

EXHIBIT "B"
Right-of-Way Abandonment and Reservation of Public Utility Easement
Part of House Road
0.187 Acres or 8,126 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" capped iron rod (BHB) found at the northeast corner of the certain called 7.043 acre tract of land described in deed to Mouser Electronics, Inc. recorded in Instrument D219267518 of the Real Property Records of Tarrant County, Texas, said point being on the westerly right-of-way line of House Road at an angle point therein;

THENCE N 60°05'37" E, 10.53 feet, to the centerline of House Road;

THENCE S 30°03'32" E, along the centerline of House Road, passing at 500.11 feet the northeast corner of a right-of-way dedication recorded in Instrument D216273359 of said Real Property Records and continuing a total distance of 602.27 feet, to an "X" set in concrete on the northwest right-of-way line of Mouser Way (variable width R.O.W.);

THENCE S 59°53'00" W, 41.97 feet, continuing along said dedication, to a 1/2" capped iron rod (G&A) set;

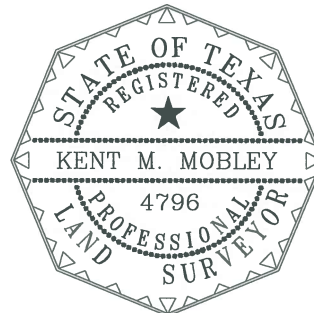
THENCE N 14°51'25" E, 21.50 feet, continuing along said dedication, to a 1/2" capped iron rod (G&A) set;

THENCE N 29°53'21" W, 87.04 feet, continuing along said dedication, to a 1/2" capped iron rod (G&A) set;

THENCE N 60°06'39" E, 15.93 feet, continuing along said dedication, to a 1/2" capped iron (Brittain & Crawford) found;

THENCE N 30°02'59" W, continuing along said dedication, at 76.29 feet, passing a 5/8" iron rod found at the northeast corner thereof and continuing a total distance of 500.12 feet, to the POINT OF BEGINNING and containing approximately 0.187 acres or 8,126 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.

LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	N 60°05'37" E	10.53'
L2	S 30°03'32" E	602.27'
L3	S 59°53'00" W	41.97'
L4	N 14°51'25" E	21.50'
L5	N 29°53'21" W	87.04'
L6	N 60°06'39" E	15.93'
L7	N 30°02'59" W	500.12'

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

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

S.S. CALLENDER SURVEY
NO. 359

30'x30' DRAINAGE
EASEMENT
CC #D216072310
O.P.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.

CHARLES MILLER
375 COUNTY RD. 4225

MOUSER ELECTRONICS, INC.
INST. D219267518

R.O.W. ABANDONMENT
AND RESERVATION OF
PUBLIC UTILITY EASEMENT
0.187 ACRES
8,126 SQ. FT.

R.G. & DORIS GOODSON
VOLUME 3449, PG. 121
D.R.T.C.T.

LEGEND:

- = R.O.W. ABANDONMENT AND RESERVATION OF PUBLIC UTILITY EASEMENT
- = POINT OF BEGINNING
- = POINT OF COMMENCEMENT
- = DEED RECORDS TARRANT COUNTY TEXAS
- = MONUMENT FOUND
- = '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

1378ROWABND2	6-22-2021
<p>Grantham & Associates, Inc. Civil Engineering & Surveying</p> <p>6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2 GARLAND, TEXAS 75044 (972) 864-2333 (TEL) (972) 864-2334 (FAX)</p> <p>HOUSE ROAD ROW ABANDONMENT AND RESERVATION OF PUBLIC UTILITY EASEMENT MOUSER ELECTRONICS, INC.</p> <p>EXHIBIT "B" PAGE 2 OF 2</p> <p>TARRANT COUNTY, TEXAS</p>	