

EXHIBIT No. A
UTILITY EASEMENT ABANDONMENT

BEING a portion of a 15 foot wide utility easement as recorded in Instrument No. D207329521, Deed Records of Tarrant County, Texas (DRTCT), as shown on plat for Lot 1, Block 1, Villas di Lucca Addition, an addition to the City of Mansfield, Tarrant County, Texas, according to the plat recorded in Instrument No. D215101068, Plat Records of Tarrant County, Texas, (PRTCT), and being in the J. Grimsley Survey, Abstract No. 578, and being more particularly described by metes and bounds as follows:

COMMENCING at a ½" iron rod found with a yellow plastic cap stamped "DISCIULLO & TERRY" at the most easterly southeast corner of Lot 1, Block 1, Villas di Lucca Addition, said iron rod being in the west line of a tract of land conveyed to CTMGT Five Oaks Crossing LLC, according to the deed recorded in Instrument No. D213146241, DRTCT;

THENCE North 38° 48' 36" West with the east line of said Lot 1, a distance of 276.72 feet to a point at the intersection of the east line of Lot 1 and the north line of the aforementioned 15 foot wide utility easement;

THENCE South 59° 53' 33" West with the north line of the 15 foot wide utility easement, a distance of 51.16 feet to the POINT OF BEGINNING, of the herein described tract of land;

THENCE South 56° 58' 11" East, a distance of 16.81 feet to a point in the south line of the 15' wide utility easement, for corner;

THENCE southwesterly with the south line of the 15 foot wide utility easement as follows:

South 59° 53' 33" West, a distance of 141.90 feet to a point for corner;

South 30° 05' 32" East, a distance of 222.58 feet to a point for corner;

South 60° 20' 12" West, a distance of 587.20 feet to a point for corner;

THENCE North 29° 39' 48" West, departing the south line of the 15 foot wide utility easement, a distance of 15.00 feet to a point in the north line of the 15 foot wide utility easement, for corner;

THENCE northeasterly with the north line of the 15 foot wide utility easement as follows:

North 60° 20' 12" East, a distance of 572.10 feet to a point for corner;

North 30° 05' 32" West, a distance of 222.46 feet to a point for corner;

North 59° 53' 33" East, a distance of 149.30 feet to the POINT OF BEGINNING, of the herein described tract of land, containing a calculated area of 0.326 acres (14,215 square feet) of land.

The bearings shown and recited hereon are referenced to the Texas State Plane Coordinate System-North Central Zone-No. 4202 NAD 83.



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2/1/2015

