

**Description of an
Easement Abandonment**

BEING a portion of that Public Access Easement, recorded in Instrument Number D213300996, County Records, Tarrant County, Texas, situated in the WM. McCowen Survey, Abstract Number 999, City of Fort Worth, Tarrant County, Texas, and being a portion of Lots 4A-R2-3, 7A-R2-3, Block A and Prairie Vista Drive (a 72 foot right-of-way), Alliance Town Center, an addition to the City of Fort Worth, recorded in Instrument Number D220055028 said County Records, being a portion of Lots 5A-R2-4, 7A-R2-4, Block A, Alliance Town Center, an addition to the City of Fort Worth, recorded in Instrument Number D222294356 said County Records and being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8 inch iron rod with plastic cap stamped "KHA" found in the south line of said Lot 7A-R2-3, being in the west right-of-way line of Feather Grass Lane (a 72 foot right-of-way), recorded in Instrument Number D213285615, said County Records and the north line of said Prairie Vista Drive, recorded in Instrument Number D213285615, said County Records;

THENCE S 72°03'03" W, 92.16 feet to the **POINT OF BEGINNING**;

THENCE S 00°16'00" W, 24.00 feet;

THENCE N 89°44'00" W, 173.16 feet to the beginning of a curve to the left;

THENCE with said curve to the left, an arc distance of 32.25 feet, through a central angle of 73°54'43", having a radius of 25.00 feet, the long chord which bears S 53°18'39" W, 30.06 feet to the beginning of a reverse curve to the right;

THENCE with said reverse curve to the right, an arc distance of 112.23 feet, through a central angle of 73°54'42", having a radius of 87.00 feet, the long chord which bears S 53°18'38" W, 104.61 feet;

THENCE N 89°44'00" W, 494.55 feet to the west right-of-way line of Sage Meadow Trail, from which a 5/8 inch iron rod with plastic cap stamped "Peloton" found in the west line of said Lot 4A-R2-3, bears S 00°22'36" E, 98.35 feet;

THENCE N 00°22'36" W, 22.00 feet;

THENCE S 89°44'00" E, 494.79 feet, to the beginning of a curve to the left;

THENCE with said curve to the left, an arc distance of 102.10 feet, through a central angle of 89°59'54", having a radius of 65.00 feet, the long chord which bears N 45°15'54" E, 91.92 feet;

THENCE N 01°23'06" E, 6.07 feet to the beginning of a curve to the left;

THENCE with said curve to the left, an arc distance of 102.10 feet, through a central angle of 89°59'51", having a radius of 65.00 feet, the long chord which bears N 44°44'04" W, 91.92 feet;

THENCE N 89°44'00" W, 496.44 feet west right-of-way line of Sage Meadow Trail, from which a 5/8 inch iron rod with plastic cap stamped "Peloton" found in the west line of said Lot 5A-R2-4, bears S 00°22'36" E, 33.54 feet;

THENCE N 00°22'36" W, 22.00 feet;

THENCE S 89°44'00" E, 496.69 feet to the beginning of a curve to the right;

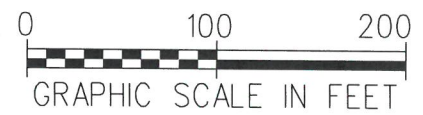
THENCE with said curve to the right, an arc distance of 107.45 feet, through a central angle of 70°45'49", having a radius of 87.00 feet, the long chord which bears S 54°21'02" E, 100.75 feet to the beginning of a reverse curve to the left;

THENCE with said reverse curve to the left, an arc distance of 30.87 feet, through a central angle of 70°45'51", having a radius of 25.00 feet, the long chord which bears S 54°21'15" E, 28.95 feet;

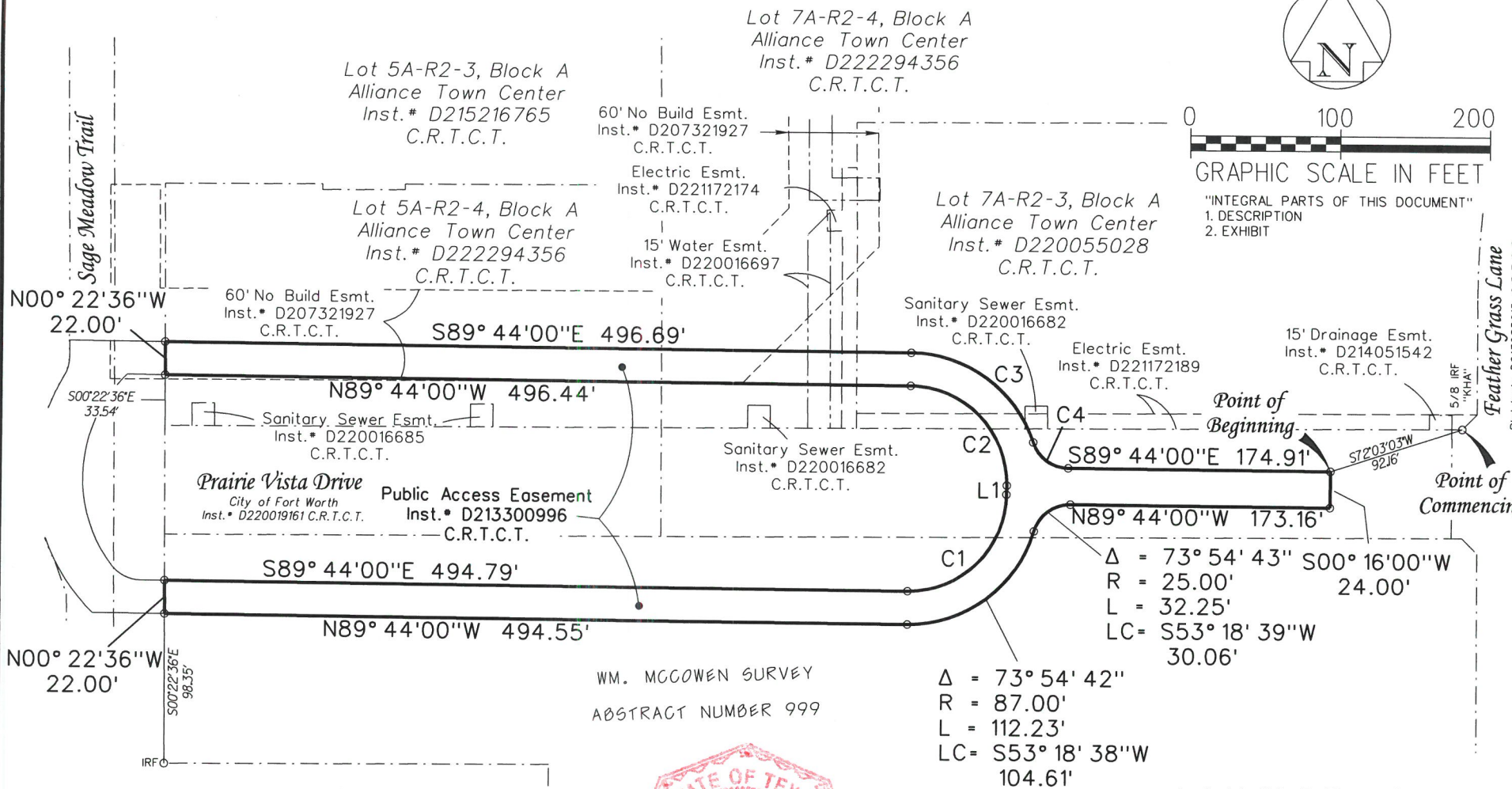
THENCE S 89°44'00" E, 174.91 feet to the **POINT OF BEGINNING** and containing 31,993 square feet or 0.735 acres of land, more or less.

"Integral parts of this document"

1. Description – 2 pages
2. Exhibit



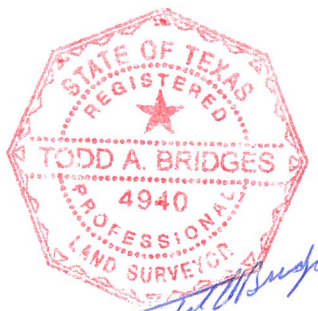
GRAPHIC SCALE IN FEET
 "INTEGRAL PARTS OF THIS DOCUMENT"
 1. DESCRIPTION
 2. EXHIBIT



LINE TABLE	
L1	N01° 23' 06" E 6.07'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	BEARING	DIST.
C1	89° 59' 54"	65.00'	102.10'	N45° 15' 54"E	91.92'
C2	89° 59' 51"	65.00'	102.10'	N44° 44' 04"W	91.92'
C3	70° 45' 49"	87.00'	107.45'	S54° 21' 02"E	100.75'
C4	70° 45' 51"	25.00'	30.87'	S54° 21' 15"E	28.95'



Todd A. Bridges
 1-523

$\Delta = 73^\circ 54' 42''$
 $R = 87.00'$
 $L = 112.23'$
 $LC = S53^\circ 18' 38'' W$
 $104.61'$

$\Delta = 73^\circ 54' 43''$ $S00^\circ 16' 00'' W$
 $R = 25.00'$ $24.00'$
 $L = 32.25'$
 $LC = S53^\circ 18' 39'' W$
 $30.06'$

Exhibit "A" Easement Abandonment

SITUATED IN THE WM. MCCOWEN SURVEY, ABSTRACT NUMBER 999
 CITY OF FORT WORTH, TARRANT COUNTY, TEXAS.



9800 HILLWOOD PARKWAY, SUITE 250
 FORT WORTH, TEXAS 76177 PH. # 817-562-3350

**Description of an
Easement Abandonment**

BEING a portion of an Access Easement Agreement, recorded in Instrument Numbers D209018951 and D213195182, all of County Records, Tarrant County, Texas, situated in the WM. McCowen Survey, Abstract Number 999, Tarrant County, Texas, and being a portion of Lots 4A-R2-3, 7A-R2-3, Block A, and Prairie Vista Drive (a 72 foot right-of-way), Alliance Town Center, an addition to the City of Fort Worth, Tarrant County, Texas recorded in Instrument Number D220055028, said County Records, being a portion of Lots 5A-R2-4, 7A-R2-4, Block A, Alliance Town Center, an addition to the City of Fort Worth, Tarrant County, Texas recorded in Instrument Number D222294356, said County Records and being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8 inch iron rod with plastic cap stamped "KHA" found in the south line of said Lot 7A-R2-3, being in the west right-of-way line of Feather Grass Lane (a 72 foot right-of-way), recorded in Instrument Number D213285615, said County Records and the north line of said Prairie Vista Drive, recorded in Instrument Number D213285615, said County Records;

THENCE N 82°46'03" W, 281.95 feet to the **POINT OF BEGINNING**;

THENCE S 89°21'10" W, 37.32 feet to the beginning of a curve to the left;

THENCE with said curve to the left, an arc distance of 30.25 feet, through a central angle of 67°58'28", having a radius of 25.50 feet, the long chord which bears S 55°21'57" W, 28.51 feet to the beginning of a reverse curve to the right;

THENCE with said reverse curve to the right, an arc distance of 271.21 feet, through a central angle of 65°33'55", having a radius of 237.00 feet, the long chord which bears S 54°09'41" W, 256.65 feet to the beginning of a non-tangent curve to the right;

THENCE with said non-tangent curve to the right, an arc distance of 18.46 feet, through a central angle of 15°47'03", having a radius of 67.00 feet, the long chord which bears N 85°09'50" W, 18.40 feet to the beginning of a reverse curve to the left;

THENCE with said curve to the left, an arc distance of 12.97 feet, through a central angle of 29°08'57", having a radius of 25.50 feet, the long chord which bears N 76°04'19" W, 12.83 feet;

THENCE S 89°21'10" W, 284.17 feet to the west right-of-way line of Sage Meadow Trail, from which a 5/8 inch iron rod with plastic cap stamped "Peloton" found in the west line of said Lot 4A-R2-3, bears S 00°22'36" E, 98.14 feet;

THENCE N 00°22'36" W, 24.00 feet;

THENCE N 89°21'10" E, 251.65 feet to the beginning of a curve to the left;

THENCE with said curve to the left, an arc distance of 11.35 feet, through a central angle of 118°16'40", having a radius of 5.50 feet, the long chord which bears N 30°12'47" E, 9.44 feet to the beginning of a reverse curve to the right;

THENCE with said curve to the right, an arc distance of 53.95 feet, through a central angle of 49°04'08", having a radius of 63.00 feet, the long chord which bears N 04°23'31" W, 52.32 feet to the beginning of non-tangent curve to the right;

THENCE with said non-tangent curve to the right, an arc distance of 75.05 feet, through a central angle of 18°27'22", having a radius of 233.00 feet, the long chord which bears N 29°22'15" E, 74.73 feet to the beginning of a reverse curve to the left;

THENCE with said reverse curve to the left, an arc distance of 12.41 feet, through a central angle of 129°14'46", having a radius of 5.50 feet, the long chord which bears N 26°01'27" W, 9.94 feet;

THENCE S 89°21'10" W, 285.57 feet to the west right-of-way line of Sage Meadow Trail, from which a 5/8 inch iron rod with plastic cap stamped "Peloton" found in the west line of said Lot 5A-R2-4, bears S 00°22'36" E, 33.25 feet;

THENCE N 00°22'36" W, 24.00 feet;

THENCE N 89°21'10" E, 307.32 feet to the beginning of a curve to the left;

THENCE with said curve to the left, an arc distance of 17.06 feet, through a central angle of 38°20'26", having a radius of 25.50 feet, the long chord which bears N 70°10'56" E, 16.75 feet to the beginning of a reverse curve to the right;

THENCE with said curve to the right, an arc distance of 124.46 feet, through a central angle of 30°05'22", having a radius of 237.00 feet, the long chord which bears N 66°03'23" E, 123.04 feet;

THENCE N 68°57'08" E, 62.97 feet;

THENCE S 45°39'04" E, 77.18 feet;

THENCE N 89°21'10" E, 35.00 feet;

THENCE S 00°38'51" E, 44.68 feet to the **POINT OF BEGINNING** and containing 65,269 square feet or 1.498 acres of land more or less. Save and except the following tract of land.

SAVE AND EXCEPT

BEING a portion of Lots 4A-R2-3, 7A-R2-3, Block A, and Prairie Vista Drive (a 72 foot right-of-way), Alliance Town Center, an addition to the City of Fort Worth, Tarrant County, Texas recorded in Instrument Number D220055028, said County Records, being a portion of Lots 5A-R2-4, 7A-R2-4, Block A, Alliance Town Center, an addition to the City of Fort Worth, Tarrant County, Texas recorded in Instrument Number D222294356, said County Records and being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8 inch iron rod with plastic cap stamped "KHA" found in the south line of said Lot 7A-R2-3, being in the west right-of-way line of Feather Grass Lane (a 72 foot right-of-way), recorded in Instrument Number D213285615, said County Records and the north line of said Prairie Vista Drive, recorded in Instrument Number D213285615, said County Records;

THENCE N 82°46'03" W, 281.95 feet;

THENCE N 89°17'11" W, 80.10 feet to the **POINT OF BEGINNING**, the beginning of a non-tangent curve to the right;

THENCE with said non-tangent curve to the right, an arc distance of 253.01 feet, through a central angle of 68°07'31", having a radius of 212.79 feet, the long chord which bears S 52°51'28"W, 238.37 feet to the beginning of a compound curve to the right;

THENCE with said compound curve to the right, an arc distance of 84.95 feet, through a central angle of 113°11'55", having a radius of 43.00 feet, the long chord which bears N 36°27'24"W, 71.80 feet to the beginning of a compound curve to the right;

THENCE with said compound curve to the right, an arc distance of 248.34 feet, through a central angle of 66°48'05", having a radius of 213.00 feet, the long chord which bears N 53°32'36"E, 234.51 feet to the beginning of a compound curve to the right;

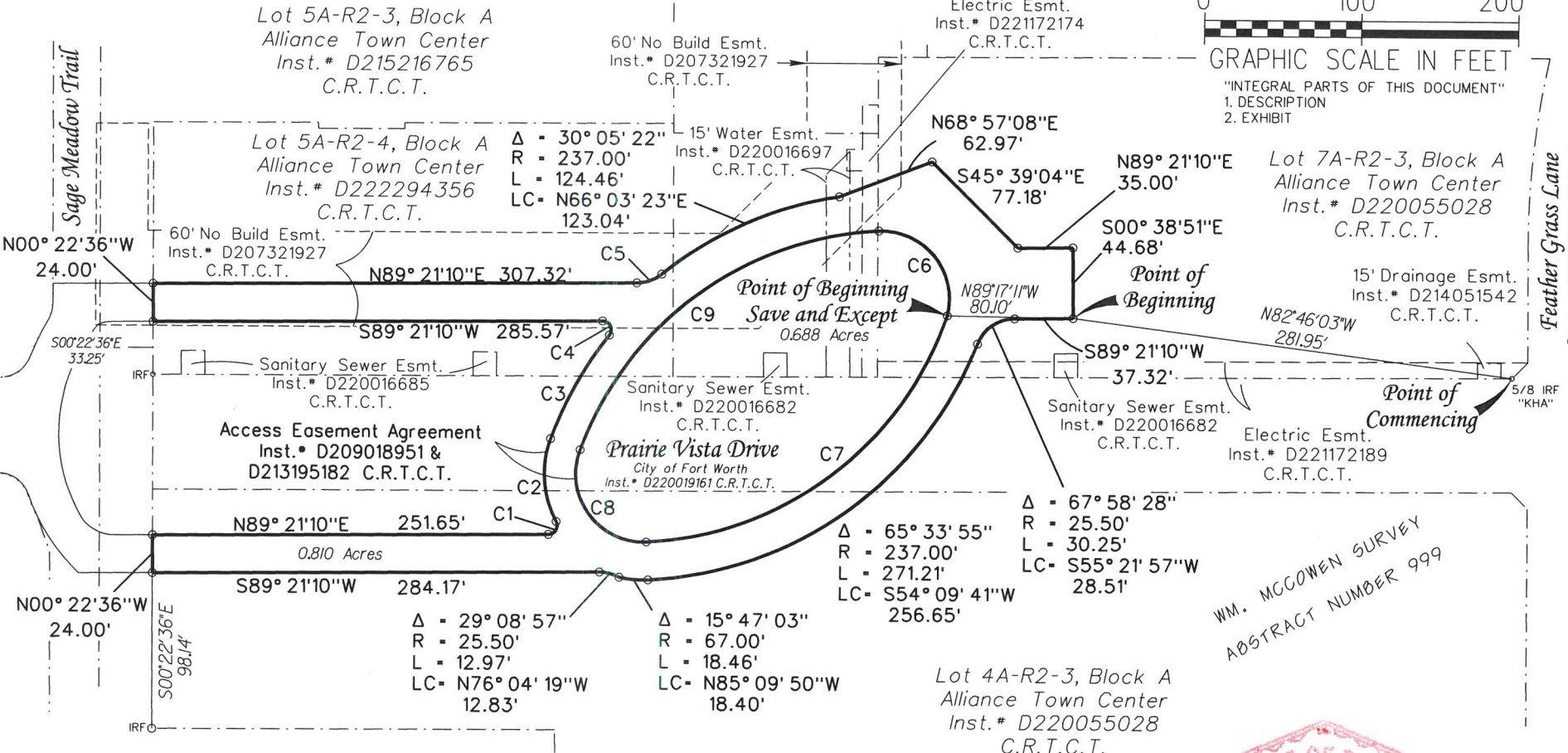
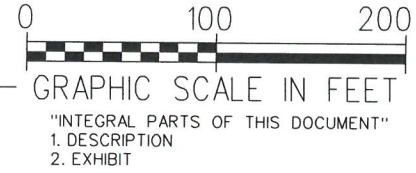
THENCE with said compound curve to the right, an arc distance of 80.17 feet, through a central angle of 106°49'13", having a radius of 43.00 feet, the long chord which bears S 39°38'45"E, 69.05 feet to the **Point of Beginning** and containing 29,962 square feet or 0.688 acres of land more or less, leaving a net area of 35,307 square feet of 0.810 acres of land more or less.

"Integral parts of this document"

1. Description 3 - pages
2. Exhibit

Area Table	
Gross Save and Except	1.498 Acres
Net	0.810 Acres

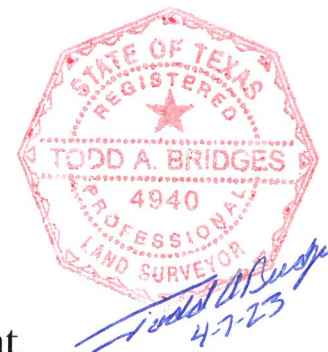
Lot 7A-R2-4, Block A
Alliance Town Center
Inst. # D222294356
C.R.T.C.T.



CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	BEARING	DIST.
C1	118° 16' 40"	5.50'	11.35'	N30° 12' 47"E	9.44'
C2	49° 04' 08"	63.00'	53.95'	N04° 23' 31"W	52.32'
C3	18° 27' 22"	233.00'	75.05'	N29° 22' 15"E	74.73'
C4	129° 14' 46"	5.50'	12.41'	N26° 01' 27"W	9.94'
C5	38° 20' 26"	25.50'	17.06'	N70° 10' 57"E	16.75'
C6	106° 49' 13"	43.00'	80.17'	S39° 38' 45"E	69.05'
C7	68° 07' 31"	212.79'	253.01'	S52° 51' 28"W	238.37'
C8	113° 11' 55"	43.00'	84.95'	N36° 27' 24"W	71.80'
C9	66° 48' 05"	213.00'	248.34'	N53° 32' 36"E	234.51'

Exhibit "A"
Easement Abandonment
SITUATED IN THE WM. MCCOWEN SURVEY, ABSTRACT NUMBER 999
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS.



PELOTON
LAND SOLUTIONS
9600 HILLWOOD PARKWAY, SUITE 250
FORT WORTH, TEXAS 76117 PH: 817-562-3380
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 DATE: 07/28/2022
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 DRAWN BY: S. PONCE
 JOB # HWAZ2020
 Wm. MCCOWEN SURVEY
 ABSTRACT NUMBER 999