



STATE OF TEXAS:
COUNTY OF TARRANT:

Now therefore know all men by these presents:

That I, Arnold H. Block, authorized agent for V.F.B. Family Limited Partnership, am the owner of the land shown hereon and being more particularly described by metes and bounds as follows:

SITUATED in the City of Watauga, Tarrant County, Texas and being a tract of land out of the James A. Gregory Survey, Abstract No. 630 and being the remainder of a tract of land conveyed to V.F.B. Family Limited Partnership by deed recorded in Volume 12256, Page 101 of the Deed Records of Tarrant County, Texas, said tract being herein more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod set at the northwest property corner of the said V.F.B. tract, said point being the southwest property corner of Lot 3, Block 24 of Sunnybrook Addition, Phase II, being an addition to the City of Watauga according to the plat recorded in Cabinet A, Slide 4750 of the Plat Records of Tarrant County, Texas (P.R. [C.T.]), said point also being on the easterly property line of Block 24 of Sunnybrook Addition, Phase IV, being an addition to the City of Watauga according to the plat recorded in Volume 388-187, Page 87 of the P.R. [C.T.];

THENCE, South 86 degrees 23 minutes 59 seconds East, along the northerly property line of the said V.F.B. tract and the southerly property line of the said Lot 3, 243.31 feet to a 5/8" iron rod found on the existing westerly right-of-way line of Rutie Snow Drive;

THENCE, South 3 degrees 22 minutes 55 seconds West, along the said right-of-way line, 268.24 feet to a 1/2" iron rod set at the beginning of a curve to the right whose center bears North 86 degrees 37 minutes 05 seconds West 5699.47 feet;

THENCE, in a southerly direction continuing along the said right-of-way line and along the said curve, through a central angle of 00 degrees 21 minutes 35 seconds and an arc length of 35.77 feet to a 1/2" iron rod set on the northwesterly right-of-way line of the St. Louis Southwestern Railroad, said point being at the beginning of a curve to the left whose center bears South 30 degrees 43 minutes 20 seconds East 2914.80 feet;

THENCE, in a southwestwesterly direction along the southeasterly property line of the said V.F.B. tract and the said northwesterly right-of-way line of the railroad and along the said curve, through a central angle of 5 degrees 45 minutes 57 seconds and an arc length of 293.32 feet to a 5/8" iron rod found at the southeast property corner of the said Block 24 of Sunnybrook Addition, Phase IV;

THENCE, North 2 degrees 18 minutes 38 seconds East, along the westerly property line of the said V.F.B. tract and the easterly property line of the said Block 24, 481.42 feet to the **POINT OF BEGINNING**.

The tract of land being herein described contains **2.1450 acres (93,438 square feet)** of land.

That Arnold H. Block does hereby adopt this Plat designating the hereinabove described real property as Lots 1 and 2, Block 1 of Gregory Addition, an Addition to the City of Watauga, Tarrant County, Texas and dedicate to the public use forever all streets, easements and parks shown hereon.

Witness my hand this the _____ day of _____, 2003.

Arnold H. Block

STATE OF TEXAS:
COUNTY OF TARRANT:

Before me, the undersigned authority, on the day personally appeared Arnold H. Block, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal this the _____ day of _____, 2003.

Notary Public
Tarrant County, Texas

FINAL PLAT OF
LOTS 1 & 2, BLOCK 1
GREGORY ADDITION

AN ADDITION TO THE CITY OF WATAUGA, TARRANT COUNTY, TEXAS
OUT OF THE JAMES A. GREGORY SURVEY, ABSTRACT NO. 630

OWNER:

PARTNERSHIP & ARNOLD H. BLOCK
CLEARVIEW CT.
VILLE, TEXAS 7907

SURVEYOR:

SPOONER & ASSOCIATES, INC.
7417 CONTINENTAL TR.
NORTH RICHLAND HILLS, TEXAS 76180
PH: (817) 281-2355, FAX: (817) 281-1389
CONTACT: SHAUN SPOONER, R.P.L.S.

CITY COUNCIL
CITY OF WATAUGA

RETURN TO:
CITY OF WATAUGA
CITY SECRETARY
7101 WHITLEY ROAD
WATAUGA, TX 76148
(817) 514-5811

PLANNING & ZONING COMMISSION
CITY OF WATAUGA

DATED DATE:

PLAT APPROVED DATE:

MAYOR

CHAIRMAN

CITY SECRETARY

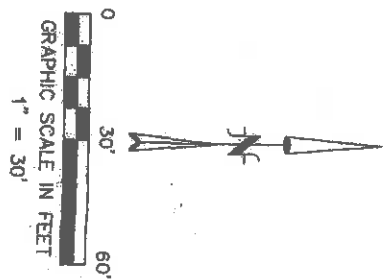
SECRETARY

THIS PLAT FILED IN CABINET _____ SLIDE _____



SPOONER & ASSOC REGISTERED PROFESSIONAL LAND SURVEYORS	
JOB NO. 1180-01	DATE: 9-02-
ACAD FILE: NONE	COMPUTED BY: S
DRAWN BY: S	CHECKED BY: S
7417 CONTINENTAL TR. NORTH RICHLAND HILLS, TX 76180 (817) 281-2355	

THE BASIS OF BEARINGS FOR THIS SURVEY IS BASED ON THE CITY OF NORTH RICHLAND HILLS GPS CONTROL NETWORK. CAPED 1/2" IRON RODS SET AT ALL LOT CORNERS



ST. LOUIS SOUTHWESTERN RR
100' R.O.W.

LOT 2
1.0000 AC.
(43,560 SQ. FT.)

BLOCK 1

LOT 1
1.1450 AC.
(49,878 SQ. FT.)
Block 1

LOT 3, BLOCK 24
SUNNYBROOK ADDITION, PH
C&B, A, SLIDE 4750
P&C&L

RUFE SNOW DRIVE

