

EXHIBIT "A"
Utility Easement
Right-of-Way Abandonment and Reservation of Public Utility Easement
0.177 Acres or 7,704 Square Feet

Being all that certain lot, tract or parcel of land situated in the S. S. Callender Survey, Abstract Number 359, City of Mansfield, Tarrant County, Texas, being part of House Road and being more particularly described as follows:

BEGINNING at a 5/8" iron rod found on the northeast right-of-way line of House Road (variable width R.O.W.), being at an angle point in the southwest line of that certain called 4.767 acre tract of land described in deed to RCM Watson Branch Partners, LP recorded in Instrument D220192820 of the Real Property Records of Tarrant County, Texas;

THENCE S 30°03'32" E, along the southwest line of said 4.767 acre tract and the east right-of-way line of House Road, passing the northeast corner of a right-of-way tract described in deed to the City of Mansfield recorded in Instrument D216072308 of the Real Property Records of Tarrant County, Texas, a total distance of 476.00 feet, to a 1/2" capped iron rod (Brittain & Crawford) found;

THENCE N 59°57'20" E, 13.08 feet, continuing along said property and right-of-way line, to a 1/2" iron rod found;

THENCE S 29°47'50" E, 87.01 feet, continuing along said line, to a 1/2" iron rod found;

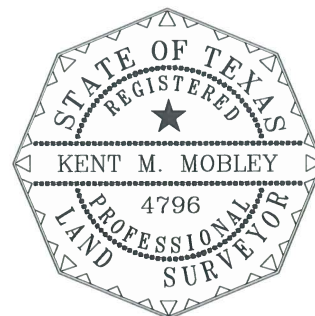
THENCE S 75°44'20" E, 21.32 feet, continuing along said line, to a 1/2" capped iron rod (G&A) set on the northwest right-of-way line of Mouser Way (variable width R.O.W.);

THENCE S 59°43'32" W, 38.43 feet, along said Mouser Way right-of-way line, to a 1/2" capped iron rod (G&A) set;

THENCE N 30°03'32" W, along the centerline of House Road, passing the northwest corner of said right-of-way and continuing a total distance of 618.06 feet to a 1/2" capped iron rod (G&A) set on the southwest line of said 4.767 acre tract;

THENCE S 44°45'48" E, 41.37 feet, along said line and along the existing right-of-way line of House Road, to the POINT OF BEGINNING and containing approximately 0.177 acres or 7,704 square feet of land.

 6-22-2021
Kent M. Mobley, RPLS
Texas Registration No. 4796



Bearings herein are referred to the Texas Coordinate System, North Central Zone, No. 4202, NAD '83.

RCM WATSON BRANCH
PARTNERS L.P.
D220192823
D.R.T.C.T.

LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	S 30°03'32" E	476.00'
L2	N 59°57'20" E	13.08'
L3	S 29°47'50" E	87.01'
L4	S 75°44'20" E	21.32'
L5	S 59°43'32" W	38.43'
L6	N 30°03'32" W	618.06'
L7	S 44°45'48" E	41.37'

R.C.M. WATSON BRANCH PARTNERS LP
D220192820
D.R.T.C.T.

MOUSER WAY

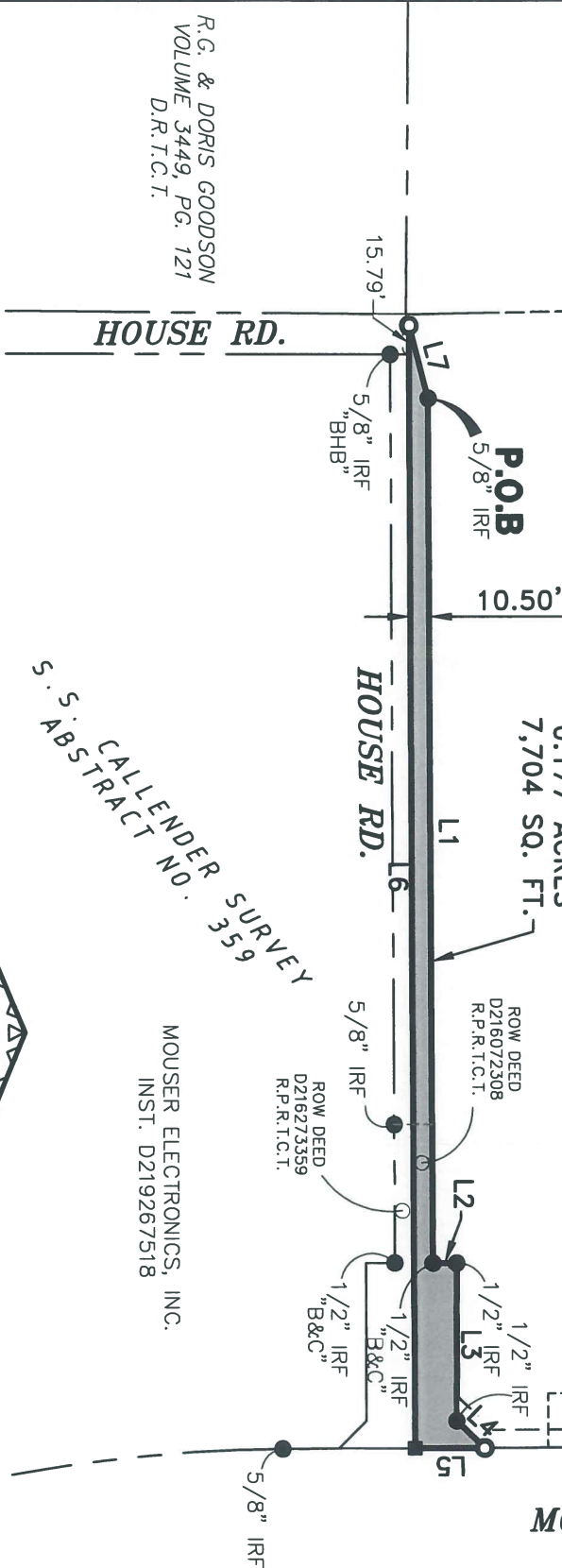
LOT 1R1, BLOCK 1
ELECTRONICS ADDITION
PLAT D214164756
CAB. A, SLIDE 11198
D.R.T.C.T.



HOUSE RD.

S.S. CALLENDER SURVEY
ABSTRACT NO. 359

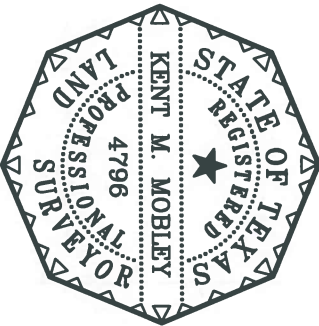
MOUSER ELECTRONICS, INC.
INST. D219267518



LEGEND:

- = R.O.W. ABANDONMENT AND RESERVATION OF PUBLIC UTILITY EASEMENT
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- D.R.T.C.T. = DEED RECORDS TARRANT COUNTY TEXAS
- = MONUMENT FOUND
- = MONUMENT SET
- = 'X' SET

NOTE:
THE BEARINGS & COORDINATES SHOWN ON THIS PLAT ARE BASED ON THE TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE, NO. 4202 NAD '83.



Kent M. Mobley

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R.P.L.S. NO. 4796

1378ROWABND1 6-22-2021



Grantham & Associates, Inc.
Civil Engineering & Surveying

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(972) 864-2334 (FAX)

**HOUSE ROAD ROW ABANDONMENT
AND RESERVATION OF PUBLIC UTILITY EASEMENT
R.C.M. WATSON BRANCH PARTNERS LP**

EXHIBIT "A"
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TARRANT COUNTY, TEXAS