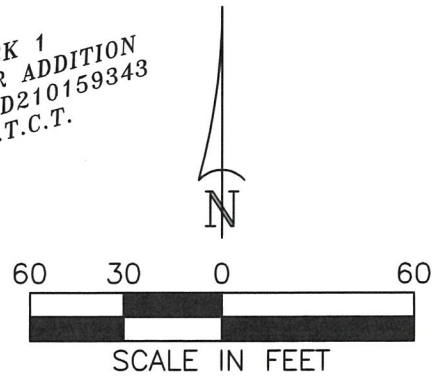
Curtis Smith
Registered Professional Land Surveyor
No. 5494
Texas Firm No. 10106900



EXHIBIT "B"
PARCEL No. 1 PE
MATCHLINE



NOTES:
 1. A LEGAL DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.
 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.

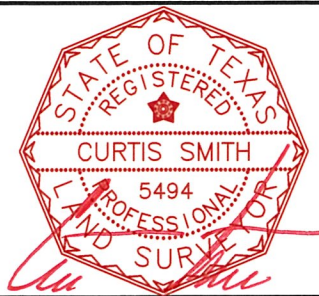


City of Fort Worth

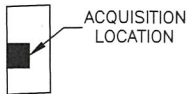
200 TEXAS STREET • FORT WORTH, TEXAS 76102

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: 20,917 SQUARE FEET OR 0.480 ACRES	
WHOLE PROPERTY ACREAGE: 1.699 ACRES (BY DEED)	
JOB No. DEOT2101.00	DRAWN BY: JPH
DATE: SEPTEMBER 9, 2021	EXHIBIT B PAGE 1 OF 2
CAD FILE: 1 PE.DWG	SCALE: 1" = 60'



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



ACQUISITION LOCATION

SUBJECT TRACT & LOCATION OF ACQUISITION

EXHIBIT "B"

PARCEL No. 1 PE

JAMES M. DANIEL SURVEY
ABSTRACT No. 395

APPROXIMATE LOCATION OF
SANITARY SEWER EASEMENT
TO CITY OF FORT WORTH
UNKNOWN WIDTH
VOLUME 3227, PAGE 553
D.R.T.C.T.

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

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 149.79'

N 89°45'48"E 139.89'

PASSING AT 134.96'

S 00°22'19"E 149.27'

PERMANENT DRAINAGE
EASEMENT AREA
20,917 SQ. FT. OR
0.480 ACRES

APPROXIMATE
LOCATION OF
CITY OF ARLINGTON
FLOOD EASEMENT
VOLUME 3117, PAGE 353
D.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.

N 00°22'15"W 165.07'

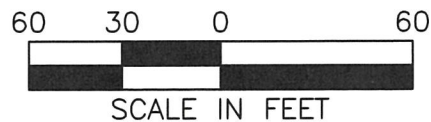
P.O.B.

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

PASSING AT 4.94'

LOT 2

MATCHLINE



SCALE IN FEET

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City of Fort Worth

200 TEXAS STREET • FORT WORTH, TEXAS 76102

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