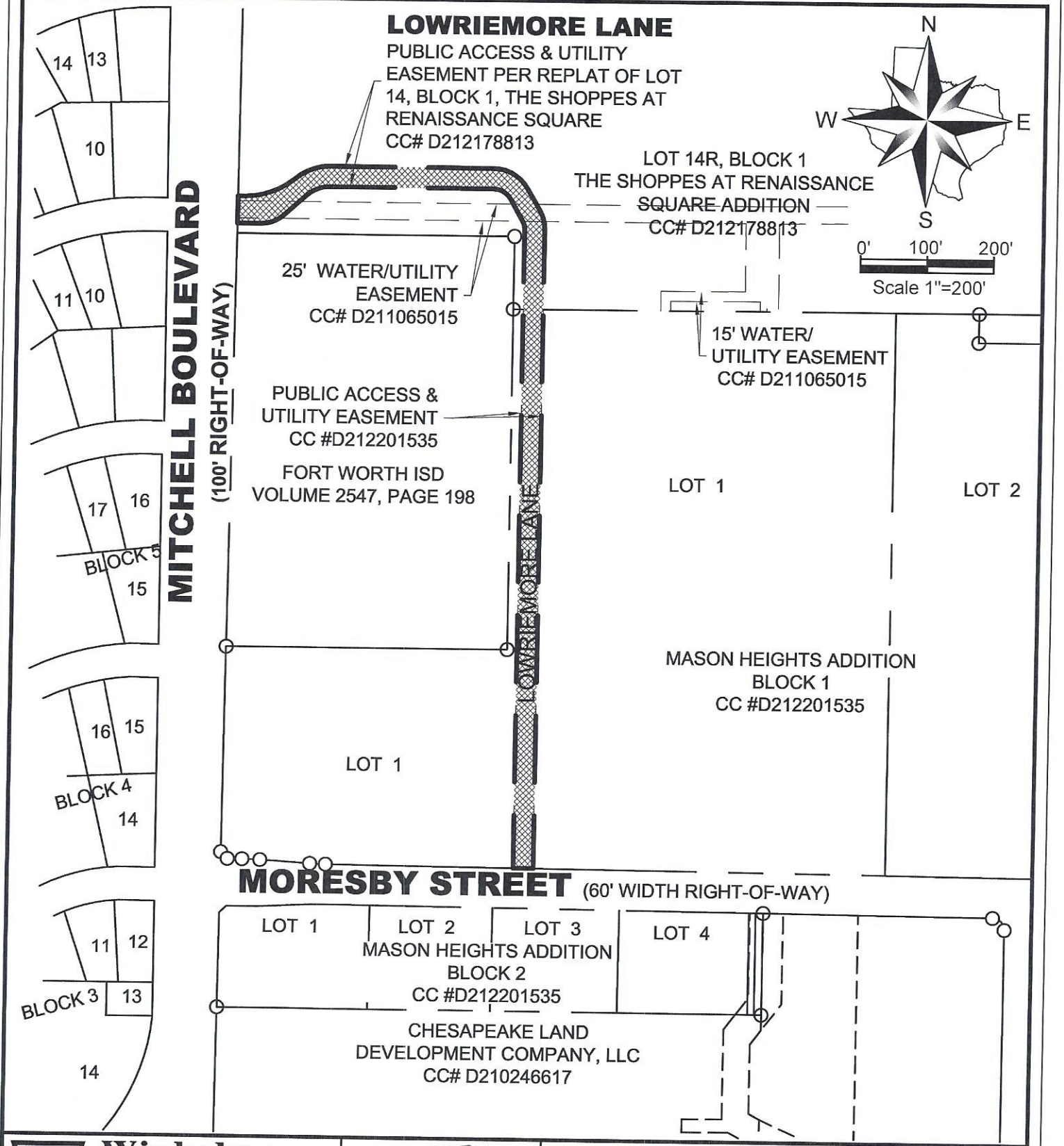

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
6750 HILLCREST PLAZA DRIVE, SUITE 325
DALLAS, TEXAS 75230
(972) 490-7090
(972) 490-7099 FAX
Texas Engineers Registration No. 89
Firm Registration/license No. 10086600 Expires 12-31-15
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Scale :	1" = 200'
Date :	03.12.15
Dwg. File :	26055-ABAND-2 NOTICE
Project No. :	26055.00

STATE OF TEXAS
REGISTERED
LEONARD JAY LUECKER
5714
PROFESSIONAL
LAND SURVEYOR

5/7/15

PUBLIC ACCESS & UTILITY EASEMENT ABANDONMENT

FW MASON HEIGHTS, L.P.
1000 N. CENTRAL EXPRESSWAY, SUITE 1500
DALLAS, TEXAS 75231

SHEET 1 OF 8

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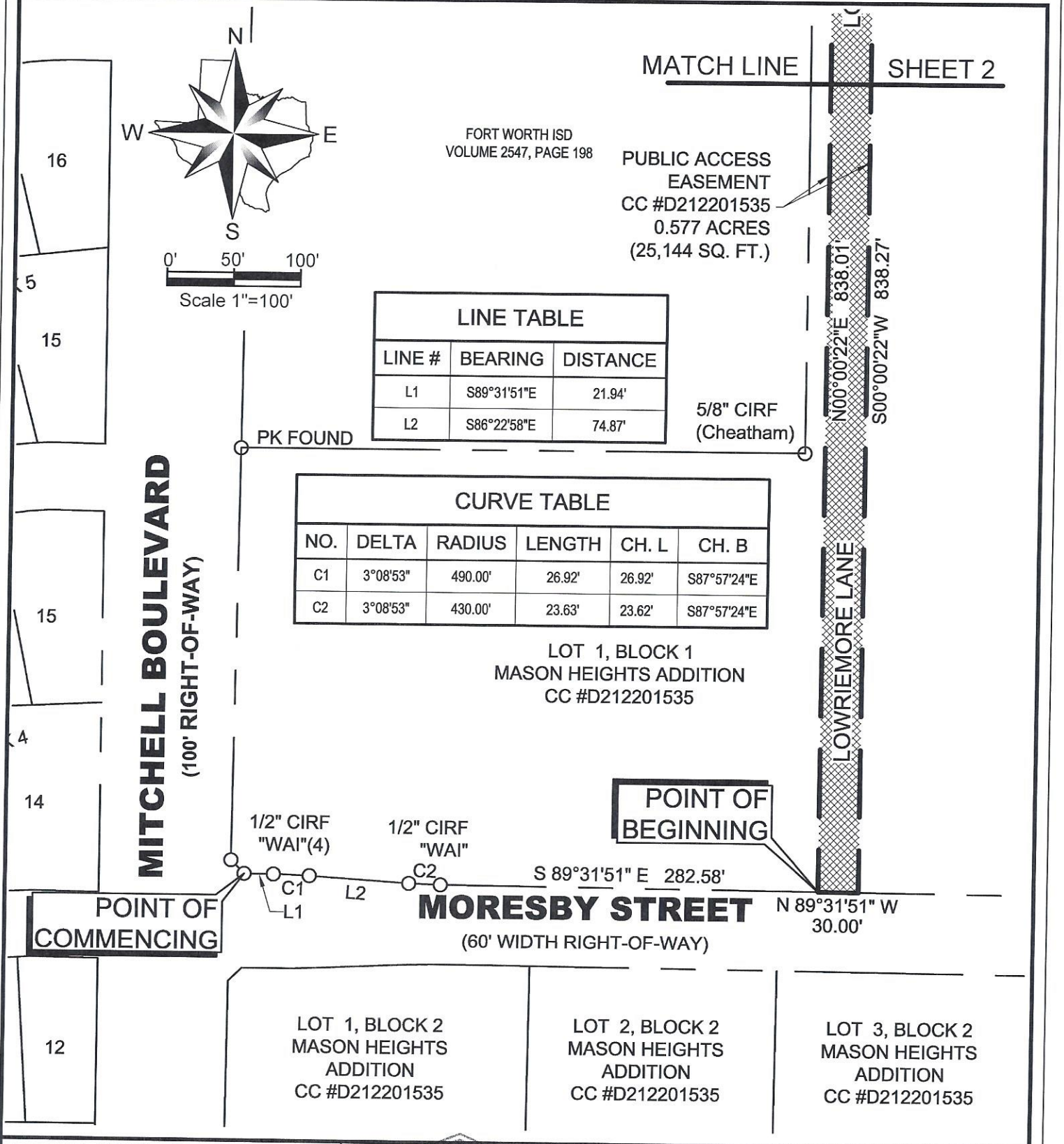
Exhibit A



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S89°31'51"E	21.94'
L2	S86°22'58"E	74.87'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B
C1	3°08'53"	490.00'	26.92'	26.92'	S87°57'24"E
C2	3°08'53"	430.00'	23.63'	23.62'	S87°57'24"E

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STATE OF TEXAS REGISTERED LEONARD JAY LUEKER 5714 PROFESSIONAL LAND SURVEYOR

5/7/15

Scale :	1" = 100'
Date :	01.16.15
Dwg. File :	26055-ACCESS-ESMT-ABAND-1
Project No. :	26055.00

ACCESS EASEMENT ABANDONMENT
0.577 ACRES, (25,144 SQ. FT.)

FW MASON HEIGHTS, L.P.
1000 N. CENTRAL EXPRESSWAY, SUITE 1500
DALLAS, TEXAS 75231

SHEET 2 OF 8

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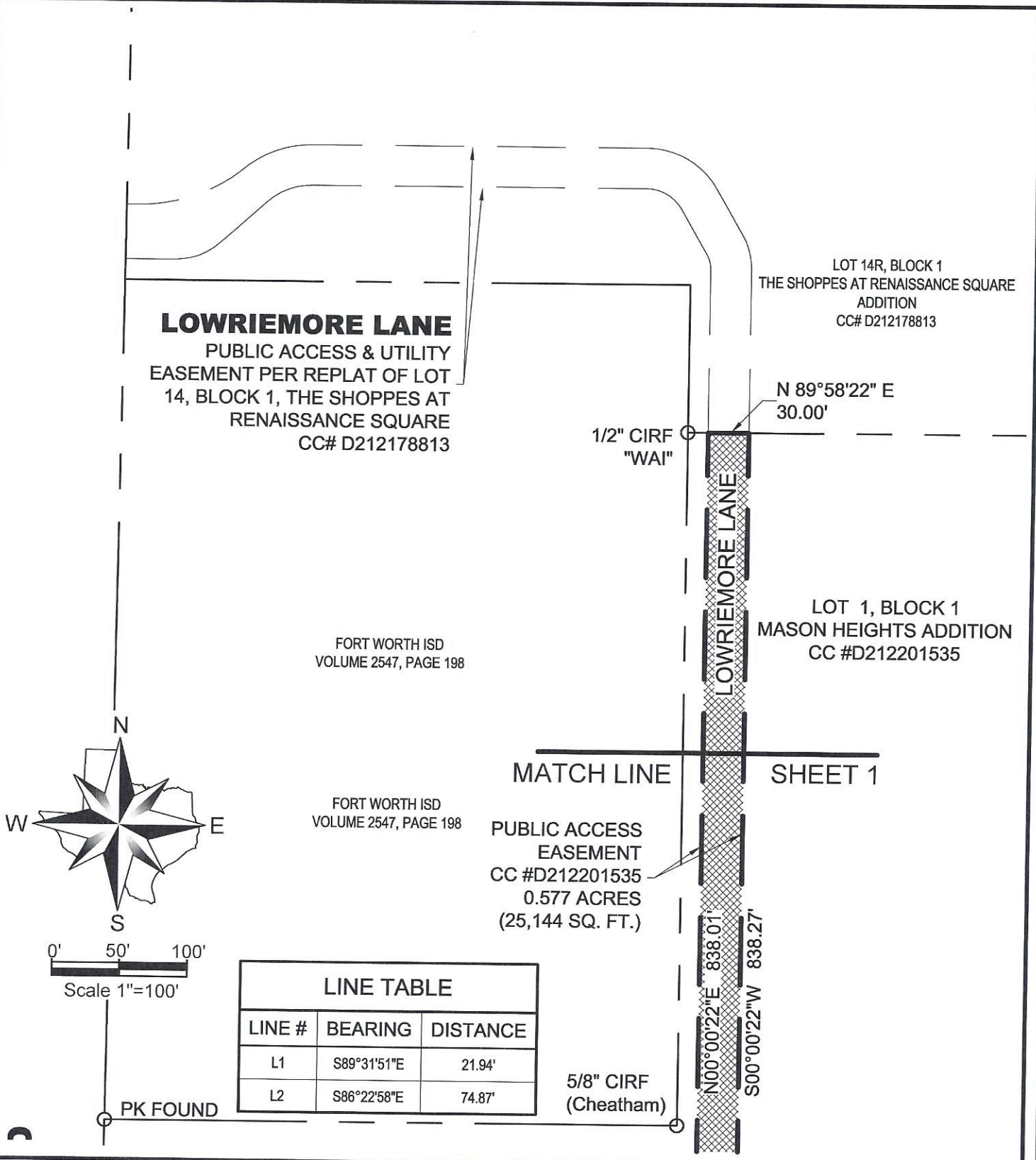

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S89°31'51"E	21.94'
L2	S86°22'58"E	74.87'

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STATE OF TEXAS REGISTERED LEONARD JAY LUEKER 5714 PROFESSIONAL LAND SURVEYOR

5/7/15

Scale :	1" = 100'
Date :	01.16.15
Dwg. File :	26055-ACCESS-ESMT-ABAND-1
Project No. :	26055.00

ACCESS EASEMENT ABANDONMENT
0.577 ACRES, (25,144 SQ. FT.)

FW MASON HEIGHTS, L.P.
1000 N. CENTRAL EXPRESSWAY, SUITE 1500
DALLAS, TEXAS 75231

SHEET 3 OF 8

G:\260\55\SURVEY\Easements\26055-ACCESS-ESMT-ABAND-1.dwg

ACCESS EASEMENT ABANDONMENT DESCRIPTION

STATE OF TEXAS §
COUNTY OF TARRANT §

BEING a tract of land situated in the J. JUSTICE SURVEY, ABSTRACT NO. 859, in the City of Fort Worth, Tarrant, County, Texas, and being a portion of Lot 1, Block 1, Mason Heights Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in County Clerk's Instrument No. D212201535, Plat Records, Tarrant County, Texas, and being all of the same Public Access Easement, referred to as Lowriemore Lane on the Plat of said Mason Heights Addition and being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod found for the south end of a 10'x10' corner clip at the intersection of the north right-of-way of Moresby Street (60' right-of-way) and the east right-of-way line of Mitchell Boulevard (100' right-of-way), said iron rod being a southwest corner of said Lot 1, Block 1;

THENCE departing said corner clip and along the north right-of-way of said Moresby Street the following:

South 89 deg 31 min 51 sec East, a distance of 21.94 feet to a 1/2 inch iron rod with red plastic cap stamped "W.A.I." found and the beginning of a curve to the right having a radius of 490.00 feet, a central angle of 03 deg 08 min 53 sec, a chord bearing of South 87 deg 57 min 24 sec East and a chord length of 26.92 feet;

Along said curve to the right, an arc distance of 26.92 feet to a 1/2 inch iron rod with red plastic cap stamped "W.A.I." found;

South 86 deg 22 min 58 sec East, a distance of 74.87 feet to a 1/2 inch iron rod with red plastic cap stamped "W.A.I." found and the beginning of a curve to the left having a radius of 430.00 feet, a central angle of 03 deg 08 min 53 sec, a chord bearing of North 87 deg 57 min 24 sec West and a chord length of 23.62 feet;

Along said curve to the left, an arc distance of 23.63 feet to a 1/2 inch iron rod with red plastic cap stamped "W.A.I." found;

South 89 deg 31 min 51 sec East, a distance of 282.58 feet to the POINT OF BEGINNING.

THENCE North 00 deg 00 min 22 sec East, departing the north right-of-way of said Moresby Street and over and across said Lot 1, Block 1, a distance of 838.01 feet to a point for corner situated in a south line of Lot 14, Block 1, The Shoppes at Renaissance Square Addition, an addition to the City of Fort Worth, Tarrant County, Texas according to the plat thereof recorded in County Clerk's File No. 211065015, Plat Records, Tarrant County, Texas;

THENCE South 89 deg 58 min 22 sec East, along the south line of said Lot 14, Block 1, a distance of 30.00 feet to a point for corner;

THENCE South 00 deg 00 min 22 sec West, departing said south line and over and across said Lot 1, Block 1, a distance of 838.27 feet to a point for corner situated in the north right-of-way of said Moresby Street;

THENCE North 89 deg 31 min 51 sec West, along the north right-of-way of said Moresby Street, a distance of 30.00 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 0.577 acres or 25,144 square feet of land, more or less.

Winkelmann & Associates, Inc.
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Scale :	N/A
Date :	01.16.15
Dwg. File :	26055-ACCESS-ESMT-ABAND-1
Project No. :	26055.00

STATE OF TEXAS
REGISTERED
LEONARD JAY LUEKER
5714
PROFESSIONAL
LAND SURVEYOR

5/7/15

ACCESS EASEMENT
ABANDONMENT
0.577 ACRES, (25,144 SQ. FT.)

FW MASON HEIGHTS, L.P.
1000 N. CENTRAL EXPRESSWAY,
SUITE 1500
DALLAS, TEXAS 75231

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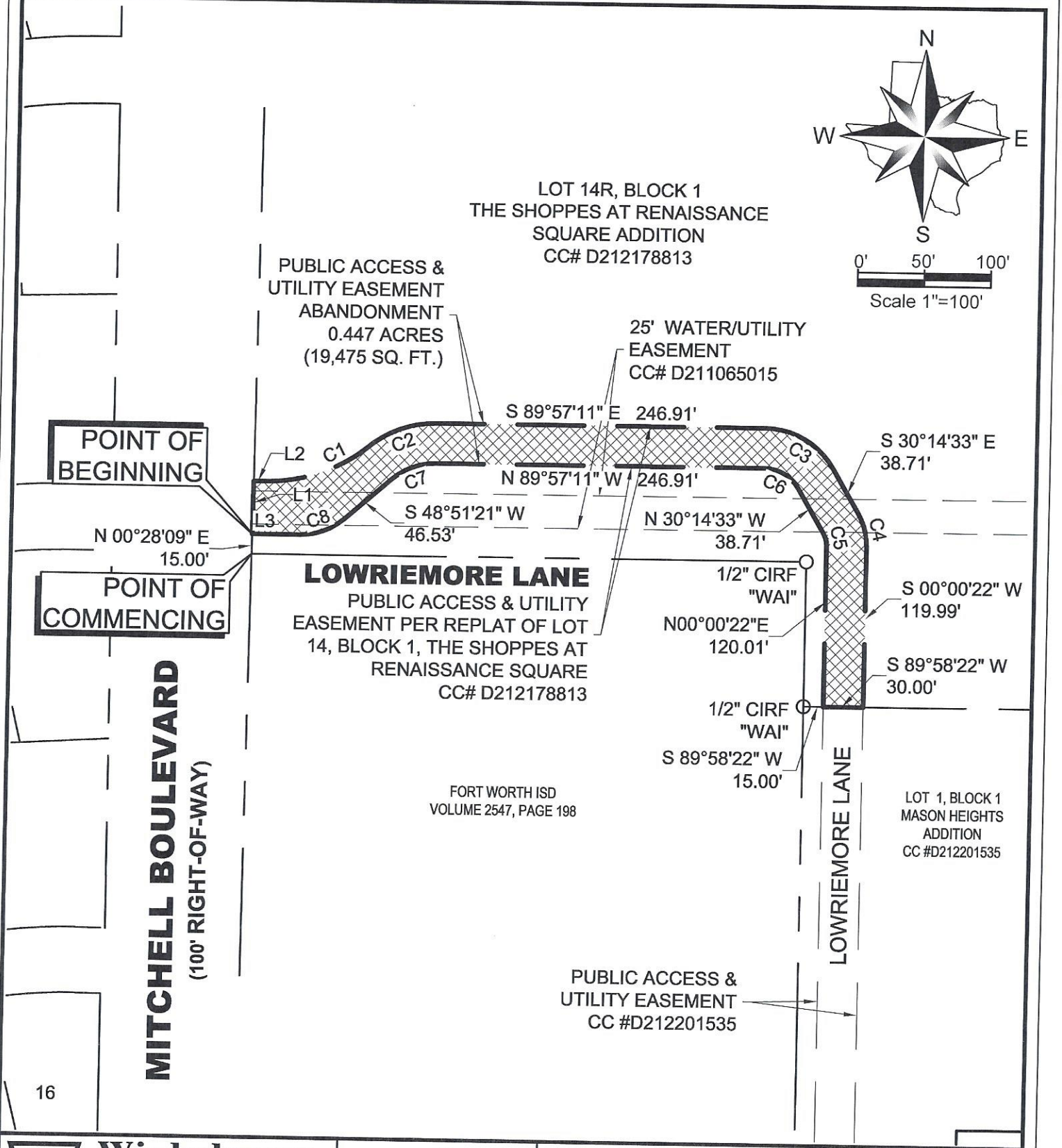
Exhibit B



Winkelmann & Associates, Inc.

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6750 HILLCREST PLAZA DRIVE, SUITE 325
DALLAS, TEXAS 75230

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Date :	01.19.15
Dwg. File :	26055-ACCESS-ESMT-ABAND-2
Project No. :	26055.00

STATE OF TEXAS
REGISTERED
LEONARD JAY LUEKER
5714
PROFESSIONAL
LAND SURVEYOR

5/7/15

PUBLIC ACCESS & UTILITY EASEMENT ABANDONMENT 0.447 ACRES, (19,475 SQ. FT.)

FW MASON HEIGHTS, L.P.
1000 N. CENTRAL EXPRESSWAY,
SUITE 1500
DALLAS, TEXAS 75231

SHEET 5 OF 8

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LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N00°28'09"E	40.00'
L2	N89°57'18"E	12.01'
L3	S89°58'22"W	36.17'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B
C1	37°01'30"	120.33'	77.76'	76.41'	N70°27'32"E
C2	41°11'28"	80.00'	57.51'	56.28'	N69°27'05"E
C3	59°42'38"	60.00'	62.53'	59.74'	S60°05'52"E
C4	30°14'55"	50.00'	26.40'	26.09'	S15°07'06"E
C5	30°14'55"	20.00'	10.56'	10.44'	N15°07'06"W
C6	59°42'38"	30.00'	31.26'	29.87'	N60°05'52"W
C7	41°11'28"	50.00'	35.95'	35.18'	S69°27'05"W
C8	41°07'01"	50.00'	35.88'	35.12'	S69°24'52"W

PUBLIC ACCESS & UTILITY EASEMENT ABANDONMENT DESCRIPTION

STATE OF TEXAS §
COUNTY OF TARRANT §

BEING a tract of land situated in the J. JUSTICE SURVEY, ABSTRACT NO. 859, in the City of Fort Worth, Tarrant, County, Texas, and being a portion of Lot 14R, Block 1, The Shoppes at Renaissance Square Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in County Clerk's Instrument No. D212178813, Plat Records, Tarrant County, Texas and being all of the same Public Access and Utility Easement, referred to as Lowriemore Lane on the Plat of said The Shoppes at Renaissance Square Addition and being more particularly described as follows:

COMMENCING at a point for the northwest corner of a tract of land as described in deed to Fort Worth ISD, recorded in Volume 2547, Page 198, Official Public Records, Tarrant County, Texas, and also being a southwest corner of said Lot 14R, Block 1, said point being on the east right-of-way of Mitchell Boulevard (100' right-of-way);

THENCE North 00 deg 28 min 09 sec East, departing the north line of said Fort Worth ISD tract and along the west line of said Lot 14R, Block 1 and the east right-of-way of said Mitchell Boulevard, a distance of 15.00 feet to the POINT OF BEGINNING;

THENCE North 00 deg 28 min 09 sec East, continuing along the east right-of-way of said Mitchell Boulevard and the west line of said Lot 14R, Block 1, a distance of 40.00 feet to a point for corner;

THENCE departing the east right-of-way of said Mitchell Boulevard and the west line of said Lot 14R, Block 1 and over and across said Lot 14R, block 1, the following:

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Scale :	1" = 100'
Date :	01.19.15
Dwg. File :	26055-ACCESS-ESMT-ABAND-2
Project No. :	26055.00

STATE OF TEXAS
REGISTERED
LEONARD JAY LUEKER
5714
PROFESSIONAL
LAND SURVEYOR

5/7/15

PUBLIC ACCESS & UTILITY EASEMENT ABANDONMENT
0.447 ACRES, (19,475 SQ. FT.)

FW MASON HEIGHTS, L.P.
1000 N. CENTRAL EXPRESSWAY,
SUITE 1500
DALLAS, TEXAS 75231

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North 89 deg 57 min 18 sec East, a distance of 12.01 feet to a point for corner and the beginning of a curve to the left having a radius of 120.33 feet, a central angle of 37 deg 01 min 30 sec, a chord bearing of North 70 deg 27 min 32 sec East and a chord length of 76.41 feet;

Along said curve to the left, an arc distance of 77.76 feet to a point for corner and the beginning of a curve to the right having a radius of 80.00 feet, a central angle of 41 deg 11 min 28 sec, a chord bearing of North 69 deg 27 min 05 sec East and a chord length of 56.28 feet;

Along said curve to the right, an arc distance of 57.51 feet to a point for corner;

South 89 deg 57 min 11 sec East, a distance of 246.91 feet to a point for corner and the beginning of a curve to the right having a radius of 60.00 feet, a central angle of 59 deg 42 min 38 sec, a chord bearing of South 60 deg 05 min 52 sec East and a chord length of 59.74 feet;

Along said curve to the right, an arc distance of 62.53 feet to a point for corner;

South 30 deg 14 min 33 sec East, a distance of 38.71 feet to a point for corner and the beginning of a curve to the right having a radius of 50.00 feet, a central angle of 30 deg 14 min 55 sec, a chord bearing of South 15 deg 07 min 06 sec East and a chord length of 26.09 feet;

Along said curve to the right, an arc distance of 26.40 feet to a point for corner;

South 00 deg 00 min 22 sec West, a distance of 119.99 feet to a point for corner, being siuated in a north line of Lot 1, Block 1, Mason Heights Addition, an addition to the City of Fort Worth, Tarrant County, Texas according to the plat thereof recorded in County Clerk's Instrument No. D212201535, Plat Records, Tarrant County, Texas, same being a south line of said Lot 14R, Block 1;

THENCE South 89 deg 58 min 22 sec West, along said south line of Lot 14R, Block 1 and a north line of said Lot 1, Block 1, a distance of 30.00 feet to a point for corner from which a 1/2-inch iron rod with red plastic cap stamped "W.A.I." found for the northeast corner of said Fort Worth ISD, same being a southwest corner of said Lot 14R, Block 1, bears North 89 deg 58 min 22 sec West a distance of 15.00 feet;

THENCE departing the south line of said Lot 14R, Block 1 and the north line of said Lot 1, Block 1 and over and across said Lot 14R, Block 1, the following:

North 00 deg 00 min 22 sec East, a distance of 120.01 feet to a point for corner and the beginning of a curve to the left having a radius of 20.00 feet, a central angle of 30 deg 14 min 55 sec, a chord bearing of North 15 deg 07 min 06 sec West and a chord length of 10.44 feet;

Along said curve to the left, an arc distance of 10.56 feet to a point for corner;

North 30 deg 14 min 33 sec West, a distance of 38.71 feet to a point for corner and the beginning of a curve to the left having a radius of 30.00 feet, a central angle of 59 deg 42 min 38 sec, a chord bearing of North 60 deg 05 min 52 sec West and a chord length of 29.87 feet;

Along said curve to the left, an arc distance of 31.26 feet to a point for corner;

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Scale :	N/A
Date :	01.19.15
Dwg. File :	26055-ACCESS-ESMT-ABAND-2
Project No. :	26055.00

STATE OF TEXAS REGISTERED LEONARD JAY LUSKEY 5714 PROFESSIONAL LAND SURVEYOR

5/7/15

PUBLIC ACCESS & UTILITY EASEMENT ABANDONMENT
0.447 ACRES, (19,475 SQ. FT.)

FW MASON HEIGHTS, L.P.
1000 N. CENTRAL EXPRESSWAY, SUITE 1500
DALLAS, TEXAS 75231

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North 89 deg 57 min 11 sec West, a distance of 246.91 feet to a point for corner and the beginning of a curve to the left having a radius of 50.00 feet, a central angle of 41 deg 11 min 28 sec, a chord bearing of South 69 deg 27 min 05 sec West and a chord length of 35.18 feet;

Along said curve to the left, an arc distance of 35.95 feet to a point for corner;

South 48 deg 51 min 21 sec West, a distance of 46.53 feet to a point for corner and the beginning of a curve to the right having a radius of 50.00 feet, a central angle of 41 deg 07 min 01 sec, a chord bearing of South 69 deg 24 min 52 sec West and a chord length of 35.12 feet;

Along said curve to the right, an arc distance of 35.88 feet to a point for corner;

THENCE South 89 deg 58 min 22 sec West, continuing over and across said Lot 14R, Block 1, a distance of 36.17 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 0.447 acres or 19,475 square feet of land, more or less.

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
6750 HILLCREST PLAZA DRIVE, SUITE 325
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Project No. :	26055.00

STATE OF TEXAS
REGISTERED
LEONARD JAY LOEKER
5714
PROFESSIONAL
LAND SURVEYOR

5/7/15

PUBLIC ACCESS & UTILITY EASEMENT ABANDONMENT
0.447 ACRES, (19,475 SQ. FT.)

FW MASON HEIGHTS, L.P.
1000 N. CENTRAL EXPRESSWAY,
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SHEET 8 OF 8

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