

LEGAL DESCRIPTION
EASEMENT ABANDONMENT

BEING a 0.1633 acre (7,113 square foot) tract of land situated in the John Van Lent Survey, Abstract No. 1871, City of Fort Worth, Tarrant County, Texas; said tract being part of Lot 11, Block 13, Summer Creek Station, an addition to the City of Fort Worth according to the plat recorded in Instrument No. D218196478 of the Official Public Records of Tarrant County, Texas; said tract also being all of a public access easement recorded in Instrument No. D215212129 of said Official Public Records; said tract being more particularly described as follows:

COMMENCING at a "X" cut found at the northeast corner of said Lot 11;

THENCE South 22°25'44" East, along the east line of said Lot 11, a distance of 152.32 feet to a 1/2-inch iron rod found at the east corner of said Lot 11;

THENCE South 58°39'57" West, departing the said east line of Lot 11, a distance of 17.21 feet to the **POINT OF BEGINNING**; said point being the beginning of a non-tangent curve to the left;

THENCE in a northwesterly direction, with said non-tangent curve to the left, having a radius of 20.00 feet, a central angle of 40°48'44", and a chord bearing and distance of North 84°15'03" West, 13.95 feet to a point for corner at the beginning of a non-tangent curve to the right;

THENCE in a northerly direction, with said non-tangent curve to the right, having a radius of 65.00 feet, a central angle of 175°17'08", and a chord bearing and distance of North 16°59'52" West, 129.89 feet to a point for corner;

THENCE South 22°25'44" East, a distance of 135.89 feet to the **POINT OF BEGINNING** and containing 7,113 square feet or 0.1633 acres of land, more or less.

NOTES

Bearing system based on the Texas Coordinate System of 1983(2011 adjustment), North Central Zone (4202).
A survey plat of even survey date herewith accompanies this metes & bounds description.

The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the abandonment tract.

EXHIBIT "A"
EASEMENT ABANDONMENT
JOHN VAN LENT SURVEY,
ABSTRACT NO. 1871
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS

MICHAEL C. BILLINGSLEY
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6558
801 CHERRY STREET,
UNIT 11 SUITE 1300
FORT WORTH, TEXAS 76102
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Kimley»Horn

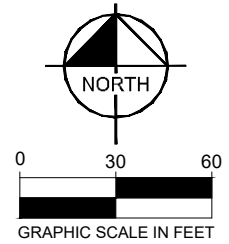
801 Cherry Street, Unit 11, # 1300
Fort Worth, Texas 76102 FIRM # 10194040

Tel. No. (817) 335-6511
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	CDP	MCB	11/20/2024	064629700	1 OF 2

LEGEND

Δ = CENTRAL ANGLE
 P.O.C. = POINT OF COMMENCING
 P.O.B. = POINT OF BEGINNING
 IRSC = 5/8" IRON ROD W/ "KHA" CAP SET
 IRF = IRON ROD FOUND



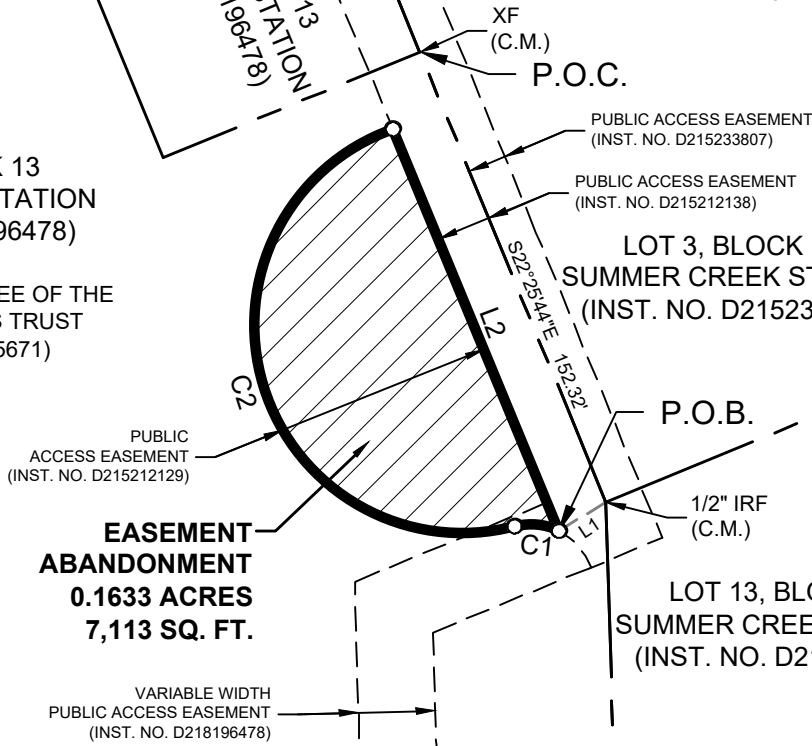
**LOT 11, BLOCK 13
 SUMMER CREEK STATION
 (INST. NO. D218196478)**

**ISAAC ALCHALA, TRUSTEE OF THE
 ALCHALA CHILDRENS TRUST
 (INST. NO. D223175671)**

**LOT 12, BLOCK 13
 SUMMER CREEK STATION
 (INST. NO. D218196478)**

**LOT 3, BLOCK 13
 SUMMER CREEK STATION
 (INST. NO. D215233807)**

**LOT 13, BLOCK 13
 SUMMER CREEK STATION
 (INST. NO. D218196478)**



**EASEMENT
 ABANDONMENT
 0.1633 ACRES
 7,113 SQ. FT.**

LINE TABLE		
NO.	BEARING	LENGTH
L1	S58°39'57"W	17.21'
L2	S22°25'44"E	135.89'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	40°48'44"	20.00'	14.25'	N84°15'03"W	13.95'
C2	175°17'08"	65.00'	198.86'	N16°59'52"W	129.89'

NOTES

Bearing system based on the Texas Coordinate System of 1983(2011 adjustment), North Central Zone (4202).
 A metes & bounds description of even survey date herewith accompanies this survey plat.

The undersigned, Registered Professional Land Surveyor, hereby certifies that this plat of survey accurately sets out the metes and bounds of the abandonment tract.

**EXHIBIT "B"
 EASEMENT ABANDONMENT
 JOHN VAN LENT SURVEY,
 ABSTRACT NO. 1871
 CITY OF FORT WORTH
 TARRANT COUNTY, TEXAS**

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	CDP	MCB	11/20/2024	064629700	2 OF 2