

EXHIBIT A

Page 1 of 2

PERMANENT UTILITY EASEMENT ABANDONMENT

8,245 Sq. Ft. / 0.189 Acres

Main Street Lofts, L.P.

F. B. Waddell Survey, Abstract No. 1658

City of Mansfield

Tarrant County, Texas

BEING a 0.189 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 portion of that certain called 21.485 acre tract of land described in a Special Warranty Deed With Vendor's Lien to Main Street Lofts, L.P., dated July 20, 2015 and recorded in Instrument No. D215158879 of the Deed Records of Tarrant County, Texas (D.R.T.C.T.) and being 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 being more particularly described by metes & bounds as follows:

BEGINNING at a point on the original east line of the above described 21.485 acre Main Street Lofts tract and the above described utility easement and same being the west line of that certain 0.364 acre right-of-way abandonment by the City of Mansfield, recorded in Instrument No. D216035521, D.R.T.C.T. and same being on the south line 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 No. D215158879, D.R.T.C.T. and said beginning point bears South 75 deg. 01 min. 27 sec. West – 13.18 feet from a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", found for the southeast corner of the above described Lot 1, Block 1;

THENCE: South 14 deg. 03 min. 17 sec. East, departing from the south line of said Lot 1, Block 1, along the common line of said 21.485 acre tract, utility easement and 0.364 acre right-of-way abandonment, a distance of 28.27 feet to a point for corner;

THENCE: South 08 deg. 51 min. 53 sec. East, continuing along said common line, a distance of 147.77 feet to a point for corner;

THENCE: South 14 deg. 11 min. 35 sec. East, continuing along said common line, a distance of 459.10 feet to a point for the southeast corner of the above described Permanent Utility Easement;

THENCE: South 75 deg. 55 min. 22 sec. West, departing from said common line, over & across said 21.485 acre tract, along the southern line of said utility easement, a distance of 11.22 feet to a point for the southwest corner of said utility easement;

THENCE: North 14 deg. 22 min. 46 sec. West, continuing across said 21.485 acre tract, with the west line of said utility easement, a distance of 480.25 feet to a point for corner;

THENCE: North 09 deg. 55 min. 18 sec. West, continuing across said 21.485 acre tract, with the west line of said utility easement, a distance of 154.45 feet to a point for corner on the south line of the above mentioned Lot 1, Block 1 of Main Street Lofts Addition;

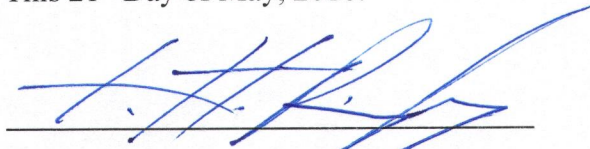
THENCE: North 75 deg. 01 min. 27 sec. East, across said 21.485 acre tract and across said utility easement, with the south line of said Lot 1, Block 1, a distance of 15.07 feet to the POINT OF BEGINNING and containing 8,245 square feet or 0.189 acres of land.

Note:

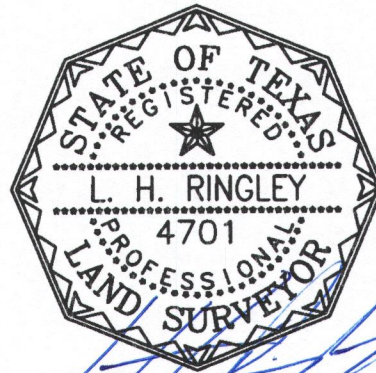
The Reference Bearing for the above prepared metes & bounds description is South 75 deg. 01 min. 27 sec. West along the south line of Lot 1, Block 1 of Main Street Lofts Addition, according to the plat thereof, recorded in Instrument No. D216056700, Deed Records, Tarrant County, Texas.

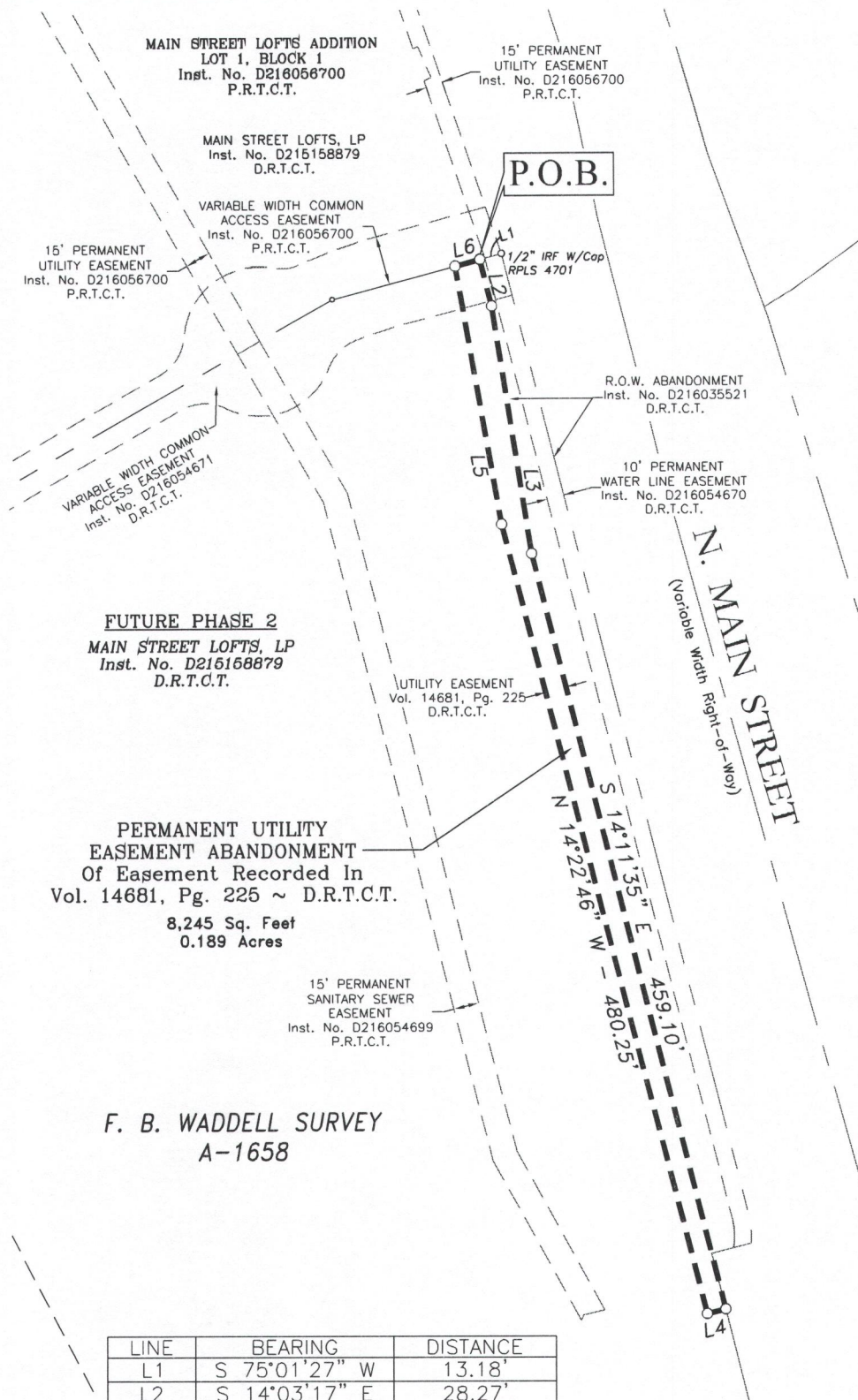
An easement exhibit of equal date accompanies this metes & bounds description.

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"=100'



EXHIBIT B

PAGE 1 OF 1

PERMANENT UTILITY
EASEMENT ABANDONMENT
8,245 Sq. Ft./0.189 Acres
situated in
F. B. Wadell Survey, A-1658
City of Mansfield
Tarrant County, Texas

LINE	BEARING	DISTANCE
L1	S 75°01'27" W	13.18'
L2	S 14°03'17" E	28.27'
L3	S 08°51'53" E	147.77'
L4	S 75°55'22" W	11.22'
L5	N 09°55'18" W	154.45'
L6	N 75°01'27" E	15.07'

A metes & bounds description of equal date accompanies this Easement Exhibit.

REFERENCE BEARING:

The Reference Bearing for the above prepared metes & bounds description is South 75 deg. 01 min. 27 sec. West along the south line of Lot 1, Block 1 of Main Street Lofts Addition, according to the plat thereof, recorded in Instrument No. D216056700, Deed Records, Tarrant County, Texas.



RINGLEY & ASSOCIATES, INC.

SURVEYING • MAPPING • PLANNING
Texas Firm Registration No. 10061300
701 S. Tennessee - McKinney, Texas 75069
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Drawn by	Date	Scale
Mark Staab	05/21/18	1" = 100'
Job	Title	Sheet
15044	15044-EX-PUA-L2.DWG	1 of 1