

LEGAL DESCRIPTION
EASEMENT ABANDONMENT

EXHIBIT "A"

BEING a 42,651 square foot (0.9791 acre) tract of land situated in the Benjamin Thomas Survey, Abstract No. 1497, City of Saginaw, Tarrant County, Texas; said tract being part of a called 15.0736 acre tract of land described in Special Warranty Deed with Vendor's Lien to AM & JK Development LLC recorded in Instrument No. D217258083, Official Public Records, Tarrant County, Texas; said tract also being all of a 40' Public Utility Easement recorded in Volume 5008, Page 343, Deed Records, Tarrant County, Texas; said tract being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod found for the southwest corner of the said called 15.0736 acre tract, and being in the east right-of-way line of Old Decatur Road (a variable width right-of-way);

THENCE North 18°19'35" West, along the said east right-of-way line of Old Decatur Road, a distance of 42.00 feet to a point for corner;

THENCE North 89°26'49" East, departing the said east right-of-way line, a distance of 1072.67 feet to a point for corner in the east line of said 15.0736 acre tract;

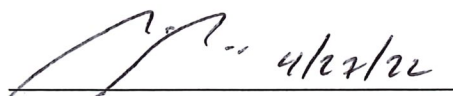
THENCE South 0°35'54" East, along the said east line of the 15.0736 acre tract, a distance of 40.00 feet to a 5/8-inch iron rod found for the southeast corner of said 15.0736 acre tract;

THENCE South 89°26'49" West, along the south line of said 15.0736 acre tract, a distance of 1059.88 feet to the **POINT OF BEGINNING** and containing 0.9791 acres or 42,651 square feet of land, more or less.

NOTES

Bearing system based on the Texas Coordinate System of 1983(2011 adjustment), North Central Zone (4202). A survey plat of even survey date herewith accompanies this metes & bounds description.

The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the abandonment tract.


MICHAEL C. BILLINGSLEY
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6558
801 CHERRY STREET,
UNIT 11 SUITE 1300
FORT WORTH, TEXAS 76102
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EASEMENT ABANDONMENT
BENJAMIN THOMAS SURVEY
ABSTRACT NO. 1497
CITY OF SAGINAW
TARRANT COUNTY, TEXAS

Kimley»Horn

801 Cherry Street, Unit 11, # 1300
Fort Worth, Texas 76102 FIRM # 10194040

Tel. No. (817) 335-6511
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	DMD	MCB	4/27/2022	061316601	1 OF 3

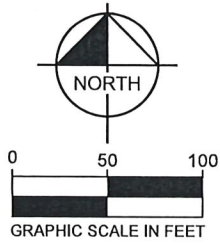
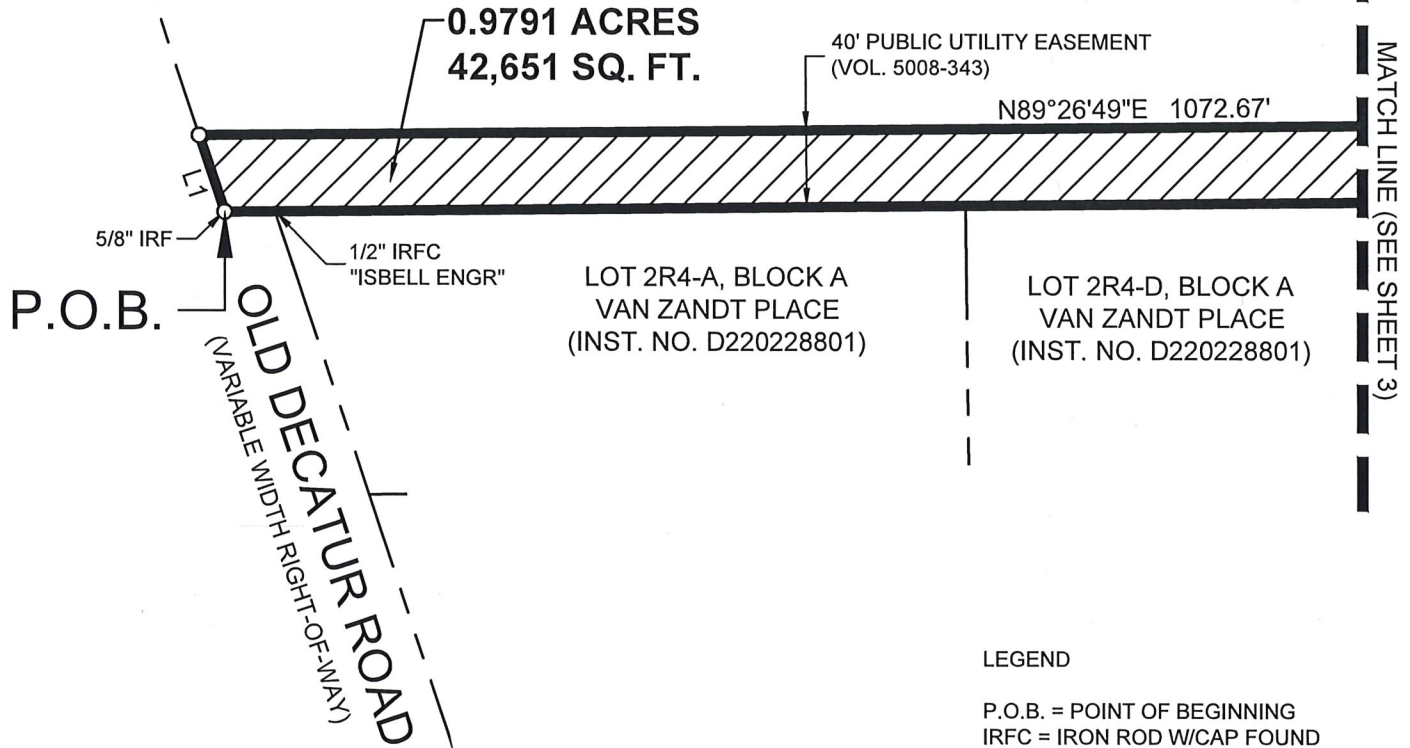


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LINE TABLE		
NO.	BEARING	LENGTH
L1	N18°19'35"W	42.00'
L2	S00°35'54"E	40.00'

CALLED 15.0736 ACRES
AM & JK DEVELOPMENT LLC
(INST. NO. D217258083)



LEGEND

P.O.B. = POINT OF BEGINNING
IRFC = IRON ROD W/CAP FOUND
IRF = IRON ROD FOUND

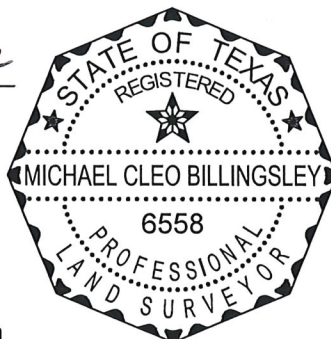
NOTES

Bearing system based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone (4202). A metes and bounds description of even survey date herewith accompanies this survey plat.

The undersigned, Registered Professional Land Surveyor, hereby certifies that this survey plat accurately sets out the metes and bounds of the abandonment tract.

[Signature] 4/27/22

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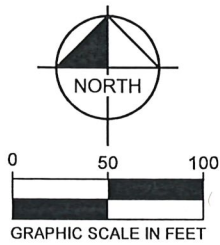
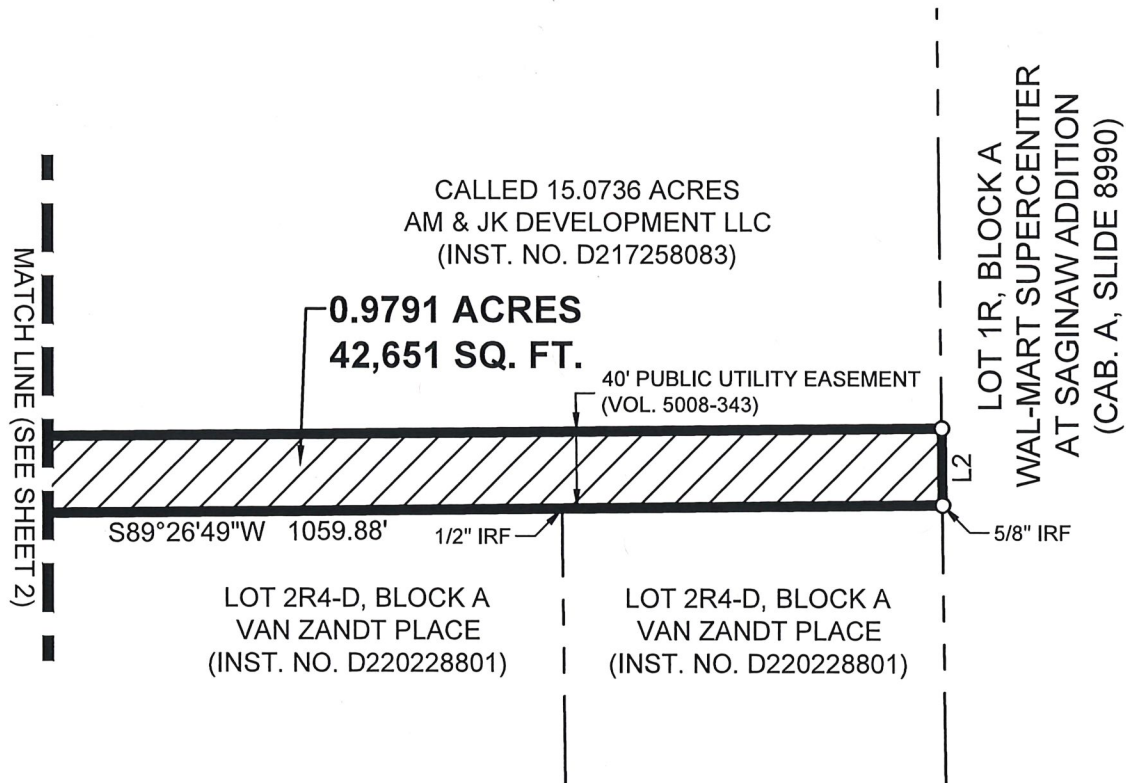


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