

EXHIBIT A

Page 1 of 2

PERMANENT UTILITY EASEMENT ABANDONMENT

10,026 Sq. Ft. / 0.230 Acres

Lot 1, Block 1

MAIN STREET LOFTS ADDITION

F. B. Waddell Survey, Abstract No. 1658

City of Mansfield

Tarrant County, Texas

BEING a 0.230 acre strip of land situated in the City of Mansfield, in the F. B. Waddell Survey, Abstract No. 1658 of Tarrant County, Texas and being a part of Lot 1, Block 1 of MAIN STREET LOFTS ADDITION, an addition to the City of Mansfield, according to the plat thereof, recorded in Instrument D216056700, Plat Records, Tarrant County, Texas (P.R.T.C.T.) and part of that variable width Permanent Utility Easement described in Volume 14681, Page 225 of the Deed Records of Tarrant County, Texas (D.R.T.C.T.) and said strip parcel of land being more particularly described by metes & bounds as follows:

BEGINNING at a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", found on the west right-of-way line of N. Main Street (variable width right-of-way), for the most easterly northeast corner of a 15' x 15' Right-of-way Dedication off of the above described Lot 1, Block 1 and said point being in a non-tangent curve to the right, having a radius of 2,231.83 feet, a central angle of 09 deg. 27 min. 03 sec. and a chord that bears South 29 deg. 40 min. 00 sec. East -367.72;

THENCE: Along the westerly right-of-way line of said N. Main Street and with said curve to the right, at an arc distance of 278.11 feet, passing a TxDOT aluminum disk, found in concrete (TxDOT Mon.) and continuing on for a total arc distance of 368.14 feet to a TxDOT Mon., found for corner at the end of said curve and same being the beginning of another non-tangent curve to the right, having a radius of 1,859.86 feet, a central angle of 09 deg. 03 min. 25 sec. and a chord that bears South 18 deg. 40 min. 46 sec. East - 293.68 feet;

THENCE: Continuing along the common line of said Lot 1, Block 1 and N. Main Street and with said curve to the right, at an arc distance of 194.31 feet, passing a 1/2 inch iron rod found, topped with a red plastic cap, stamped "RPLS 4701" and departing from said common line, across said Lot 1, Block 1, with the easterly line of the above described Permanent Utility Easement and with said curve to the right for a total arc distance of 293.99 feet to a 1/2 inch iron rod, topped with a plastic cap, stamped "RPLS 5294", found for corner at the end of said curve;

THENCE: South 14 deg. 03 min. 17 sec. East, continuing across said Lot 1, Block 1 and with said easement, a distance of 95.26 feet to a point for corner on the south line of said Lot 1, Block 1;

THENCE: South 75 deg. 01 min. 27 sec. West, along the south line of said Lot 1, Block 1, a distance of 15.07 feet to a point for corner;

THENCE: North 09 deg. 55 min. 18 sec. West, departing from said south line, over & across said Lot 1, Block 1 and with the westerly line of said Permanent Utility Easement, a distance of 85.04 feet to a point for corner;

THENCE: North 19 deg. 46 min. 59 sec. West, continuing across said Lot 1, Block 1 and with the westerly line of said easement, a distance of 375.30 feet to a point for corner;

THENCE: North 30 deg. 25 min. 54 sec. West, continuing across said Lot 1, Block 1 and with the westerly line of said easement, a distance of 297.24 feet to point for corner on the south right-of-way line of Newt Patterson Road (80' wide right-of-way) and same being the north line of the above described 15' x 15' Right-of-way Dedication;

THENCE: North 60 deg. 20 min. 24 sec. East, along the north line of said dedication and the south line of said Newt Patterson Road, a distance of 3.72 feet to an X found in concrete for corner;


THENCE: South 77 deg. 03 min. 41 sec. East, continuing along said common line, a distance of 4.47 feet to the POINT OF BEGINNING and containing 10,026 square feet or 0.230 acres of land.

Note:

The Reference Bearing for the above prepared metes & bounds description is Geodetic and are referenced to the Texas State Plane Coordinate System, North American Datum 83, Central Zone.

A Survey Plat of equal date accompanies this metes & bounds description.

Prepared Under My Hand & Seal,
This 21st Day of May, 2018.



Lawrence H. Ringley, R.P.L.S.
State of Texas, No. 4701





Scale: 1"=60'

POINT OF
BEGINNING

1/2" IRP W/Cap
RPL# 6294

NEWT PATTERSON ROAD
(Apparent 80' Wide Right-of-Way)

L2 L3
"X" in
concrete

15'x15' R.O.W.
DEDICATION
Inst. No. D216056700
P.R.T.C.T.

Permanent Utility
Easement
Vol. 14681, Pg. 225
D.R.T.C.T.
TO BE ABANDONED
BY THIS DOCUMENT

LOT 1
BLOCK 1

MAIN STREET LOFTS, LP
Inst. No. D215158879
D.R.T.C.T.

PERMANENT UTILITY
EASEMENT ABANDONMENT
10,026 Sq. Feet
0.230 Acres

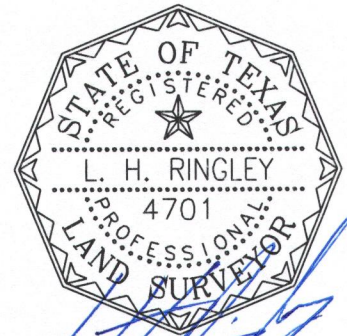
15' PERMANENT
UTILITY EASEMENT
Inst. No. D216056700
P.R.T.C.T.

F. B. WADDELL SURVEY
A-1658

N 19°46'59" W
375.30'

MATCHLINE TO PAGE 2

$\Delta=09^{\circ}27'03''$
 $R=2,231.83'$
 $L=368.14'$
 $CB=S\ 29^{\circ}40'00''\ E$
 $CL=367.72'$



LINE	BEARING	DISTANCE
L1	S 75°01'27" W	15.07'
L2	N 60°20'24" E	3.72'
L3	S 77°03'41" E	4.47'

A metes & bounds description
of equal date accompanies this
Survey Plat.


REFERENCE BEARING:

Reference Bearing: The bearings shown upon are Geodetic and
were derived from GPS observations and measurements from
the City of Mansfield Survey Control Monuments:
#17, #20 & #24 and are based on Texas State Plane
Coordinate System, North Central Texas Zone, NAD 83
projection.

EXHIBIT B

PAGE 1 OF 2

PERMANENT UTILITY
EASEMENT ABANDONMENT
10,026 Sq. Ft./0.230 Acres
situated in
F. B. Wadell Survey, A-1658
City of Mansfield
Tarrant County, Texas

		
RINGLEY & ASSOCIATES, INC.		
SURVEYING • MAPPING • PLANNING Texas Firm Registration No. 10061300 701 S. Tennessee - McKinney, Texas 75069 (972) 542-1266		
Drawn by	Date	Scale
Mark Staab	05/21/18	1" = 60'
Job	Title	Sheet
15044	15044-EX-PUA-L1.DWG	1 of 2

MATCHLINE TO PAGE 1

15' PERMANENT
UTILITY EASEMENT
Inst. No. D216056700
P.R.T.C.T.

Permanent Utility
Easement
Vol. 14681, Pg. 225
D.R.T.C.T.
TO BE ABANDONED
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F. B. WADDELL SURVEY
A-1658

MAIN STREET LOFTS, LP
Inst. No. D215168879
D.R.T.C.T.

LOT 1
BLOCK 1

PERMANENT UTILITY
EASEMENT ABANDONMENT
10,026 Sq. Feet
0.230 Acres

APPROXIMATE LIMITS OF
100 YEAR FLOOD PLAIN
ACCORDING TO FEMA
MAP No. 48439C0450K
DATED SEPTEMBER 25, 2009

VARIABLE WIDTH COMMON
ACCESS EASEMENT
Inst. No. D216056700
P.R.T.C.T.

PHASE 2

MAIN STREET LOFTS, LP
Inst. No. D215168879
D.R.T.C.T.

$\Delta=09^{\circ}27'03''$
 $R=2,231.83'$
 $L=368.14'$
 $CB=S\ 29^{\circ}40'00''\ E$
 $CL=367.72'$

N. MAIN STREET
(Variable Width Right-of-Way)

$\Delta=09^{\circ}03'25''$
 $R=1,859.86'$
 $L=293.99'$
 $CB=S\ 18^{\circ}40'46''\ E$
 $CL=293.68'$

1/2" IRF W/Cap
RPLS 4701

1/2" IRF W/Cap
RPLS 6284

S $09^{\circ}55'18''\ E$
85.04'

S $14^{\circ}03'17''\ E$
95.26'

1/2" IRS
W/Cap
RPLS 4701



Scale: 1"=60'

LINE	BEARING	DISTANCE
L1	S $75^{\circ}01'27''\ W$	15.07'
L2	N $60^{\circ}20'24''\ E$	3.72'
L3	S $77^{\circ}03'41''\ E$	4.47'

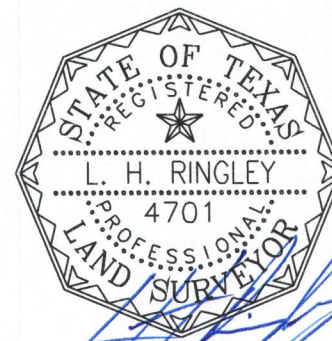


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