

**APPARENT PREScriptive
RIGHT-OF-WAY ABANDONMENT**
FRANKLIN HUSTON SURVEY, ABSTRACT NO. 597,
ARCHIBALD ROBINSON SURVEY, ABSTRACT NO. 1119
CITY OF FORT WORTH, DENTON COUNTY, TEXAS

BEING a 23,901 square foot (0.5487 acre) tract of land situated in the Franklin Huston Survey, Abstract No. 597, and the Archibald Robinson Survey, Abstract No. 1119, City of Fort Worth, Denton County, Texas and being a portion of the old Litsey Road (a variable width prescriptive right-of-way), and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with red plastic cap stamped "KHA" found at the northwest corner of a 55.888 acre tract of land described as "Tract 1" in the Special Warranty Deed to Litsey Creek Investments, LLC, recorded in Instrument No. 2020-189636, Official Records, Denton County, Texas and in the east line of a called 92.202 acre tract of land described in the Dedication Deed to the City of Fort Worth, Texas, recorded in Instrument No. 2019-83300, Official Records, Denton County, Texas, and being in the south apparent right-of-way line of a road known as Litsey Road (a variable width apparent prescriptive right-of-way)

THENCE North 1°29'25" East, with said east line, passing at a distance of 17.14 feet a 1/2-inch iron rod found for the northeast corner of said 92.202 acre tract continuing over and across said apparent prescriptive right-of-way a total distance of 23.60 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set in the south line of a called 1.950 acre tract of land described as "Tract 4" in the Special Warranty Deed to Litsey Creek Investments, LLC, recorded in Instrument No. 2020-189636, Official Records, Denton County, Texas, from which a 60d nail found at the southwest corner of said 1.950 acre tract bears South 89°28'24" West, a distance of 193.49 feet;

THENCE North 89°28'24" East, with the 1.950 acre tract, a distance of 990.61 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the southeast corner of said 1.950 acre tract;

THENCE over and across said apparent prescriptive right-of-way, the following courses and distances:

South 78°43'05" East, a distance of 31.45 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left having a central angle of 4°35'57", a radius of 1260.00 feet, a chord bearing and distance of South 81°06'01" East, 101.12 feet;

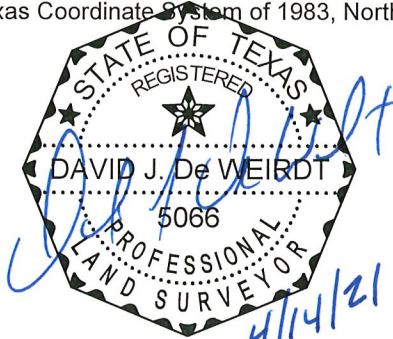
In a southeasterly direction, with said curve to the left, an arc distance of 101.14 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found in the north line of a called 6.269 acre tract described as "Tract 3 - Part 1" in the Special Warranty Deed to Litsey Creek Investments, LLC, recorded in Instrument No. 2020-189616, Official Records, Denton County, Texas;

THENCE with the north line of said 6.269 acre tract and a called 1.000 acre tract of land described in The Special Warranty Deed to Litsey Creek Investments, LLC, recorded in Instrument No. 2020-189619, Official Records, Denton County, Texas, and said 55.888 acre tract, the following courses and distances:

South 89°37'23" West, a distance of 331.75 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

South 89°22'05" West, passing at a distance of 483.88 feet a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the northeast corner of said 1.000 acre tract and passing at a distance of 692.58 feet a 5/8-inch iron rod with red plastic cap stamped "KHA" found at the northwest corner of said 1.000 acre tract and continuing a total distance of 790.23 feet to the **POINT OF BEGINNING** and containing 23,901 square feet or 0.5487 acres of land.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.



DAVID J. De WEIRDT
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5066
david.deweirdt@kimley-horn.com

<h1>Kimley»Horn</h1>		13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240		FIRM # 10115500		Tel. No. (972) 770-1300 Fax No. (972) 239-3820	
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.		
N/A	DWP	DJD	APRIL 2021	067806101	1 OF 3		

LEGEND

IRFC = IRON ROD W/"KHA"CAP FOUND
 CAB. = CABINET VOL. = VOLUME PG. = PAGE
 INST. NO. = INSTRUMENT NUMBER
 P.R.D.C.T. = PLAT RECORDS OF DENTON COUNTY, TEXAS
 D.R.D.C.T. = DEED RECORDS OF DENTON COUNTY, TEXAS
 O.R.D.C.T. = OFFICIAL RECORDS, DENTON COUNTY, TEXAS

LITSEY ROAD

A VARIABLE WIDTH PUBLIC R.O.W.

DENTON COUNTY
 INST. NO. 2009-30461
 O.R.D.C.T.

APPROXIMATE LOCATION
 10' TRI COUNTY ELECTRIC
 COOPERATIVE, INC.
 EASEMENT
 INST. NO. 2004-120136
 O.R.D.C.T.

DRAINAGE EASEMENT
 DE-7A-3
 INST. NO. 2009-22568
 O.R.D.C.T.

FRANKLIN HUSTON SURVEY
 ABSTRACT NO. 597

30' SANITARY SEWER
 EASEMENT
 INST. NO. 2005-66777
 O.R.D.C.T.
 INST. NO. D205124381
 O.P.R.T.C.T.

120' ACCESS
 EASEMENT
 VOL. 5428, PG. 7274
 D.R.D.C.T.

10' SOUTHWESTERN BELL
 TELEPHONE EASEMENT
 VOL. 2792, PG. 770
 D.R.D.C.T.

0.5487 ACRES
23,901 SQ. FT.

CALLLED 1,950 ACRE
 "TRACT 4"
 LITSEY CREEK INVESTMENTS, LLC
 INST. NO. 2020-189636
 O.R.D.C.T.

30' TRINITY RIVER AUTHORITY
 EASEMENT
 INST. NO. 2005-129432
 VOL. 17096, PG. 20
 O.R.D.C.T.

CALLLED 1,000 ACRE
 LITSEY CREEK
 INVESTMENTS, LLC
 INST. NO. 2020-189619
 O.R.D.C.T.

PUBLIC ACCESS ESMT.
 AGREEMENT
 INST. NO. 2019-17518,
 O.R.D.C.T.

TRINITY RIVER AUTHORITY
 TEMPORARY CONSTRUCTION
 EASEMENT
 INST. NO. 2019-1188
 O.R.D.C.T.

CALLLED: 92.202 ACRES
 CITY OF FORT WORTH
 INST. NO. 2019-83300,
 O.R.D.C.T.

P.O.B.

NOTE

A CALLLED 55,888 ACRE
 "TRACT 1"
 LITSEY CREEK
 INVESTMENTS, LLC
 INST. NO. 2020-189636
 O.R.D.C.T.

ARCHIBALD ROBINSON SURVEY
 ABSTRACT NO. 1119

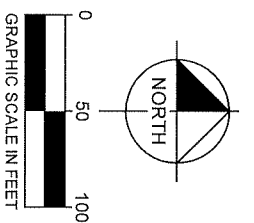
AN APPARENT PRESCRIPTIVE
 PUBLIC R.O.W.
 KNOWN AS LITSEY ROAD
 (BY USE AND OCCUPATION)

DRAINAGE EASEMENT
 INST. NO. 2009-26470
 O.R.D.C.T.

Bearing system based on the Texas
 Coordinate System of 1983, North
 Central Zone (4202), North American
 Datum of 1983.

**APPARENT PERSCRIPITIVE
 RIGHT-OF-WAY ABANDONMENT**

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 CITY OF FORT WORTH, DENTON COUNTY, TEXAS



MATCHLINE SHEET 3

Kimley»Horn

13445 Noel Road, Two Galleria Office
 Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500
 Tel. No. (972) 770-1300
 Fax No. (972) 298-3820

Scale	1" = 100'
Drawn By	DWP
Checked By	DJD
Date	APRIL 2021
Project No.	087806101
Sheet No.	2 OF 3

