

EXHIBIT "A"
LEGAL DESCRIPTION
DRAINAGE EASEMENT ABANDONMENT

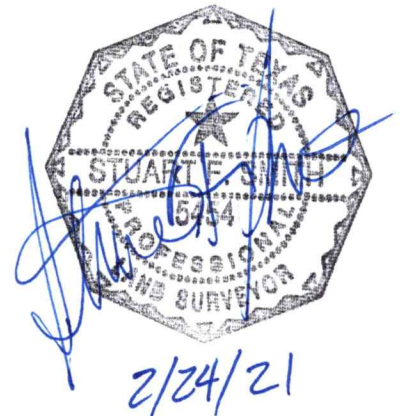
BEING 0.059 acre of land located in the SAMUEL C. NIEL SURVEY, Abstract No. 1159, Mansfield, Tarrant County, Texas, and being a portion of the tract of land designated as Tract III, in the deed to Hott Family Limited Partnership, recorded in Instrument No. D209316707, of the Deed Records of Tarrant County, Texas. Said 0.059 acre of land being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron rod found lying in the North boundary line of said Tract III, being the Southwest corner of Lot 5, The Villages at Spring Lake, Phase 2, an addition to the City of Mansfield, Tarrant County, Texas, according to the plat recorded in Cabinet A, Slide 8467, of the Plat Records of Tarrant County, Texas;

THENCE S 00° 08' 39" W 658.21 feet, along the East boundary line of an existing drainage easement, recorded in Instrument No. D200277735, of the Deed Records of Tarrant County, Texas, to a point in the new East right-of-way line of South Holland Road;

THENCE along the new East right-of-way line of South Holland Road, as follows:

1. N 45° 11' 08" W 4.57 feet, to a ½" iron rod marked "Brittain & Crawford" set;
2. N 00° 01' 30" W 510.86 feet, to a ½" iron rod marked "Brittain & Crawford" set at the beginning of a curve to the right;
3. NORTHEASTERLY 93.67 feet, along said curve to the right, having a radius of 3340.00 feet, a central angle of 01° 36' 25", and a chord bearing N 00° 46' 43" E 93.67 feet, to a ½" iron rod marked "Brittain & Crawford" set at the end of said curve;
4. N 04° 21' 34" E 50.61 feet, to the POINT OF BEGINNING containing 0.059 acre (2,562 square feet) of land.





MAN Holland - PDE Abandonment Hott		2/25/2021
Scale: 1 inch= 76 feet	File: MAN Holland - PDE Abandonment Hott.ndp	
Tract 1: 0.0588 Acres (2562 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/567638), Perimeter=1318 ft.		
01 s00.0839w 658.21		
02 n45.1108w 4.57		
03 n00.0130w 510.86		
04 Rt, r=3340.00, chord=n00.4643e 93.67		
05 n04.2134e 50.61		