

FIELD NOTE DESCRIPTION

0.8966 ACRES

BEING a tract of land situated in the J.J. Albirado Survey, Abstract No. 4, City of Fort Worth, Tarrant County, Texas and being all of Mountain Brook Lane a variable width right of way, according to the plat of Chisholm Trail Ranch, an addition to the City of Fort Worth, filed of record in Instrument No. D222088926 Official Public Records, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with plastic cap stamped "DUNAWAY" found at the north end of a corner clip for the intersection of the west line of Summer Creek Drive (a 120-foot wide right-of-way) and the north line of said Mountain Brook Lane, same being the southeast corner of Lot 1, Block 5, of said Chisholm Trail Ranch, for the beginning of a non-tangent curve to the left having a radius of 1,058.76 feet, a central angle of 05°27'43", and a chord bearing and distance of South 16°40'17" West, 100.89 feet;

THENCE with said curve to the left, an arc distance of 100.93 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found at the south end of a corner clip for the intersection of the south line of said Mountain Brook Lane and west line of said Summer Creek Lane, same being the northeast corner of Lot 1, Block 6, of said Chisholm Trail Ranch, and the southeast corner of this tract;

THENCE with said south line, same being common with the north line of said Lot 1, Block 6 the following five (5) courses and distances:

North 28°20'02" West, with the above-mentioned corner clip, a distance of 14.77 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found at the north end of said corner clip, for corner of this tract;

North 73°19'40" West, a distance of 161.70 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner of this tract at the beginning of a non-tangent curve to the left with a radius of 385.00 feet, a central angle of 17°13'24", and a chord bearing and distance of North 81°56'22" West, 115.30 feet;

With said curve to the left, an arc distance of 115.73 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner of this tract;

South 89°26'56" West, a distance of 270.75 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found at the north end of a corner clip, for corner of this tract;

South 44°26'56" West, with said corner clip, a distance of 14.14 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found at the south end of said corner clip in the west line of Summit Ridge Road (a 60-foot right-of-way) at its intersection with the south line of the above-mentioned Mountain Brook Lane, for the southwest corner of this tract, same being a northwest corner of the above-mentioned Lot 1, Block 6;

THENCE North 00°33'04" West, with said west line, a distance of 80.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for the north end of a corner clip, at the intersection of the north line of said Mountain Brook Lane and the west line of said Summit Ridge Road, for the northwest corner of this tract, also being a southwest corner of the above-mentioned Lot 1, Block 5;

**ACCESS EASEMENT
J.J. ALBIRADO SURVEY,
ABSTRACT NO. 4
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS**

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<u>Scale</u>	<u>Drawn by</u>	<u>Checked by</u>	<u>Date</u>	<u>Project No.</u>	<u>Sheet No.</u>
N/A	SPA	KHA	Aug. 2022	063219503	1 OF 3

CONT.

THENCE with said north line, same being common with the south line of said Lot 1, Block 5 the following five (5) courses and distances:

South 45°33'04" East, with the above-mentioned corner clip, a distance of 14.14 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for the south end of said corner clip, same being a corner of this tract;

North 89°26'56" East, a distance of 360.26 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner of this tract at the beginning of a tangent curve to the right with a radius of 300.00 feet, a central angle of 17°13'24", and a chord bearing and distance of South 81°56'22" East, 89.84 feet;

With said curve to the right, an arc distance of 90.18 feet to a 5/8-inch iron rod found for corner of this tract;

South 73°19'40" East, a distance of 119.14 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner of this tract;

North 61°40'20" East, a distance of 14.77 feet to the **POINT OF BEGINNING** and containing 39,056 square feet or 0.8966 acres of land.

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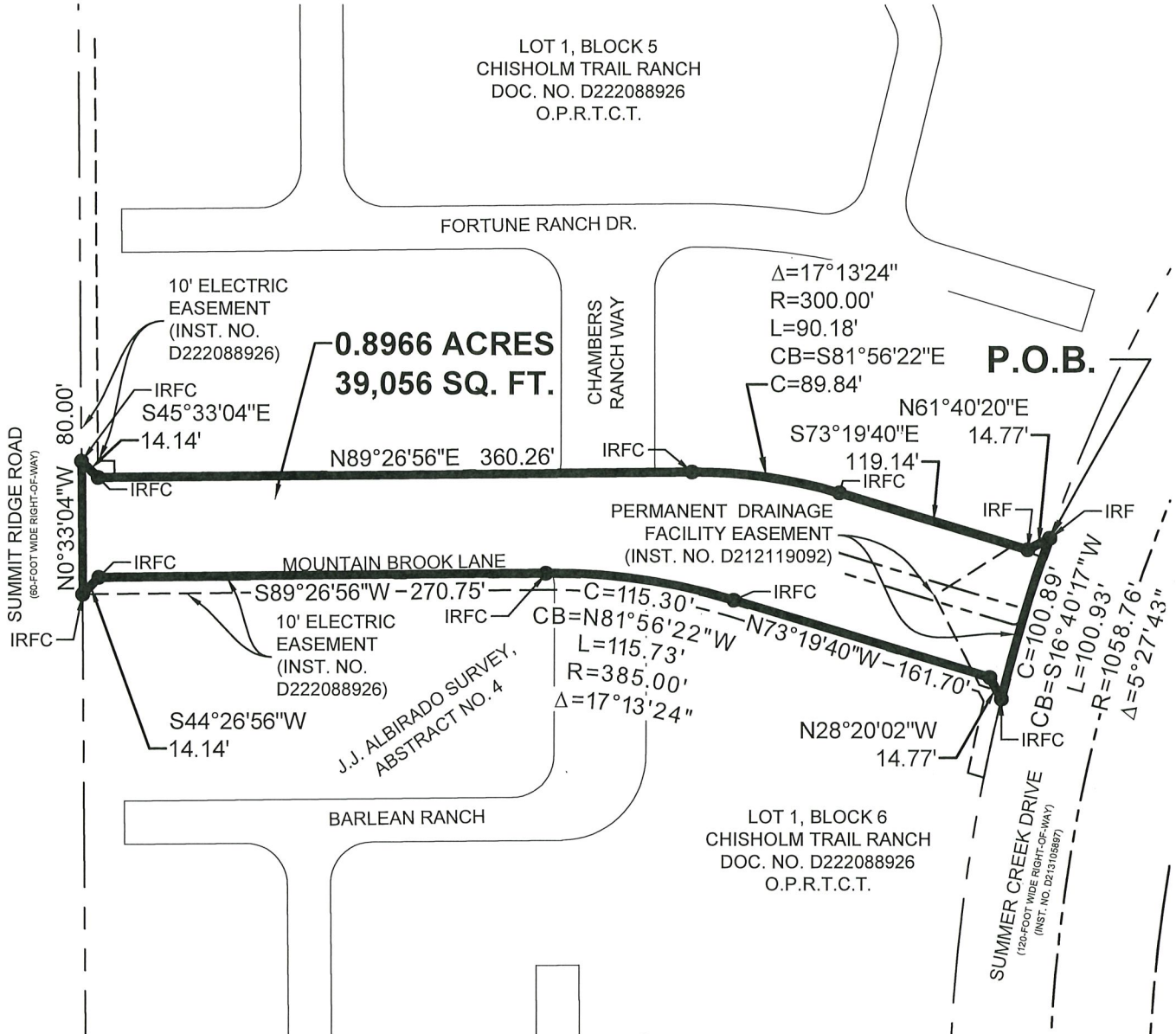
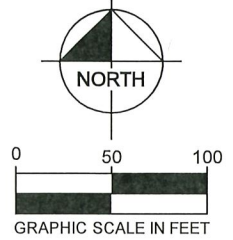
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LEGEND

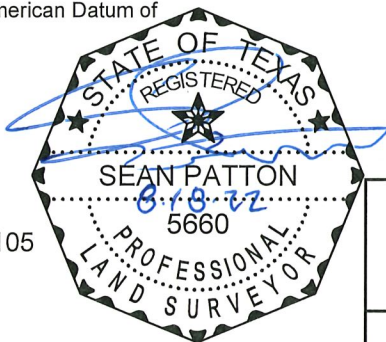
Δ = CENTRAL ANGLE
 P.O.B. = POINT OF BEGINNING
 IRFC = IRON ROD W/CAP FOUND
 IRF = IRON ROD FOUND
 O.P.R.T.C.T. = OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS



NOTES

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

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1" = 100'	SPA	KHA	Aug. 2022	063219503	3 OF 3