

EXHIBIT A
2.351 ACRES
PERMANENT ACCESS EASEMENT ABANDONMENT

BEING A 2.351 ACRE TRACT OF LAND, SITUATED IN THE GREENBERRY OVERTON SURVEY, ABSTRACT NO. 972, CITY OF FORT WORTH, DENTON COUNTY, TEXAS AND THE GREENBERRY OVERTON SURVEY ABSTRACT NO. 1185, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AND BEING ALL OF A PERMANENT ACCESS EASEMENT AS RECORDED IN COUNTY CLERKS FILE NO. 2013-65817 REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, AND PART OF A 291.842 ACRE TRACT OF LAND CONVEYED TO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., AS RECORDED IN COUNTY CLERKS FILE NO. D210020017 REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS, AND ALSO BEING PART OF A 670.402 ACRE TRACT OF LAND CONVEYED AS TRACT 1 TO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., AS RECORDED IN COUNTY CLERKS FILE NO. 2008-18108 REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, AND BEING PARTIALLY WITHIN THE CURRENT LIMITS OF JOHN DAY ROAD-RANCHO CANYON WAY, AN ADDITION TO THE CITY OF FORT WORTH AS RECORDED IN COUNTY CLERKS FILE NO. D218039047 PLAT RECORDS, TARRANT COUNTY, TEXAS. SAID 2.351 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 (CORS96, EPOCH DATE 2002), DETERMINED BY GPS OBSERVATIONS BETWEEN JULIAN DAY 253, 2004 AND JULIAN DAY 259, 2004, CALCULATED FROM DALLAS CORS ARP (PID-DF8984) AND ARLINGTON RRP2 CORS ARP (PID-DF5387), BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR THE SOUTHEAST CORNER OF SENDERA RANCH EAST, PHASE 15 AN ADDITION TO THE CITY OF FORT WORTH, AS RECORDED IN CABINET 2017, PAGE 518, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS AND BEING ON THE COMMON LINE OF SAID 670.402 ACRE TRACT AND SAID 291.842 ACRE TRACT;

THENCE, SOUTH 29 DEGREES 00 MINUTES 41 SECONDS EAST, ALONG THE COMMON LINE OF SAID 670.402 ACRE TRACT AND SAID 291.842 ACRE TRACT, A DISTANCE OF 71.49 FEET TO THE **POINT OF BEGINNING**;

THENCE, NORTH 29 DEGREES 13 MINUTES 52 SECONDS EAST, DEPARTING SAID COMMON LINE AND OVER AND ACROSS SAID 670.402 ACRE TRACT, A DISTANCE OF 151.49 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 63 DEGREES 14 MINUTES 27 SECONDS EAST, PASSING AT A DISTANCE OF 26.35 FEET, THE NORTHWEST CORNER OF JOHN DAY ROAD (110' WIDTH RIGHT-OF-WAY) AND SAID JOHN DAY ROAD-RANCHO CANYON WAY, SAME BEING THE SOUTHWEST CORNER OF A 6.262 ACRE TRACT OF LAND CONVEYED TO THE CITY OF FORT WORTH AS RECORDED IN COUNTY CLERKS FILE NO. 2013-65817 REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS, CONTINUING FOR A TOTAL DISTANCE OF 110.10 FEET TO A POINT FOR CORNER TO A POINT FOR CORNER;

THENCE, DEPARTING THE SOUTHWEST LINE OF SAID 6.262 ACRE CITY OF FORT WORTH TRACT, AND CONTINUING ALONG SAID PERMANENT ACCESS EASEMENT, AND OVER

AND ACROSS SAID 291.842 ACRE TRACT, SAID JOHN DAY ROAD-RANCHO CANYON WAY AND SAID JOHN DAY ROAD THE FOLLOWING COURSES AND DISTANCES:

SOUTH 29 DEGREES 13 MINUTES 52 SECONDS WEST, A DISTANCE OF 398.95 FEET TO A POINT FOR CORNER;

SOUTH 60 DEGREES 46 MINUTES 08 SECONDS EAST, PASSING AT A DISTANCE OF 27.42 FEET, THE SOUTHEAST LINE OF SAID JOHN DAY ROAD, AND CONTINUING FOR A TOTAL DISTANCE OF 40.00 FEET TO A POINT FOR CORNER;

SOUTH 29 DEGREES 13 MINUTES 52 SECONDS WEST, A DISTANCE OF 109.49 FEET TO A POINT FOR CORNER;

NORTH 60 DEGREES 46 MINUTES 08 SECONDS WEST, PASSING AT A DISTANCE OF 12.57 FEET, THE SOUTHEAST LINE OF SAID JOHN DAY ROAD, CONTINUING FOR A TOTAL DISTANCE OF 40.32 FEET TO A POINT FOR CORNER AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 18 DEGREES 40 MINUTES 51 SECONDS, A RADIUS OF 680.00 FEET, A LONG CHORD THAT BEARS SOUTH 40 DEGREES 18 MINUTES 40 SECONDS WEST, AND A DISTANCE OF 220.73 FEET;

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 221.71 FEET TO A POINT FOR CORNER;

SOUTH 64 DEGREES 55 MINUTES 10 SECONDS WEST, PASSING AT A DISTANCE OF 85.37 FEET, THE NORTHWEST LINE OF SAID JOHN DAY ROAD AND SAID 291.842 ACRE TRACT, CONTINUING FOR A TOTAL DISTANCE OF 206.40 FEET TO A POINT FOR CORNER;

THENCE, CONTINUING ALONG SAID PERMANENT ACCESS EASEMENT AND OVER AND ACROSS SAID 670.402 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 25 DEGREES 04 MINUTES 50 SECONDS WEST, A DISTANCE OF 62.00 FEET TO A POINT FOR CORNER;

NORTH 64 DEGREES 55 MINUTES 10 SECONDS EAST, A DISTANCE OF 141.41 FEET TO A POINT FOR CORNER;

NORTH 12 DEGREES 51 MINUTES 02 SECONDS EAST, A DISTANCE OF 137.59 FEET TO A POINT FOR CORNER;

SOUTH 73 DEGREES 10 MINUTES 08 SECONDS EAST, A DISTANCE OF 50.04 FEET TO A POINT FOR CORNER AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 11 DEGREES 14 MINUTES 34 SECONDS, A RADIUS OF 570.00 FEET, A LONG CHORD THAT BEARS NORTH 34 DEGREES 51 MINUTES 09 SECONDS EAST, AND A DISTANCE OF 111.67 FEET;

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 111.85 FEET TO A POINT FOR CORNER;

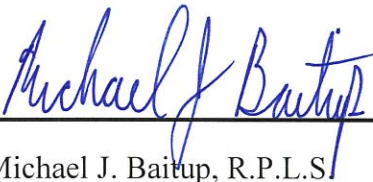
NORTH 29 DEGREES 13 MINUTES 52 SECONDS EAST, A DISTANCE OF 55.57 FEET TO A POINT FOR CORNER;

NORTH 60 DEGREES 46 MINUTES 08 SECONDS WEST, A DISTANCE OF 40.00 FEET TO A POINT FOR CORNER;

NORTH 29 DEGREES 13 MINUTES 52 SECONDS EAST, A DISTANCE OF 114.11 FEET TO A POINT FOR CORNER;

SOUTH 60 DEGREES 46 MINUTES 08 SECONDS EAST, A DISTANCE OF 40.00 FEET TO A POINT FOR CORNER;

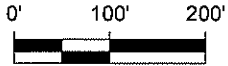
NORTH 29 DEGREES 13 MINUTES 52 SECONDS EAST, A DISTANCE OF 161.88 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 102,388 SQUARE FEET, OR 2.351 ACRES OF LAND.



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April 24, 2019





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TRACT 1
670.402 ACRES
LENNAR HOMES OF TEXAS LAND
AND CONSTRUCTION, LTD.
C.C.# 2008-18108
R.P.R.D.C.T.

291.842 ACRES
LENNAR HOMES OF
TEXAS LAND
AND CONSTRUCTION,
LTD.
C.C.# D210020017
O.P.R.T.C.T.

CITY OF FORT WORTH
6.262 ACRES
C.C.# 2013-58817
R.P.R.D.C.T.

TRACT 1
670.402 ACRES
LENNAR HOMES OF
TEXAS LAND AND
CONSTRUCTION, LTD.
C.C.# 2008-18108
R.P.R.D.C.T.

SENDERA RANCH EAST
PHASE 15
C.C.# 2017-518
O.P.R.D.C.T.
DRAINAGE EASEMENT
C.C.# 2013-65817
R.P.R.D.C.T.

POINT OF
COMMENCING
POINT OF
BEGINNING

PERMANENT SEWER
FACILITY EASEMENT
C.C.# D217200782
O.P.R.T.C.T.

SANITARY
SEWER EASEMENT
C.C.# D216069480
O.P.R.T.C.T.

50' PIPELINE EASEMENT
C.C.# D205359667
R.P.R.D.C.T.
C.C.# 2005-137675
R.P.R.D.C.T.

102,388 SQ.FT.
2.351 ACRES
PERMANENT ACCESS
EASEMENT
C.C.# 2013-65817
R.P.R.D.C.T.

GREENBERRY OVERTON
SURVEY, ABSTRACT NO. 972

ANVIL DRIVE

DENTON COUNTY
TARRANT COUNTY

GREENBERRY OVERTON
SURVEY, ABSTRACT NO. 1185

PROPOSED
SENDERA RANCH EAST
PHASE 16

DESERT RAIN TRAIL
JOHN DAY ROAD
(110' RIGHT-OF-WAY)

APPROXIMATE SURVEY LINE

291.842 ACRES
LENNAR HOMES OF TEXAS LAND
AND CONSTRUCTION, LTD.
C.C.# D210020017
O.P.R.T.C.T.

50' PIPELINE EASEMENT
C.C.# D205359667
R.P.R.D.C.T.
C.C.# 2005-137675
R.P.R.D.C.T.

PERMANENT SEWER
& DRAINAGE
FACILITY EASEMENT
C.C.# D217261912
O.P.R.T.C.T.

PIPELINE EASEMENT
C.C.# 2009-64285
R.P.R.D.C.T.
C.C.# D209159652
R.P.R.T.C.T.
C.C.# 2010-96035
R.P.R.D.C.T.
C.C.# D210237512
R.P.R.T.C.T.

JOHN DAY ROAD-RANCHO
CANYON WAY
(SENDERA RANCH EAST)
C.C.# D218039047
P.R.T.C.T.

ONCOR ELECTRIC
DELIVERY COMPANY,
LLC. EASEMENT
C.C.# 2017-140359
R.P.R.D.C.T.

PIPELINE EASEMENT
C.C.# 2007-31525
R.P.R.D.C.T.
C.C.# D207057633
R.P.R.T.C.T.

TRACT 1
670.402 ACRES
LENNAR HOMES OF TEXAS LAND
AND CONSTRUCTION, LTD.
C.C.# 2008-18108
R.P.R.D.C.T.

- LEGEND**
- R.P.R.D.C.T. REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS
 - O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
 - P.R.T.C.T. PLAT RECORDS TARRANT COUNTY, TEXAS
 - P.R.D.C.T. PLAT RECORDS DENTON COUNTY, TEXAS

BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 (CORS96, EPOCH DATE 2002), DETERMINED BY GPS OBSERVATIONS BETWEEN JULIAN DAY 253, 2004 AND JULIAN DAY 259, 2004, CALCULATED FROM DALLAS CORS ARP (PID-DF8984) AND ARLINGTON RRP2 CORS ARP (PID-DF5387).

PAGE 4 OF 5	DATE:	04/24/19
	DRWN BY:	M.D.M.
	CHKD BY:	M.J.B.
	PROJ NO.	0026

EXHIBIT "B"
PERMANENT ACCESS
EASEMENT ABANDONMENT
OUT OF THE
G. OVERTON SURVEY ABSTRACT NO. 972 AND THE G.
OVERTON SURVEY ABSTRACT NO. 1185 IN THE CITY OF FORT
WORTH, DENTON & TARRANT COUNTY, TEXAS

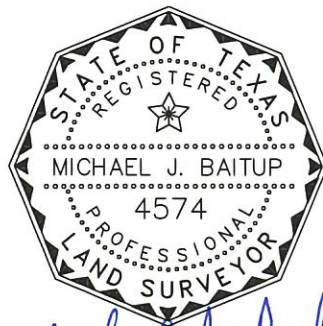
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Phone 469.621.0710
T.B.P.L.S. Firm No. 10194465



S:\WTK-LAND\0026200 SURVEY\280 Easements\0026-PH16-EX23.dwg 4/23/2019

CURVE	CENTRAL ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	18°40'51"	680.00'	S40°18'40"W	220.73'	221.71'
C2	11°14'34"	570.00'	N34°51'09"E	111.67'	111.85'

LINE	BEARING	DISTANCE
L1	N29°13'52"E	151.49'
L2	S63°14'27"E	110.10'
L3	S29°13'52"W	398.95'
L4	S60°46'08"E	40.00'
L5	S29°13'52"W	109.49'
L6	N60°46'08"W	40.32'
L7	S64°55'10"W	206.40'
L8	N25°04'50"W	62.00'
L9	N64°55'10"E	141.41'
L10	N12°51'02"E	137.59'
L11	S73°10'08"E	50.04'
L12	N29°13'52"E	55.57'
L13	N60°46'08"W	40.00'
L14	N29°13'52"E	114.11'
L15	S60°46'08"E	40.00'
L16	N29°13'52"E	161.88'



Michael J Baitup

DATE: 04/24/19
 DRWN BY: M.D.M.
 CHKD BY: M.J.B.
 PROJ NO. 0026

EXHIBIT "B"
 PERMANENT ACCESS
 ESAEMENT ABANDONMENT
 OUT OF THE
 G. OVERTON SURVEY ABSTRACT NO. 972 AND THE G.
 OVERTON SURVEY ABSTRACT NO. 1185 IN THE CITY OF FORT
 WORTH, DENTON & TARANT COUNTY, TEXAS

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