

**HROM CRAVENS ROAD IMPROVEMENTS
CITY PROJECT NO. 103398
PARCEL NO. 1 TE PART 2
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 518.18 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 30.29 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, passing at a distance of 8.79 feet, a point for the southwest corner of Lot 1, Block D of Melody Oaks Addition Second Filing, 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, said point being an exterior ell corner in the east right-of-way line of said South Cravens Road, in all, a distance of 30.68 feet to a point for corner in the south line of said Lot 1, Block D;

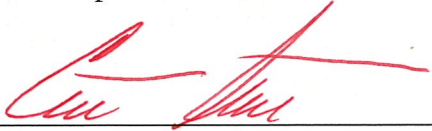
THENCE South 00 degrees 40 minutes 32 seconds East, a distance of 31.09 feet to a point for corner;

THENCE South 89 degrees 22 minutes 08 seconds West, a distance of 30.83 feet to **POINT OF BEGINNING** and containing 944 square feet or 0.022 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.

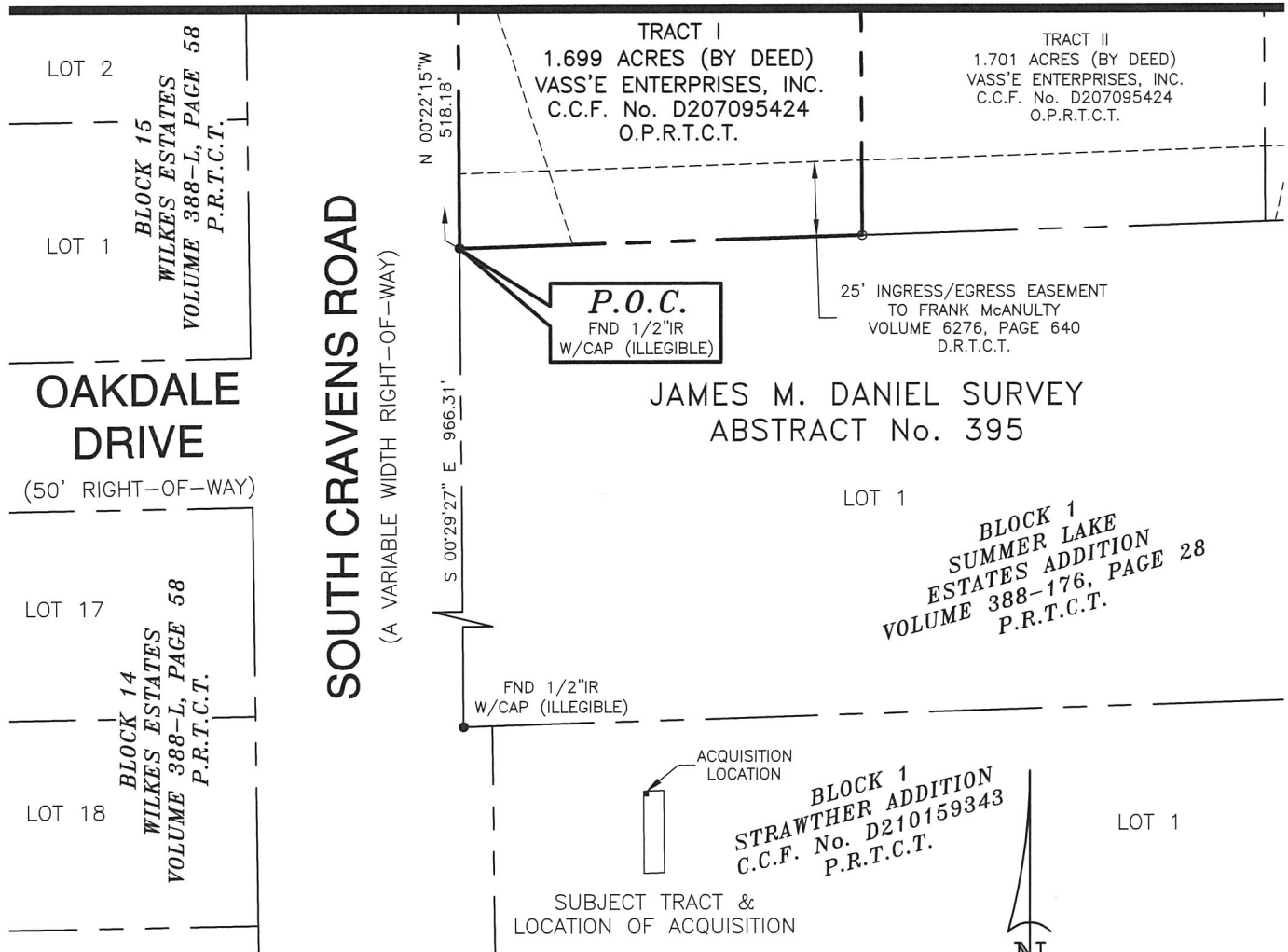
Date: September 09, 2021



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



EXHIBIT "B"
PARCEL No. 1 TE PART 2
MATCHLINE "A"



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

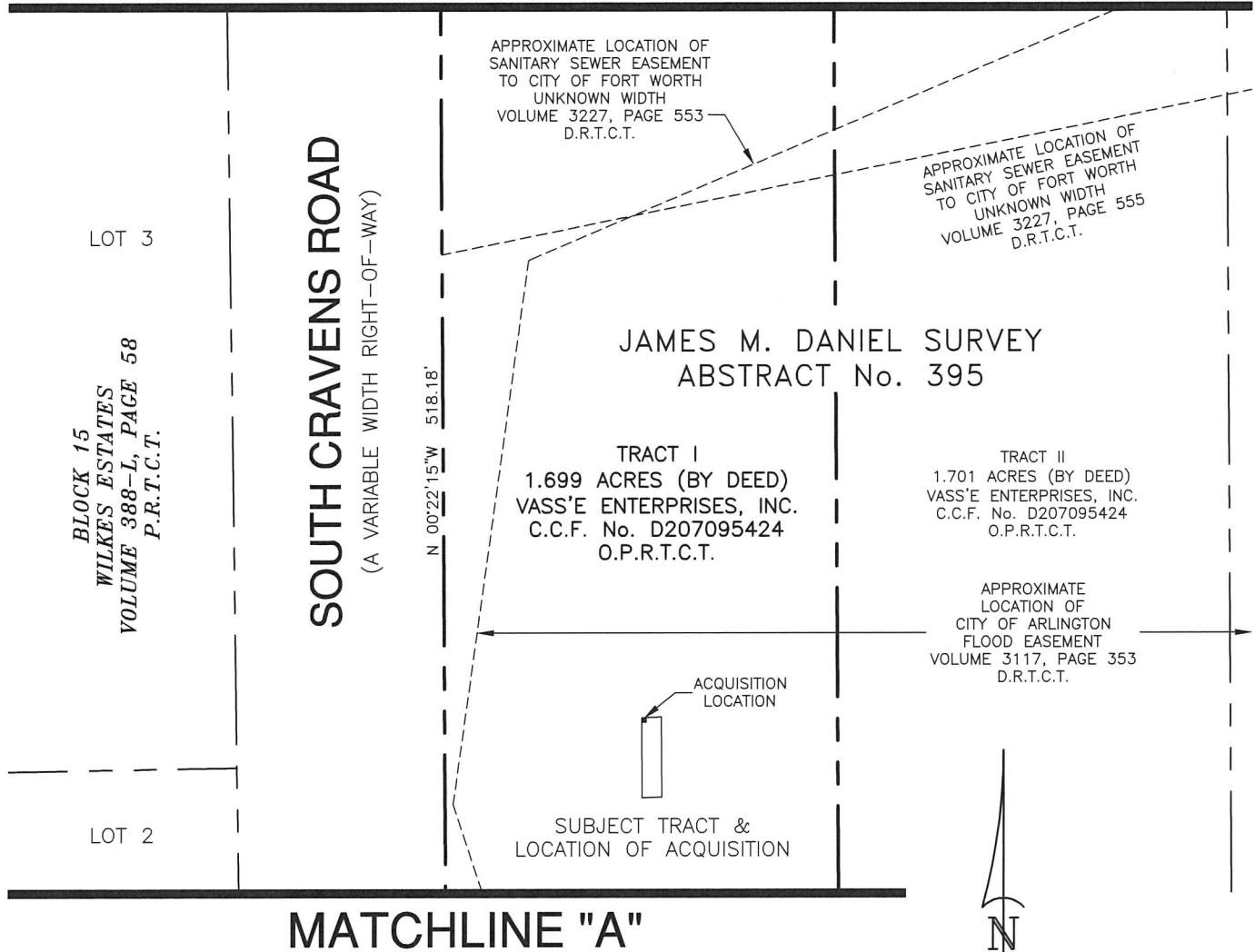
HROM CRAVENS ROAD IMPROVEMENTS

PARCEL NO. 1 TE PART 2	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: 944 SQUARE FEET OR 0.022 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 3
CAD FILE: 1 TE PT 2.DWG	
SCALE: 1" = 60'	

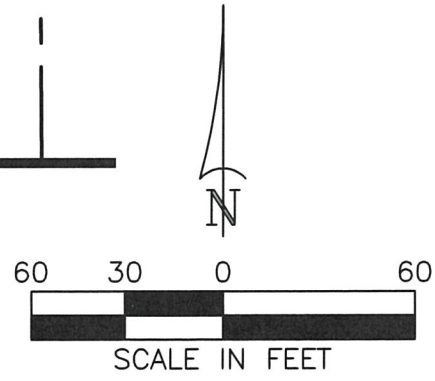


CURTIS SMITH
 REGISTERED PROFESSIONAL LAND SURVEYOR
 NO. 5494 TEXAS FIRM No. 10106900

EXHIBIT "B"
PARCEL No. 1 TE PART 2
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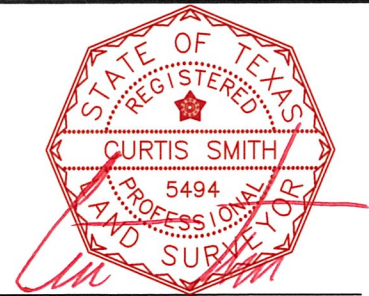


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LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N 00°22'15"W	30.29'
L-2	N 87°52'40"E	30.68'
L-3	S 00°40'32"E	31.09'
L-4	S 89°22'08"W	30.83'

ACQUISITION LOCATION

BAYLOR STREET
 (60' RIGHT-OF-WAY)

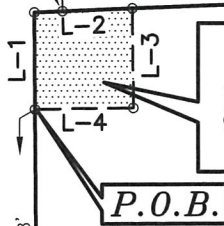
SUBJECT TRACT &
 LOCATION OF ACQUISITION

LOT 1-A
 BLOCK D-R
 SANDY ACRES ADDITION
 VOLUME 388-10, PAGE 124
 P.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)

PASSING AT 8.79'



LOT 1
 BLOCK D
 MELODY OAKS ADDITION
 SECOND FILING
 VOLUME 388-11, PAGE 112
 P.R.T.C.T.

LOT 2
 LOT 3

TEMPORARY CONSTRUCTION EASEMENT AREA
 944 SQ. FT. OR
 0.022 ACRES

5' UTILITY EASEMENT
 VOLUME 388-11, PAGE 112
 P.R.T.C.T.

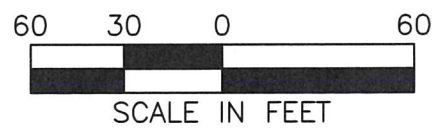
TRACT I
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 VASS'E ENTERPRISES, INC.
 C.C.F. No. D207095424
 O.P.R.T.C.T.

TRACT II
 1.701 ACRES (BY DEED)
 VASS'E ENTERPRISES, INC.
 C.C.F. No. D207095424
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JAMES M. DANIEL SURVEY
 ABSTRACT No. 395

MATCHLINE "B"

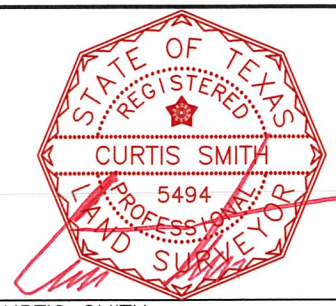
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FORT WORTH
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