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 Official Public 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 03 seconds East, a distance of 70.04 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 78.96 feet to the **POINT OF BEGINNING** of the herein described permanent drainage easement;

THENCE South 19 degrees 40 minutes 37 seconds East, a distance of 78.82 feet to a point for corner;

THENCE South 37 degrees 44 minutes 32 seconds East, a distance of 10.73 feet to a point for corner;

THENCE South 71 degrees 52 minutes 05 seconds West, a distance of 8.78 feet to a point for corner in the northeasterly line of an existing 15' Storm Drainage 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 Drainage 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 Drainage 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 5.13 feet to the **POINT OF BEGINNING** and containing 539 square feet or 0.012 acres of land, more or less.

Notes:

(1) A plat of even survey date herewith accompanies this legal description.

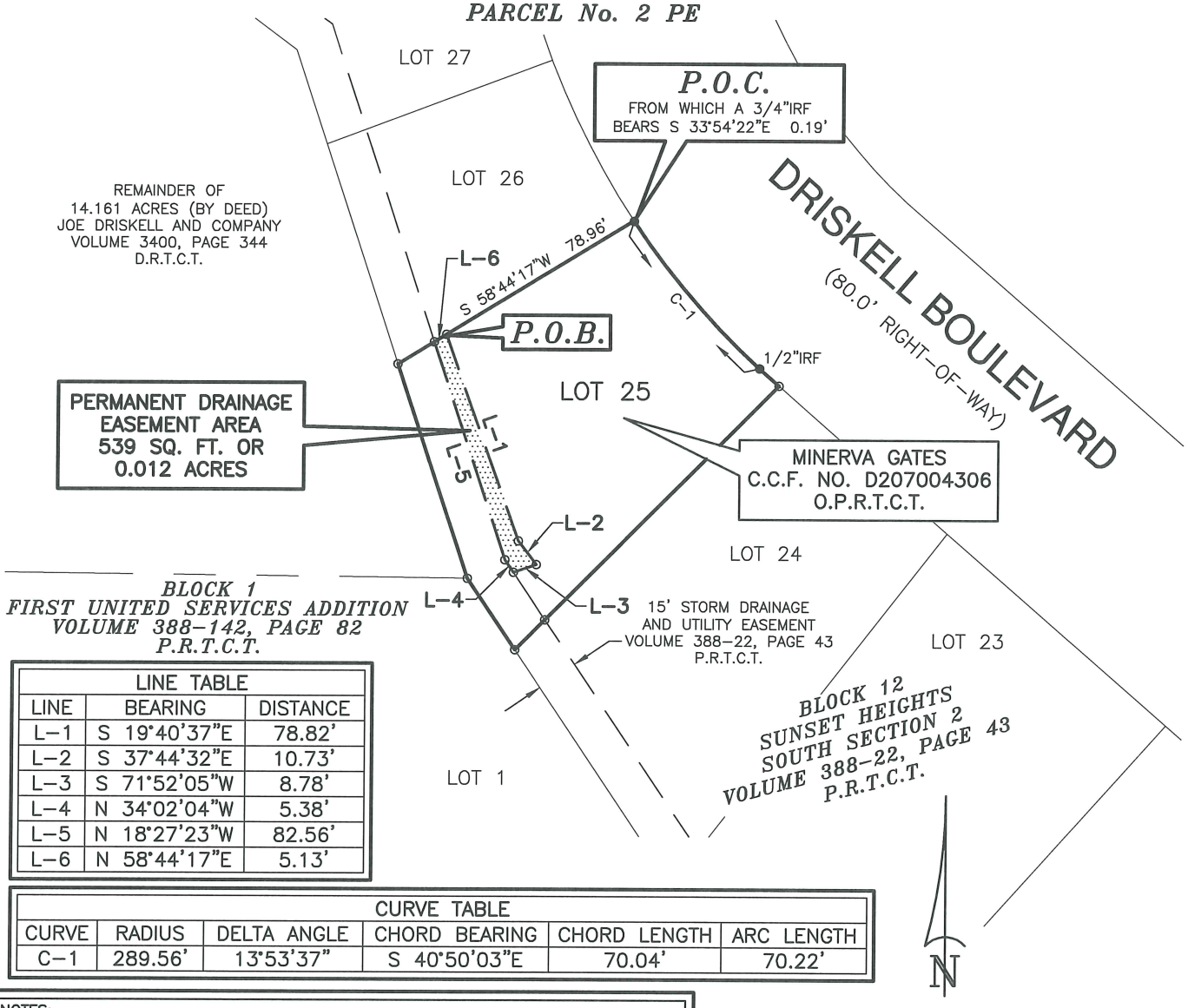
(2) All bearings and coordinates are referenced to the Texas Coordinate System, NAD-83, The North Central Zone 4202, all distances and areas shown are surface.

Date: April 22, 2014(REV1)

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

EXHIBIT "B"

PARCEL No. 2 PE



LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S 19°40'37"E	78.82'
L-2	S 37°44'32"E	10.73'
L-3	S 71°52'05"W	8.78'
L-4	N 34°02'04"W	5.38'
L-5	N 18°27'23"W	82.56'
L-6	N 58°44'17"E	5.13'

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C-1	289.56'	13°53'37"	S 40°50'03"E	70.04'	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.

N

60 30 0 60

SCALE IN FEET

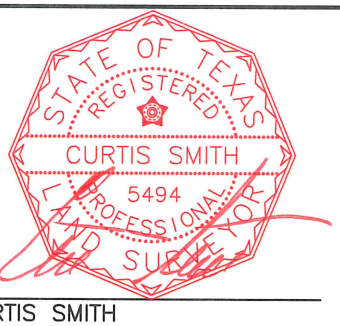
FORT WORTH

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: 539 SQUARE FEET OR 0.012 ACRES		
JOB No. DEOT1102.00	DRAWN BY: JCE	CAD FILE: DEOT_1102.00_2PE_R01.DWG
DATE: APRIL 22, 2014(REV1)	EXHIBIT B PAGE 1 OF 1	SCALE: 1" = 60'



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

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