

* L E G E N D *

CM	CONTROLLING MONUMENT
IRF	IRON ROD FOUND
	EASEMENT

LOT 2R1B, BLOCK 1
THR RTC
INST. NO. D221061652
O.P.R.T.C.T.

HAVEN AT MANSFIELD, LLC
INST. NO. D220329947
O.P.R.T.C.T.

RICHARD BRATTON SURVEY
ABST. No. 114

**RIGHT-OF-WAY
ABANDONMENT
0.175 AC.
(7,603 SQ. FT.)**

HERITAGE TOWN CENTER, LLC
INST. NO. D213231415
O.P.R.T.C.T.

R.O.W. ABANDONMENT
INST. NO. D217117803
INST. NO. D217117804
O.P.R.T.C.T.

15' DRAINAGE EASEMENT
INST. No. D211009228
O.P.R.T.C.T.

HERITAGE
PARKWAY
No. 221008228
O.P.R.I.C.T.

N.30°43'08"W 348.75'

PRESCRIPTIVE
R.O.W. OF
MILLER ROAD

- UTILITY EASEMENT
VOL. 14175, PG 501
D.R.T.C.T.

15' SANITARY SEWER ESMT.
INST. NO. D210021916
INST. NO. D210199569
O.P.R.T.C.T.

25' PIPELINE EASEMENT
INST. NO. D208161700
O.P.R.T.C.T.

10' DFW MIDSTREAM
SERVICES, LLC. ESMT.
INST. NO. D214098312
O.P.R.T.C.T.

TxDOT
MON. FND.
(CM)

PLACE OF BEGINNING

**TxDOT
MON. FND.
(CM)**

S22°01'57"W 28.62'

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 Professional Land Surveying Registration No. 10033900

RIGHT-OF-WAY ABANDONMENT
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS

DRAWN BY: RTA

APPROVED: 

SHEET No. 1 OF 2

REV.

FIELD NOTES — DESCRIPTION RIGHT-OF-WAY ABANDONMENT

BEING A TRACT OF LAND LOCATED IN THE RICHARD BRATTON SURVEY, ABSTRACT NO. 114, TARRANT COUNTY, TEXAS, BEING A PORTION OF THE PRESCRIPTIVE RIGHT-OF-WAY OF MILLER ROAD (PREVIOUSLY KNOWN AS SEETON ROAD OR COUNTRY ROAD NO. 2020), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) MONUMENT FOUND AT THE INTERSECTION OF THE NORTHEAST RIGHT-OF-WAY LINE OF SAID MILLER ROAD WITH THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 360 (A VARIABLE WIDTH RIGHT-OF-WAY), SAID TXDOT MONUMENT BEING THE SOUTH CORNER OF LOT 2R1B, BLOCK 1, THR RTC, AN ADDITION TO THE CITY OF MANSFIELD, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN INSTRUMENT NUMBER D221061652, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY TEXAS, (O.P.R.T.C.T.);

THENCE S 22°01'57" W, DEPARTING THE NORTHEAST RIGHT-OF-WAY LINE OF SAID MILLER ROAD AND ALONG THE WEST RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY NO. 360, A DISTANCE OF 28.62 FEET TO A POINT, BEING THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN QUITCLAIM DEEDS RECORDED IN INSTRUMENT NUMBERS D217117803 AND D217117804, O.P.R.T.C.T.;

THENCE N 30°43'08" W, ALONG THE NORTHEAST LINE OF SAID QUITCLAIM TRACTS, A DISTANCE OF 348.75 FEET TO A POINT;

THENCE N 59°00'00E E, A DISTANCE OF 21.90 FEET, TO A POINT BEING THE SOUTH CORNER OF LOT 2R1, BLOCK 1, OF SAID THR RTC ADDITION, AND THE WEST CORNER OF LOT 2R1B, BLOCK 1;

THENCE S 30°52'20" E, ALONG THE NORTHEAST RIGHT-OF-WAY LINE OF SAID MILLER ROAD AND THE SOUTHWEST LINE OF SAID LOT 2R1B, A DISTANCE OF 331.54 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.175 ACRES (7,603 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 ALLTERRA CENTRAL, INC.
- (2) THIS EXHIBIT WAS PREPARED WITHOUT BENEFIT OF A CURRENT TITLE COMMITMENT.
- (3) THIS SURVEY WAS MADE ON THE GROUND DURING THE MONTH OF SEPTEMBER, 2021 UNDER THE DIRECT SUPERVISION OF GREGG MADSEN, R.P.L.S. No. 5798.

WIA SURVEYOR PREPARING THIS EXHIBIT:
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RIGHT-OF-WAY ABANDONMENT
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS

DRAWN BY: RTA

APPROVED: *[Signature]*

SHEET No. 2 OF 2

REV.