

WA# 15003.01 PRINTED: 04-07-2016 LAST SAVED: 04-07-2016 9:02 AM SAVED BY: JACOB R FILE: STREET-ABANDONMENT EXHIBIT - ONE PAGE EXHIBIT-REVI - 15003.01.DWG



WIA SURVEYOR PREPARING THIS EXHIBIT:
WIER & ASSOCIATES, INC.
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com
Texas Board of Land Surveying Registration No. 10033900

CRIMSON RIDGE
RIGHT-OF-WAY ABANDONMENT

DRAWN BY: MPT	VA-15-027	REV. 1
SCALE: 1"=200'	SHEET NO. 1 OF 1	

* LEGEND *

- CM CONTROLLING MONUMENT
- IRF IRON ROD FOUND
- "WIER" "WIER & ASSOC INC"
-  R.O.W. ABANDONMENT

CRUX LANE
(50' RIGHT-OF-WAY)

KATHY JO KING
VOL. 15746, PG. 201
D.R.T.C.T.

POINT FROM WHICH
A 1/2" IRF BEARS
N87°47'W, 0.2'

POINT FROM WHICH
A 1/2" IRF BEARS
S49°16'W, 0.3'

POINT FROM WHICH A
1/2" IRF BEARS
S05°22'E, 0.4'

**RIGHT-OF-WAY
ABANDONMENT
4.867 AC.
(211,981 S. F.)**

CRIMSON RIDGE SECTION ONE
VOL. 388-157, PG. 70
P.R.T.C.T.

**CRIMSON RIDGE
LAND PARTNERS, LLC**
INST. No. D214109111
O.P.R.T.C.T.

**BLOCK 20
SHELBY COUNTY SCHOOL
LAND SURVEY
ABSTRACT NO. 1375**

SCARLET CT.
(50' RIGHT-OF-WAY)

SCARLET WAY
(50' RIGHT-OF-WAY)

MATCH LINE - SEE SHEET 2



WA#: 15003.01 PRINTED: 04-06-2016 LAST SAVED: 04-06-2016 7:27 AM SAVED BY: AARONILS FILE: STREET-ABANDONMENT EXHIBIT-15003.01.DWG

REV.	DATE	BY	DESCRIPTION	CHK.

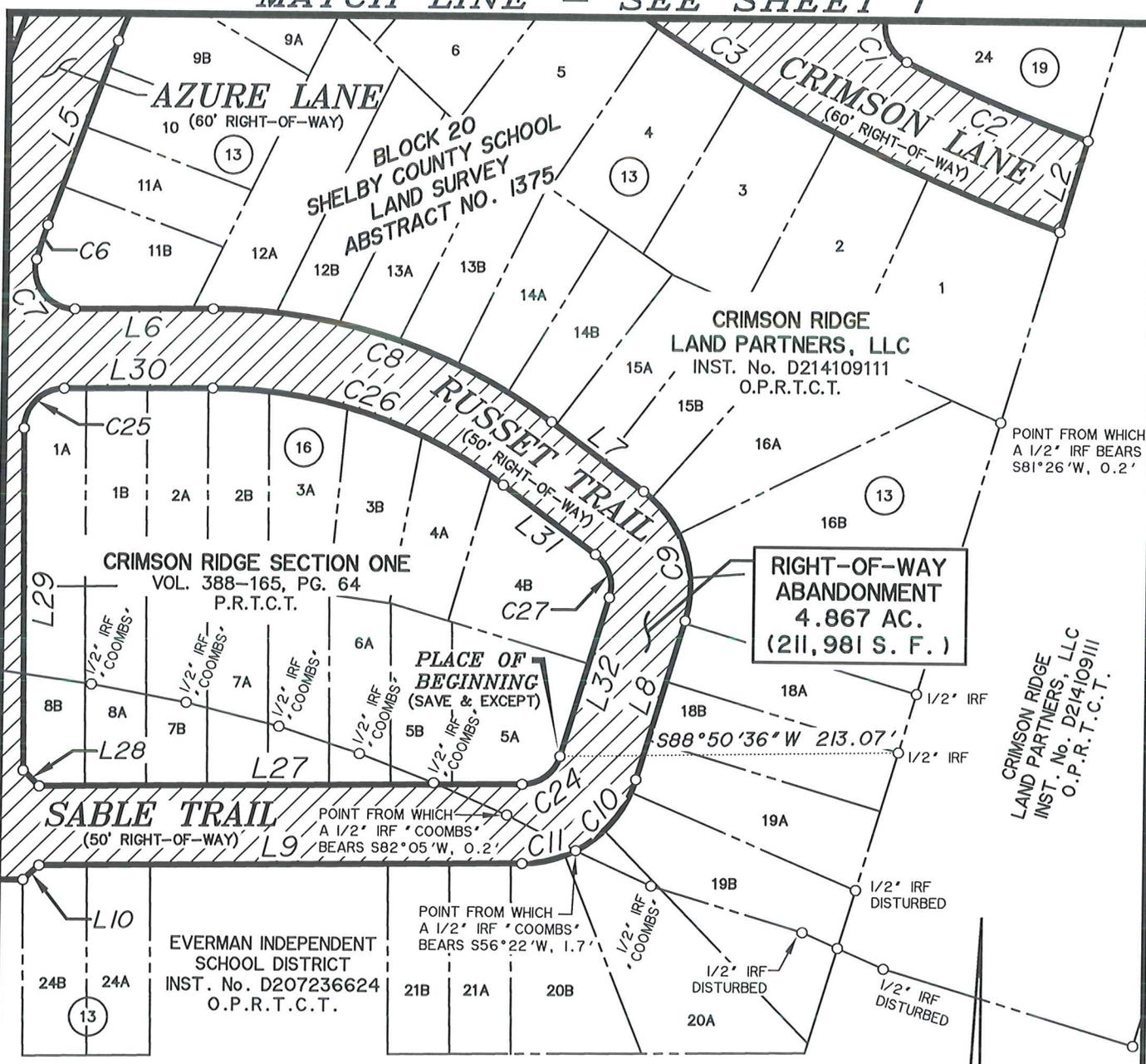
WIA WIER & ASSOCIATES, INC.
 SURVEYOR PREPARING THIS EXHIBIT:
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RIGHT-OF-WAY ABANDONMENT			
BLOCK 20 SHELBY COUNTY SCHOOL LAND SURVEY ABSTRACT NO. 1375 CITY OF FORT WORTH, TARRANT COUNTY, TEXAS			
DRAWN BY: MTJ	DATE: 04-06-2016	DWG. NO.	REV.
CHECKED BY: ALS	DATE: 04-06-2016	1 OF 12	
SCALE: 1"=100'	APP.: 		

MATCH LINE - SEE SHEET 1

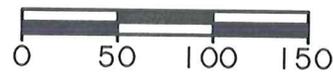
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MATCH LINE - SEE SHEET 3



* LEGEND *

- CM CONTROLLING MONUMENT
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- R.O.W. ABANDONMENT



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DRAWN BY: MTJ	DATE: 04-06-2016	DWG. NO.	REV.
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SCALE: 1"=100'	APP.:		

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EXHIBIT "A"

NOTES:

(1) ALL BEARINGS SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NAD OF 1983, AS DERIVED BY FIELD OBSERVATIONS UTILIZING THE RTK NETWORK ADMINSTRATED BY WESTERN DATA SYSTEMS.

(2) THIS EXHIBIT WAS PREPARED WITHOUT BENEFIT OF A CURRENT TITLE COMMITMENT.

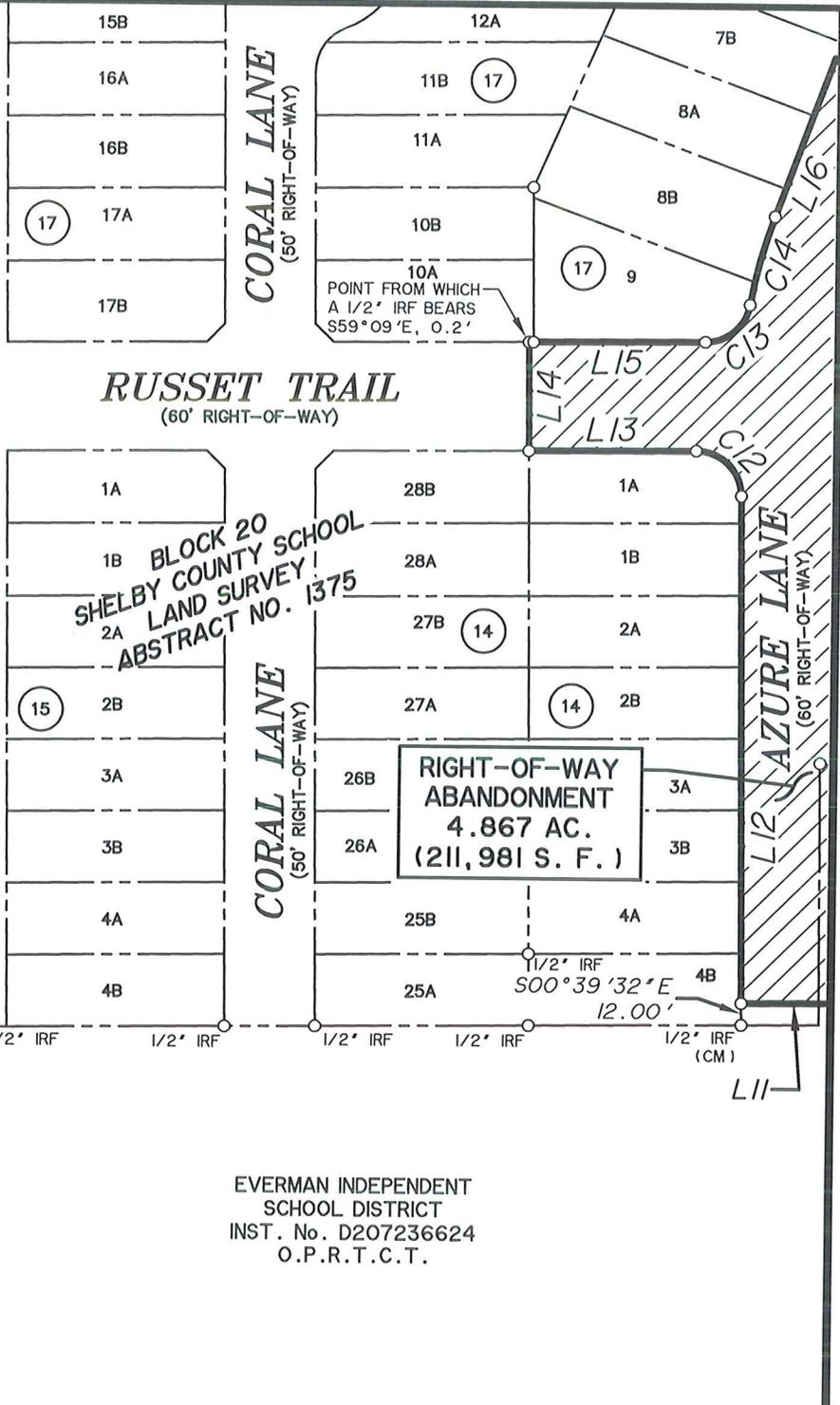
(3) THIS SURVEY WAS MADE ON THE GROUND DURING THE MONTHS OF FEBRUARY AND JULY, 2015 UNDER THE DIRECT SUPERVISION OF AARON L. STRINGFELLOW, R.P.L.S. NO. 6373.

(4) REFER TO THE ACCOMPANYING FIELD NOTES ATTACHED HERETO AND MADE A PART THEREOF.



* LEGEND *

- CM CONTROLLING MONUMENT
- IRF IRON ROD FOUND
- "WIER" "WIER & ASSOC INC"
- R.O.W. ABANDONMENT



EVERMAN INDEPENDENT SCHOOL DISTRICT
INST. No. D207236624
O.P.R.T.C.T.

MATCH LINE - SEE SHEET 2

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SCALE: 1"=100'	APP:		

EXHIBIT " A "

CURVE TABLE					
CURVE	ARC	RADIUS	DELTA	BEARING	DIST.
C1	35.12'	25.00'	80°29'39"	S23°43'05"E	32.30'
C2	124.94'	1100.00'	6°30'28"	S67°13'08"E	124.87'
C3	480.02'	1160.00'	23°42'34"	N58°46'24"W	476.60'
C4	39.27'	25.00'	90°00'00"	S88°04'53"W	35.36'
C5	107.61'	270.00'	22°50'12"	S31°39'52"W	106.90'
C6	22.64'	220.00'	5°53'45"	S17°17'48"W	22.63'
C7	45.75'	25.00'	104°51'27"	S38°04'48"E	39.63'
C8	229.17'	355.00'	36°59'15"	S72°01'15"E	225.21'
C9	91.68'	75.00'	70°02'18"	S18°29'25"E	86.08'
C10	60.21'	75.00'	45°59'50"	S39°31'39"W	58.61'
C11	35.10'	75.00'	26°48'54"	S75°56'01"W	34.78'
C12	39.20'	25.00'	89°51'00"	N45°35'02"W	35.31'
C13	34.74'	25.00'	79°36'39"	N49°41'09"E	32.01'
C14	50.65'	280.00'	10°21'51"	N15°03'45"E	50.58'
C15	131.53'	330.00'	22°50'12"	N31°39'51"E	130.66'
C16	35.27'	25.00'	80°49'36"	N02°40'05"E	32.41'
C17	208.04'	320.00'	37°14'59"	N19°07'13"W	204.40'
C18	210.66'	260.00'	46°25'23"	S23°42'25"E	204.95'
C19	222.53'	1100.00'	11°35'27"	S52°42'50"E	222.15'
C20	45.80'	25.00'	104°57'42"	N69°00'35"E	39.66'
C21	21.03'	25.00'	48°11'23"	S82°26'03"W	20.41'
C22	241.19'	50.00'	276°22'46"	N16°31'44"E	66.67'
C23	21.03'	25.00'	48°11'23"	S49°22'34"E	20.41'
C24	31.77'	25.00'	72°48'44"	S52°56'06"W	29.68'
C25	39.34'	25.00'	90°09'00"	N44°24'58"E	35.40'
C26	196.88'	305.00'	36°59'08"	S72°01'22"E	193.48'
C27	30.56'	25.00'	70°02'18"	S18°29'25"E	28.69'

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				RIGHT-OF-WAY ABANDONMENT			
REV.	DATE	BY	DESCRIPTION	CHK.	BLOCK 20 SHELBY COUNTY SCHOOL LAND SURVEY ABSTRACT NO. 1375 CITY OF FORT WORTH, TARRANT COUNTY, TEXAS		
 SURVEYOR PREPARING THIS EXHIBIT: WIER & ASSOCIATES, INC. 2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700 Texas Firm Registration No. F-2776 www.WierAssociates.com Texas Board of Land Surveying Registration No. 10033900				DRAWN BY: MTJ CHECKED BY: ALS SCALE: N/A	DATE: 04-06-2016 DATE: 04-06-2016 APP.: 	DWG. NO. 5 OF 12	REV.

EXHIBIT " A "

FIELD NOTES – DESCRIPTION
RIGHT-OF-WAY ABANDONMENT

BEING A TRACT OF LAND LOCATED IN BLOCK 20 OF THE SHELBY COUNTY SCHOOL LAND SURVEY, ABSTRACT No. 1375, TARRANT COUNTY, TEXAS, BEING ALL OF SCARLET COURT (A 50' WIDE RIGHT-OF-WAY), ALL OF AZURE LANE (A 60' WIDE RIGHT-OF-WAY), ALL OF SABLE TRAIL (A VARIABLE WIDTH RIGHT-OF-WAY), AND A PORTION OF RUSSET TRAIL (A 60' AND 50' RIGHT-OF-WAY), A PORTION OF CRIMSON LANE (A 60' WIDE RIGHT-OF-WAY), AND A PORTION OF SCARLET WAY (A 50' RIGHT-OF-WAY), ACCORDING TO THE PLATS OF CRIMSON RIDGE SECTION ONE, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, RECORDED IN VOLUME 388-165, PAGE 64, AND VOLUME 388-57, PAGE 70, PLAT RECORDS, TARRANT COUNTY, TEXAS (P.R.T.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT IN THE EAST RIGHT-OF-WAY LINE OF SAID SCARLET WAY, SAID POINT BEING THE SOUTHWEST CORNER OF LOT 14, BLOCK 19 AND THE NORTHWEST CORNER OF LOT 15, BLOCK 19 OF SAID CRIMSON RIDGE SECTION ONE;

THENCE SOUTH 16°31'44" WEST, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID SCARLET WAY AND THE WEST LINE OF SAID BLOCK 19, A DISTANCE OF 582.55 FEET TO A POINT, BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE SOUTHEASTERLY, AN ARC DISTANCE OF 35.12 FEET ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A DELTA ANGLE OF 80°29'39", AND A CHORD BEARING OF SOUTH 23°43'05" EAST, 32.30 FEET TO A POINT BEING THE BEGINNING OF A COMPOUND CURVE TO THE LEFT;

THENCE SOUTHEASTERLY, AN ARC DISTANCE OF 124.94 FEET ALONG SAID COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 1100.00 FEET, A DELTA ANGLE OF 06°30'28", AND A CHORD BEARING OF SOUTH 67°13'08" EAST, 124.87 FEET TO A POINT BEING THE SOUTHEAST CORNER OF LOT 24 OF SAID BLOCK 19;

THENCE SOUTH 16°31'44" WEST, A DISTANCE OF 60.08 FEET TO A POINT IN THE SOUTH LINE OF SAID CRIMSON LANE, SAID POINT BEING THE NORTHEAST CORNER OF LOT 1, BLOCK 13 OF SAID CRIMSON RIDGE SECTION ONE, AND BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID CRIMSON LANE AND THE NORTH LINE OF SAID BLOCK 13 AS FOLLOWS:

(1) NORTHWESTERLY, AN ARC LENGTH OF 480.02 FEET ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 1160.00 FEET, A DELTA ANGLE OF 23°42'34", AND A CHORD BEARING OF NORTH 58°46'24" WEST, 76.60 FEET TO A POINT;

(2) NORTH 46°55'07" WEST, A DISTANCE OF 43.17 FEET TO A POINT BEING THE BEGINNING OF A CURVE TO THE LEFT;

(3) SOUTHWESTERLY, AN ARC LENGTH OF 39.27 FEET ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A DELTA ANGLE OF 90°00'00", AND A CHORD BEARING OF SOUTH 88°04'53" WEST, 35.36 FEET TO A POINT IN THE EAST RIGHT-OF-WAY LINE OF SAID AZURE LANE;

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 <p>SURVEYOR PREPARING THIS EXHIBIT: WIER & ASSOCIATES, INC. 2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700 Texas Firm Registration No. F-2776 www.WierAssociates.com Texas Board of Land Surveying Registration No. 10033900</p>					DRAWN BY: MTJ	DATE: 04-06-2016	DWG. NO.	REV.
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					SCALE: N/A	APP. 		

EXHIBIT " A "

FIELD NOTES – DESCRIPTION
RIGHT-OF-WAY ABANDONMENT

THENCE ALONG THE EAST RIGHT-OF-WAY OF SAID AZURE LANE AS FOLLOWS:

- (1) SOUTH 43°04'53" WEST, A DISTANCE OF 95.00 FEET TO A POINT BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;
- (2) SOUTHWESTERLY, AN ARC DISTANCE OF 107.61 FEET ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 270.00 FEET, A DELTA ANGLE OF 22°50'12", AND A CHORD BEARING OF SOUTH 31°39'52" WEST, 106.90 FEET TO A POINT;
- (3) SOUTH 20°14'40" WEST, A DISTANCE OF 124.00 FEET TO A POINT BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;
- (4) SOUTHWESTERLY, AN ARC DISTANCE OF 22.64 FEET ALONG SAID NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 220.00 FEET, A DELTA ANGLE OF 05°53'45", AND A CHORD BEARING OF SOUTH 17°17'48" WEST, 22.63 FEET TO A POINT BEING THE BEGINNING OF A COMPOUND CURVE TO THE LEFT;
- (5) SOUTHEASTERLY, AN ARC DISTANCE OF 45.75 FEET ALONG SAID COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A DELTA ANGLE OF 104°51'27" AND A CHORD BEARING OF SOUTH 38°04'48" EAST, 39.63 FEET TO A POINT IN THE NORTH RIGHT-OF-WAY LINE OF RUSSET TRAIL;

THENCE ALONG THE SOUTH LINE OF SAID BLOCK 13 AND THE NORTH RIGHT-OF-WAY LINE OF SAID RUSSET TRAIL AS FOLLOWS:

- (1) NORTH 89°29'28" EAST, A DISTANCE OF 87.48 FEET TO A POINT BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;
- (2) SOUTHEASTERLY, AN ARC DISTANCE OF 229.17 FEET ALONG SAID NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 355.00 FEET, A DELTA ANGLE OF 36°59'15", AND A CHORD BEARING OF SOUTH 72°01'15" EAST, 225.21 FEET TO A POINT;
- (3) SOUTH 53°30'34" EAST, A DISTANCE OF 72.77 FEET TO A POINT BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;
- (4) SOUTHEASTERLY, AN ARC DISTANCE OF 91.68 FEET ALONG SAID NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 75.00 FEET, A DELTA ANGLE OF 70°02'18", AND A CHORD BEARING OF SOUTH 18°29'25" EAST, 86.08 FEET TO A POINT;
- (5) SOUTH 16°31'44" WEST, A DISTANCE OF 105.00 FEET TO A POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT;

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					SCALE: N/A	APP: 		

EXHIBIT " A "

FIELD NOTES – DESCRIPTION
RIGHT-OF-WAY ABANDONMENT

(6) SOUTHWESTERLY, AN ARC DISTANCE OF 60.21 FEET ALONG SAID NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 75.00 FEET, A DELTA ANGLE OF 45°59'50", AND A CHORD BEARING OF SOUTH 39°31'39" WEST, 58.61 FEET TO A POINT IN THE SOUTH RIGHT-OF-WAY LINE OF SAID SABLE TRAIL BEING THE BEGINNING OF A COMPOUND CURVE TO RIGHT;

THENCE ALONG THE SOUTH RIGHT-OF-WAY OF SAID SABLE TRAIL AND THE NORTH LINE OF SAID BLOCK 13 AS FOLLOWS:

(1) SOUTHWESTERLY, AN ARC DISTANCE OF 35.10 FEET ALONG SAID COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 75.00 FEET, A DELTA ANGLE OF 26°48'54", AND A CHORD BEARING OF SOUTH 75°56'01" WEST, 34.78 FEET TO A POINT;

(2) SOUTH 89°20'28" WEST, A DISTANCE OF 304.15 FEET TO A POINT BEING THE MOST NORTHERLY NORTHWEST CORNER OF LOT 24B OF SAID LOT 13;

(3) SOUTH 47°21'14" WEST, A DISTANCE OF 13.45 FEET TO A POINT BEING THE MOST WESTERLY NORTHWEST CORNER OF SAID LOT 24B;

THENCE SOUTH 89°20'28" WEST, A DISTANCE OF 60.00 FEET TO A POINT IN THE WEST RIGHT-OF-WAY LINE OF SAID AZURE LANE AND THE EAST LINE OF BLOCK 14 OF SAID CRIMSON RIDGE SECTION ONE;

THENCE ALONG THE EAST LINE OF SAID BLOCK 14 AND THE WEST RIGHT-OF-WAY LINE OF SAID AZURE LANE AS FOLLOWS:

(1) NORTH 00°39'32" WEST, A DISTANCE OF 280.54 FEET TO A POINT BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

(2) NORTHWESTERLY, AN ARC DISTANCE OF 39.20 FEET ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A DELTA ANGLE OF 89°51'00", AND A CHORD BEARING OF NORTH 45°35'02" WEST, 35.31 FEET TO A POINT IN THE SOUTH RIGHT-OF-WAY LINE OF SAID RUSSET TRAIL AND THE NORTH LINE OF SAID BLOCK 14;

THENCE SOUTH 89°29'28" WEST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID RUSSET TRAIL AND THE NORTH LINE OF SAID BLOCK 14 A DISTANCE OF 92.57 FEET TO A POINT BEING THE NORTHWEST CORNER OF LOT 1A AND THE NORTHEAST CORNER OF LOT 28B OF SAID BLOCK 14;

THENCE NORTH 00°39'32" WEST, A DISTANCE OF 60.00 FEET TO A POINT IN THE SOUTH LINE OF BLOCK 17 FROM WHICH A 1/2" IRON ROD FOUND BEARS S59°09'E, 0.2 FEET OF SAID CRIMSON RIDGE SECTION ONE AND THE NORTH RIGHT-OF-WAY LINE OF SAID RUSSET TRAIL;

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SCALE: N/A		APP: <i>[Signature]</i>		8 OF 12

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EXHIBIT " A "

FIELD NOTES – DESCRIPTION
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THENCE NORTH 89°29'28" EAST, ALONG THE SOUTH LINE OF BLOCK 17 OF SAID CRIMSON RIDGE SECTION ONE AND THE NORTH RIGHT-OF-WAY LINE OF SAID RUSSET RAIL A DISTANCE OF 97.58 FEET FEET TO A POINT BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE NORTHEASTERLY, AN ARC DISTANCE OF 34.74 FEET ALONG SAID NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A DELTA ANGLE OF 79°36'39", AND A CHORD BEARING OF NORTH 49°41'09" WEST, 32.01 FEET TO A POINT IN THE WEST RIGHT-OF-WAY LINE OF SAID AZURE TRAIL AND THE EAST LINE OF SAID BLOCK 17 BEING THE BEGINNING OF A REVERSE CURVE TO RIGHT;

THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF SAID AZURE TRAIL AND THE EAST LINE OF SAID BLOCK 17 AS FOLLOWS:

(1) NORTHEASTERLY, AN ARC DISTANCE OF 50.65 ALONG SAID REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 280.00 FEET, A DELTA ANGLE OF 10°21'51" AND A CHORD BEARING OF NORTH 15°03'45" EAST, 50.58 FEET TO A POINT;

(2) NORTH 20°14'40" EAST, A DISTANCE OF 124.00 FEET TO A POINT BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

(3) NORTHEASTERLY, AN ARC DISTANCE OF 131.53 FEET ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 330.00 FEET, A DELTA ANGLE OF 22°50'12", AND A CHORD BEARING OF NORTH 31°39'51" EAST, 130.66 FEET TO A POINT;

(4) NORTH 43°04'53" EAST, A DISTANCE OF 99.41 FEET TO A POINT BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

(5) NORTHEASTERLY, AN ARC DISTANCE OF 35.27 FEET ALONG SAID NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 25.00, A DELTA ANGLE OF 80°49'36", AND A CHORD BEARING OF NORTH 02°40'04" EAST, 32.41 FEET TO A POINT IN THE WEST RIGHT-OF-WAY LINE OF SAID CRIMSON LANE, SAID POINT BEING THE BEGINNING OF A REVERSE CURVE TO THE RIGHT;

THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF SAID CRIMSON LINE AND THE EAST LINE OF SAID BLOCK 17 AS FOLLOWS:

(1) NORTHWESTERLY, AN ARC DISTANCE OF 208.04 FEET ALONG SAID REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 320.00 FEET, A DELTA ANGLE OF 37°14'59", AND A CHORD BEARING OF NORTH 19°07'13" WEST, 204.40 FEET TO A POINT;

(2) NORTH 00°29'46" WEST, AT A DISTANCE OF 91.00 FEET PASSING A 5/8" IRON ROD FOUND WITH A CAP STAMPED "JACOBS", SAID IRON ROD BEING THE NORTHEAST CORNER OF LOT 1 OF SAID BLOCK 17 AND BEING THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO LIEVEN J. VAN RIET, TRUSTEE, RECORDED IN VOLUME 7229, PAGE 809, D.R.T.C.T., AT A DISTANCE OF 161.73 FEET TO A 5/8" IRON ROD FOUND WITH A CAP STAMPED "JACOBS" IN THE EAST LINE OF SAID VAN RIET TRACT, AND CONTINUING IN ALL A TOTAL DISTANCE OF 281.73 FEET TO A POINT;

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					RIGHT-OF-WAY ABANDONMENT			
REV.	DATE	BY	DESCRIPTION	CHK.	BLOCK 20 SHELBY COUNTY SCHOOL LAND SURVEY ABSTRACT NO. 1375 CITY OF FORT WORTH, TARRANT COUNTY, TEXAS			
 WIER & ASSOCIATES, INC. SURVEYOR PREPARING THIS EXHIBIT: 2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700 Texas Firm Registration No. F-2776 www.WierAssociates.com Texas Board of Land Surveying Registration No. 10033900					DRAWN BY: MTJ	DATE: 04-06-2016	DWG. NO.	REV.
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					SCALE: N/A	APP.: 		

EXHIBIT " A "

FIELD NOTES – DESCRIPTION
RIGHT-OF-WAY ABANDONMENT

THENCE NORTH 89°29'46" EAST, A DISTANCE OF 60.00 FEET TO A POINT IN THE EAST RIGHT-OF-WAY LINE OF SAID CRIMSON LANE, SAID POINT BEING THE NORTHWEST CORNER OF LOT 1 OF SAID BLOCK 18;

THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF SAID CRIMSON LANE AND THE WEST LINE OF SAID BLOCK 18 AS FOLLOWS:

(1) SOUTH 00°29'44" EAST, AT A DISTANCE OF 120.00 FEET PASSING A POINT FROM WHICH A 1/2" IRON ROD FOUND BEARS N87°47'W, 0.2 FEET, SAID POINT BEING THE SOUTHWEST CORNER OF LOT 1, AND THE NORTHWEST CORNER OF LOT 28, BLOCK 18 OF SAID CRIMSON RIDGE SECTION ONE, CONTINUING IN ALL A TOTAL DISTANCE OF 281.73 FEET TO A POINT BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

(2) SOUTHEASTERLY, AN ARC DISTANCE OF 210.66 FEET ALONG SAID NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 260.00 FEET, A DELTA ANGLE OF 46°25'23" AND A CHORD BEARING OF SOUTH 23°42'25" EAST, 204.95 FEET TO A POINT;

(3) SOUTH 46°55'07" EAST, A DISTANCE OF 98.17 FEET TO A POINT BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

(4) SOUTHEASTERLY, AN ARC DISTANCE OF 222.53 FEET ALONG SAID NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1100.00 FEET, A DELTA ANGLE OF 11°35'27", AND A CHORD BEARING OF SOUTH 52°42'50" EAST, 222.15 FEET TO A POINT BEING THE BEGINNING OF A COMPOUND CURVE TO LEFT;

(5) NORTHEASTERLY, AN ARC DISTANCE OF 45.80 FEET ALONG SAID COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A DELTA ANGLE OF 104°57'42", AND A CHORD BEARING OF NORTH 69°00'35" EAST, 39.66 FEET TO A POINT IN THE WEST LINE OF SAID SCARLET WAY;

THENCE NORTH 16°31'44" EAST, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID SCARLET WAY AND THE EAST LINE OF SAID BLOCK 18 A DISTANCE OF 310.51 FEET TO A POINT BEING THE NORTHEAST CORNER OF LOT 16 OF SAID BLOCK 18;

THENCE ALONG THE RIGHT-OF-WAY OF SAID SCARLET COURT AS FOLLOWS:

(1) NORTH 73°28'16" WEST, A DISTANCE OF 116.10 FEET TO A POINT BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

(2) SOUTHWESTERLY, AN ARC DISTANCE OF 21.03 FEET ALONG SAID NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 25.00, A DELTA ANGLE OF 48°11'23", AND A CHORD BEARING OF SOUTH 82°26'03" WEST, 20.41 FEET TO A POINT BEING THE BEGINNING OF A REVERSE CURVE TO THE RIGHT;

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(3) NORTHEASTERLY AN ARC DISTANCE OF 241.19 FEET ALONG SAID REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 50.00, A DELTA ANGLE OF 276°22'46", AND A CHORD BEARING OF NORTH 16°31'44" EAST, 66.67 TO A POINT BEING THE BEGINNING OF A REVERSE CURVE TO THE LEFT;

(4) SOUTHEASTERLY AN ARC DISTANCE OF 21.03 FEET ALONG SAID REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A DELTA ANGLE OF 48°11'23" AND A CHORD BEARING OF SOUTH 49°22'34" EAST, 20.41 FEET TO A POINT;

(5) SOUTH 73°28'16" EAST, A DISTANCE OF 116.10 FEET TO A POINT BEING THE SOUTHEAST CORNER OF LOT 10 OF SAID BLOCK 18;

(6) THENCE NORTH 16°31'44" EAST, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID SCARLET WAY, A DISTANCE OF 200.36 FEET TO A 5/8" IRON ROD FOUND WITH A CAP STAMPED "JACOBS";

THENCE SOUTH 73°28'16" EAST, A DISTANCE OF 50.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 6.722 ACRES (292,791 SQUARE FEET) OF LAND, MORE OR LESS.

SAVE AND EXCEPT THE FOLLOWING TRACT OF LAND:

BEING ALL OF BLOCK 16 OF SAID CRIMSON RIDGE SECTION ONE, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE POINT THE IN NORTH RIGHT-OF-WAY LINE OF SABLE TRAIL, SAID POINT BEING THE MOST EASTERLY SOUTHEAST CORNER OF LOT 5A OF SAID BLOCK 16, AND BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, FROM WHICH A 1/2" IRON ROD FOUND BEARS NORTH 88°50'36" EAST, SAID IRON ROD BEING THE SOUTHEAST CORNER OF LOT 18A, AND THE NORTHEAST CORNER OF LOT 18B, BLOCK 13 OF SAID CRIMSON RIDGE SECTION ONE;

THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID SABLE TRAIL AND THE SOUTH LINE OF SAID BLOCK 16 AS FOLLOWS:

(1) SOUTHWESTERLY, AN ARC DISTANCE OF 31.77 FEET ALONG SAID NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A DELTA ANGLE OF 72°48'44", AND A CHORD BEARING OF SOUTH 52°56'06" WEST, 29.68 FEET TO A POINT;

(2) SOUTH 89°20'28" WEST, A DISTANCE OF 304.15 FEET TO A POINT BEING THE MOST SOUTHERLY SOUTHWEST CORNER OF LOT 8B OF SAID BLOCK 16;

(3) NORTH 45°39'32" WEST, A DISTANCE OF 14.14 FEET TO A POINT IN THE EAST RIGHT-OF-WAY LINE OF SAID AZURE LANE, SAID POINT BEING THE MOST WESTERLY SOUTHWEST CORNER OF LOT 8B OF SAID BLOCK 16;

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THENCE NORTH 00°39'32" WEST, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID AZURE LANE, A DISTANCE OF 216.26 FEET TO A POINT IN THE SOUTH RIGHT-OF-WAY LINE OF SAID RUSSET TRAIL, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, SAID POINT BEING THE MOST WESTERLY NORTHWEST CORNER OF LOT 1A OF SAID BLOCK 16;

THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID RUSSET TRAIL AND THE NORTH LINE OF SAID BLOCK 16 AS FOLLOWS:

- (1) NORTHEASTERLY, AN ARC DISTANCE OF 39.34 FEET, ALONG SAID NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A DELTA ANGLE OF 90°09'00" AND A CHORD BEARING OF NORTH 44°24'58" EAST, 35.40 FEET TO A POINT BEING THE MOST NORTHERLY NORTHWEST CORNER OF SAID LOT 1A;
- (2) NORTH 89°29'28" EAST, A DISTANCE OF 93.87 FEET TO A POINT BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;
- (3) SOUTHEASTERLY, AN ARC DISTANCE OF 196.88 FEET ALONG SAID NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 305.00 FEET, A DELTA ANGLE OF 36°59'08" AND A CHORD BEARING OF SOUTH 72°01'22" EAST, 193.48 FEET;
- (4) SOUTH 53°30'34" EAST, A DISTANCE OF 72.77 FEET TO A POINT BEING THE MOST NORTHERLY NORTHEAST CORNER OF LOT 4B OF SAID BLOCK 16, AND BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;
- (5) SOUTHEASTERLY, AN ARC DISTANCE OF 30.56 FEET ALONG SAID NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A DELTA ANGLE OF 70°02'18" AND A CHORD BEARING OF SOUTH 18°29'25" EAST, 28.69 FEET TO A POINT BEING THE MOST EASTERLY NORTHEAST CORNER OF SAID LOT 4B;
- (6) SOUTH 16°31'44" WEST, A DISTANCE OF 105.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1.855 ACRES (80,810 SQUARE FEET) OF LAND, MORE OR LESS.

THE NET ACREAGE OF THE RIGHT-OF-WAY ABANDONMENT IS 4.867 ACRES (211,981 SQUARE FEET) OF LAND, MORE OR LESS.

NOTES:

- (1) ALL BEARINGS SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NAD OF 1983, AS DERIVED BY FIELD OBSERVATIONS UTILIZING THE RTK NETWORK ADMINSTRATED BY WESTERN DATA SYSTEMS.
- (2) THIS EXHIBIT WAS PREPARED WITHOUT BENEFIT OF A CURRENT TITLE COMMITMENT.
- (3) THIS SURVEY WAS MADE ON THE GROUND DURING THE MONTHS OF FEBRUARY AND JULY, 2015 UNDER THE DIRECT SUPERVISION OF AARON L. STRINGFELLOW, R.P.L.S. NO. 6373.
- (4) REFER TO THE ACCOMPANYING MAP ATTACHED HERETO AND MADE A PART THEREOF.



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