

**LOWER COMO CREEK DRAINAGE IMPROVEMENTS  
PARCEL No. 2 PE  
CITY PROJECT No. 01605  
4020 DRISKELL BOULEVARD  
LOT 25, BLOCK 12, SUNSET HEIGHTS SOUTH SECTION 2**

**EXHIBIT "A"**

Being a permanent drainage easement out of Lot 25, Block 12 of Sunset Heights South Section 2 an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Volume 388-22, Page 43 of the Plat Records of Tarrant County, Texas, said Lot 25 being deeded to Minerva Gates as recorded in County Clerk's File No. D207004306 of the Deed Records of Tarrant County, Texas, said permanent drainage easement being more particularly described by metes and bounds as follows:

**COMMENCING** at a point for the north corner of said Lot 25, said point being the east corner of Lot 26 of said Block 12, said point also being in the westerly right-of-way line of Driskell Boulevard (an 80.0' right-of-way), from which a 3/4 inch iron rod found for reference bears South 33 degrees 54 minutes 22 seconds East, a distance of 0.19 feet and from which a 1/2 inch iron rod found for corner in the northeast line of said Lot 25 bears a chord bearing of South 40 degrees 50 minutes 04 seconds East, a distance of 70.05 feet, said 1/2 inch iron rod also being in the westerly right-of-way line said Driskell Boulevard; **THENCE** South 58 degrees 44 minutes 17 seconds West, with the northwest line of said Lot 25 and with the southeast line of said Lot 26, a distance of 67.25 feet to the **POINT OF BEGINNING** of the herein described permanent drainage easement;

**THENCE** South 16 degrees 01 minutes 35 seconds East, a distance of 91.62 feet to a point for corner;

**THENCE** South 71 degrees 52 minutes 05 seconds West, a distance of 11.09 feet to a point for corner in the northeasterly line of an existing 15' Storm Drain and Utility Easement as recorded in Volume 388-22, Page 43 of said Plat Records of Tarrant County, Texas;

**THENCE** North 34 degrees 02 minutes 04 seconds West, with the northeasterly line of said 15' Storm Drain and Utility Easement, a distance of 5.38 feet to a point for corner;

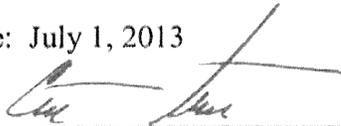
**THENCE** North 18 degrees 27 minutes 23 seconds West, with the northeasterly line of said 15' Storm Drain and Utility Easement, a distance of 82.56 feet to a point for corner in the northwest line of said Lot 25, said point being in the southeast line of said Lot 26;

**THENCE** North 58 degrees 44 minutes 17 seconds East, with the northwest line of said Lot 25 and with the southeast line of said Lot 26, a distance of 16.84 feet to the **POINT OF BEGINNING** and containing 1,290 square feet or 0.030 acres of land, more or less.

**Notes:**

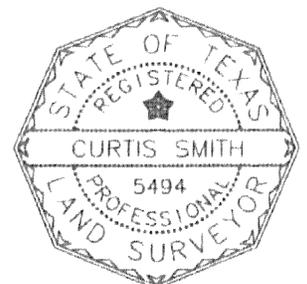
- (1) A plat of even survey date herewith accompanies this legal description.
- (2) All bearings and coordinates are referenced to the Texas Coordinate System, NAD-83, The North Central Zone 4202, all distances and areas shown are surface.

Date: July 1, 2013



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Curtis Smith  
Registered Professional Land Surveyor  
No. 5494



# EXHIBIT "B"

PARCEL No. 2 PE

REMAINDER OF  
14.161 ACRES (BY DEED)  
JOE DRISKELL AND COMPANY  
VOLUME 3400, PAGE 344  
D.R.T.C.T.

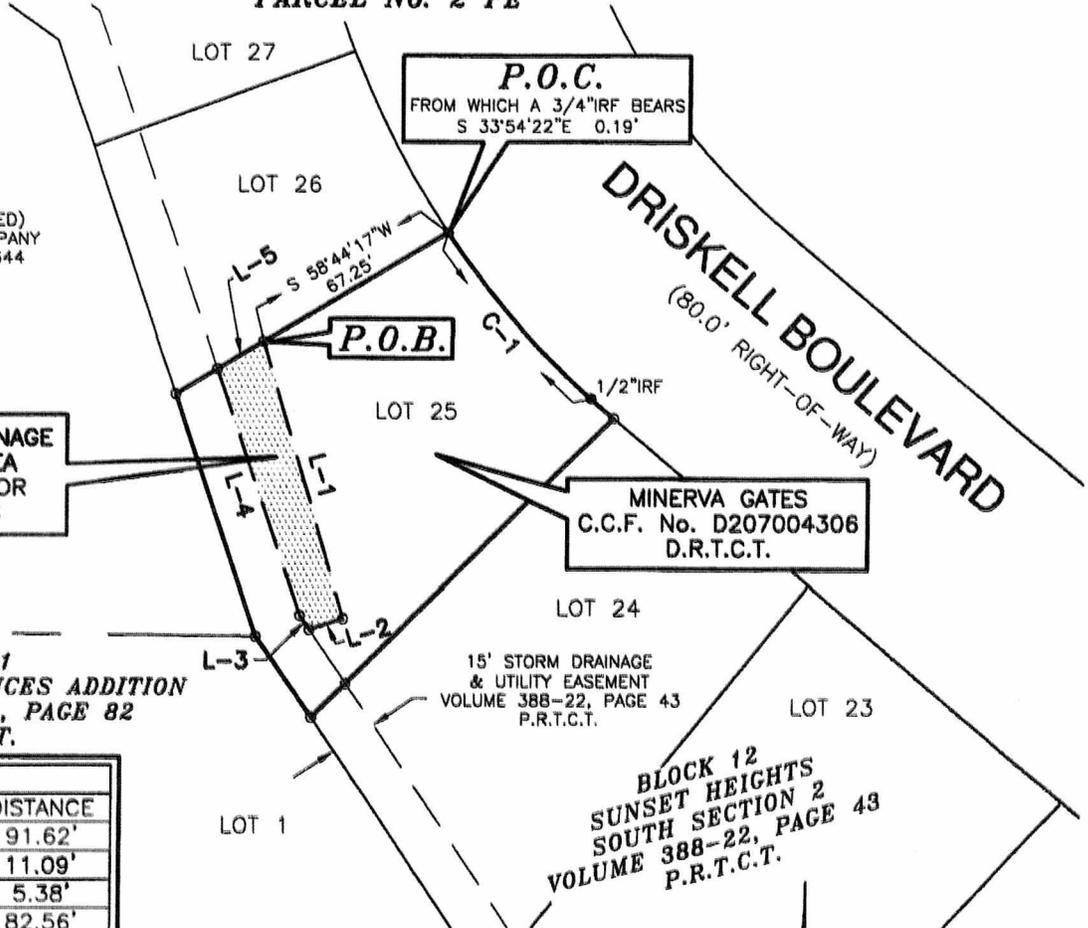
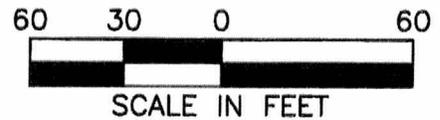
PERMANENT DRAINAGE  
EASEMENT AREA  
1290 SQ. FT. OR  
0.030 ACRES

BLOCK 1  
FIRST UNITED SERVICES ADDITION  
VOLUME 388-142, PAGE 82  
P.R.T.C.T.

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S 16°01'35"E	91.62'
L-2	S 71°52'05"W	11.09'
L-3	N 34°02'04"W	5.38'
L-4	N 18°27'23"W	82.56'
L-5	N 58°44'17"E	16.84'

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C-1	289.56'	13°53'39"	S 40°50'04"E	70.05'	70.22'

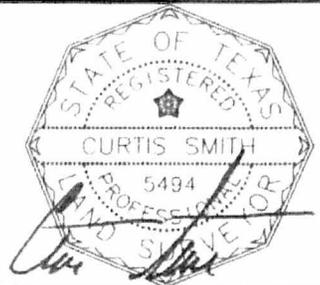
- NOTES:
1. A LEGAL DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.
  2. ALL BEARINGS AND COORDINATES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD-83, THE NORTH CENTRAL ZONE 4202, ALL DISTANCES AND AREAS SHOWN ARE SURFACE.



## City of Fort Worth

1000 THROCKMORTON STREET • FORT WORTH, TEXAS 76102

EXHIBIT SHOWING  
A  
PERMANENT DRAINAGE EASEMENT  
OUT OF  
LOT 25, BLOCK 12  
OF  
SUNSET HEIGHTS SOUTH SECTION 2  
AN ADDITION TO THE  
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS  
AS RECORDED IN  
VOLUME 388-22, PAGE 43  
PLAT RECORDS OF TARRANT COUNTY, TEXAS



PROJECT: LOWER COMO CKEEK DRAINAGE IMPROVEMENTS CITY PROJ. No. 01605

DRAINAGE EASEMENT AREA: 1,290 SQUARE FEET OR 0.030 ACRES

JOB No. DEOT\_1102.00

DRAWN BY: JCE

CAD FILE: DEOT\_1102.00\_2PE.DWG

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

DATE: JULY 1, 2113

EXHIBIT B PAGE 1 OF 1

SCALE: 1" = 60'