

**Description of  
1.4384 Acres of Land  
For Right-of-Way Acquisition**

**BEING** a tract of land situated in the A. Albright Survey, Abstract Number 1849, City of Fort Worth, Tarrant County, Texas, being a portion of that tract (Tract 8) of land described by deed to MCP18, LLC, recorded in Instrument Number D218284427, County Records, Tarrant County, Texas and being more particularly described by metes and bounds as follows:

**COMMENCING** at a 5/8 inch iron rod with plastic cap stamped "TNP" found at the southeast corner of Lot 1, Block 45, Marine Creek Hills, an addition to the City of Fort Worth recorded in Cabinet A, Slide 7413, said County Records, being at the intersection of the north right-of-way line of Cromwell Marine Creek Road (a variable width right-of-way) and the west right-of-way line of Cape Street (a 50 foot right-of-way);

**THENCE** S 02°19'36"W, 49.23 feet, to a 5/8 inch iron rod with plastic cap stamped "Peloton", set in the south right-of-way line of said Cromwell Marine Creek Road, being the north line of said Tract 8, the **POINT OF BEGINNING**;

**THENCE** N 89°32'38"E, 780.40 feet, with said common line to a 5/8 inch iron rod with plastic cap stamped "Peloton" set, from which a 5/8 inch iron rod with plastic cap stamped "TNP" bears N 14°38'22"E, 49.27 feet;

**THENCE** S 78°15'35"E, 910.20 feet, continuing with said common line to a 5/8 inch iron rod with plastic cap stamped "Peloton" set;

**THENCE** S 11°54'32"W, 20.00 feet, continuing with said common line to a 5/8 inch iron rod with plastic cap stamped "Peloton" set;

**THENCE** S 78°11'27"E, 98.22 feet, continuing with said common line to a 5/8 inch iron rod with plastic cap stamped "Peloton", set at the west corner of that right-of-way dedication to the City of Fort Worth recorded in Instrument Number D216177047, said County Records, and being the beginning of a non-tangent curve to the left;

**THENCE** with said north line and said south right-of-way line the following courses and distances:

With said non-tangent curve to the left, an arc distance of 73.50 feet, through a central angle of 08°00'22", having a radius of 526.00 feet, the long chord which bears S 74°39'11"E, 73.44 feet to a 5/8 inch iron rod with plastic cap stamped "Peloton" set;

S 78°39'10"E, 36.23 feet, continuing with said common line to a 5/8 inch iron rod with plastic cap stamped "Peloton" set;

S 72°30'57"E, 33.60 feet, continuing with said common line to a 5/8 inch iron rod with plastic cap stamped "Peloton" set;

**THENCE** N 84°42'41"W, 102.79 feet, departing said common line over and across said Tract 8 to a 5/8 inch iron rod with plastic cap stamped "Peloton", set at the beginning of a curve to the right;

**THENCE** with said curve to the right, an arc distance of 100.59 feet, through a central angle of  $11^{\circ}15'25''$ , having a radius of 512.00 feet, the long chord which bears  $N 79^{\circ}04'59''W$ , 100.43 feet to a 5/8 inch iron rod with plastic cap stamped "Peloton" set;

**THENCE**  $N 73^{\circ}27'16''W$ , 59.28 feet, to a 5/8 inch iron rod with plastic cap stamped "Peloton" set;

**THENCE**  $N 78^{\circ}10'15''W$ , 167.87 feet, to a 5/8 inch iron rod with plastic cap stamped "Peloton" set;

**THENCE**  $N 78^{\circ}08'14''W$ , 650.67 feet, to a 5/8 inch iron rod with plastic cap stamped "Peloton", set at the beginning of a curve to the left;

**THENCE** with said curve to the left, an arc distance of 118.46 feet, through a central angle of  $12^{\circ}09'10''$ , having a radius of 558.50 feet, the long chord which bears  $N 84^{\circ}12'49''W$ , 118.24 feet to a 5/8 inch iron rod with plastic cap stamped "Peloton" set;

**THENCE**  $S 89^{\circ}42'36''W$ , 725.15 feet, to a 5/8 inch iron rod with plastic cap stamped "Peloton" set;

**THENCE**  $N 00^{\circ}28'19''W$ , 33.53 feet to the **Point of Beginning** and containing 62,655 square feet or 1.4384 acres of land more or less.

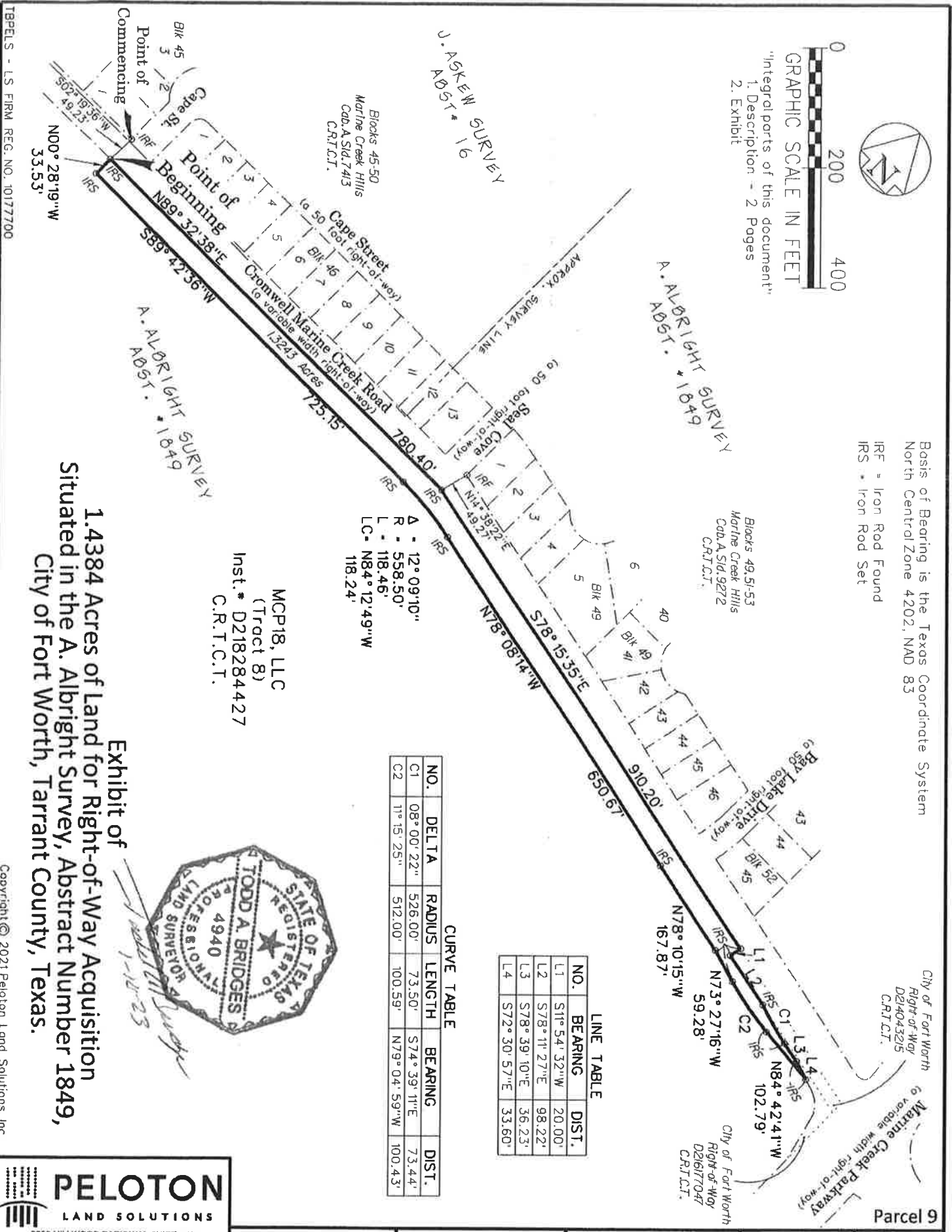
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1. Description – 2 Pages
2. Exhibit



0 200 400  
 GRAPHIC SCALE IN FEET  
 "Integral parts of this document"  
 1. Description - 2 Pages  
 2. Exhibit

Basis of Bearing is the Texas Coordinate System  
 North Central Zone 4202, NAD 83  
 IRF = Iron Rod Found  
 IRS = Iron Rod Set



Δ - 12° 09' 10"  
 R - 558.50'  
 L - 118.46'  
 LC - N84° 12' 49" W  
 118.24'

MCP18, LLC  
 (Tract 8)  
 Inst.\* D218284427  
 C.R.T.C.T.

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	BEARING	DIST.
C1	08° 00' 22"	526.00'	73.50'	S74° 39' 11"E	73.44'
C2	11° 15' 25"	512.00'	100.59'	N79° 04' 59"W	100.43'

LINE TABLE

NO.	BEARING	DIST.
L1	S11° 54' 32"W	20.00'
L2	S78° 11' 27"E	98.22'
L3	S78° 39' 10"E	36.23'
L4	S72° 30' 57"E	33.60'

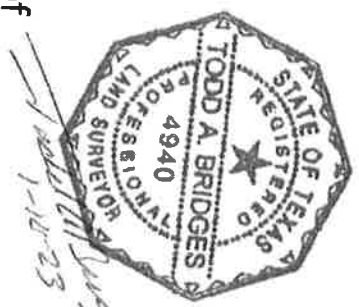


Exhibit of  
 1.4384 Acres of Land for Right-of-Way Acquisition  
 Situated in the A. Albright Survey, Abstract Number 1849,  
 City of Fort Worth, Tarrant County, Texas.

TBP/ELS - L.S. FIRM REG. NO. 10177700

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