

**EXHIBIT A
RIGHT OF WAY ABANDONMENT**

Being a part of the William Baker Survey, Abstract No. 145 in the City of Fort Worth, Tarrant County, Texas, being all of that called 0.821 acre right-of-way dedication as described in the plat of Lot 1, Block 2 of Trillium Addition, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Cabinet A, Slide 3158 (Document No. D196213691) in the Plat Records of Tarrant County, Texas (P.R.T.C.T.) being all of that called 329 square foot right-of-way dedication described in the plat of Lot 2, Block 5 of Burlington Industrial District Number 3, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Cabinet A, Slide 5582 (Document No. D200010423) P.R.T.C.T., and being more particularly described as follows:

BEGINNING at 1/2-inch set iron rod with yellow plastic cap stamped "HALFF" (hereinafter referred to as "with cap") for the point of curvature of a radial corner clip to the right between the north right-of-way line of Downing Drive (60 foot wide right-of-way) and the east right-of-way line of Mark IV Parkway (68 foot wide right-of-way), and being the southeast corner of said Lot 1, Block 2;

THENCE South 89 degrees 16 minutes 23 seconds West, a distance of 118.00 feet to a 1/2-inch set iron rod with cap for point of curvature of a radial corner clip to the left between said north right-of-way line and the west right-of-way line of said Mark IV Parkway, not being tangent to the preceding course, having a radius of 25.00 feet, whose chord bears North 44 degrees 18 minutes 16 seconds East, a distance of 35.37 feet;

THENCE Northeasterly, departing said north right-of-way line, along said radial corner clip and along said circular curve to the left, through a central angle of 90 degrees 03 minutes 27 seconds, an arc length of 39.30 feet to a 1/2-inch set iron rod with cap for corner;

THENCE North 00 degrees 39 minutes 58 seconds West, departing said radial corner clip and along said west right-of-way line, a distance of 502.18 feet to a 1/2-inch set iron rod with cap for the northeast corner of said Lot 2, Block 5 and being on the south line of that called 9-078/1000 acre tract of land described in Warranty Deed to Texas Electric Service Company as recorded in Volume 2201, Page 61 in the Deed Records of Tarrant County, Texas;

THENCE North 89 degrees 13 minutes 52 seconds East, departing said west right-of-way line, a distance of 68.00 feet to a 1/2-inch set iron rod with cap for the northwest corner of said Lot 1, Block 2 and being on said east right-of-way line;

THENCE South 00 degrees 39 minutes 58 seconds East, along said east right-of-way line, a distance of 502.23 feet to a 1/2-inch set iron rod with cap for the north end of said radial corner clip to the left between said east right-of-way line and said north right-of-way line, having a radius of 25.00 feet, whose chord bears South 45 degrees 41 minutes 45 seconds East, a distance of 35.34 feet;

THENCE Southeasterly, continuing along said east right-of-way line and said radial corner clip to the left, through a central angle of 89 degrees 56 minutes 58 seconds, an arc length of 39.25 feet to the POINT OF BEGINNING AND CONTAINING 36,118 square feet or 0.8292 acres of land, more or less.

A Plat accompanies this Legal Description.

PARENT TRACT
NOT TO SCALE

WARRANTY DEED
TEXAS ELECTRIC SERVICE COMPANY
TRACT NO. 1, CALLED 9-078/1000 ACRES
VOL. 2201, PG. 61
D.R.T.C.T.

5' UTILITY EASEMENT
VOL. 388-195, PG. 46
P.R.T.C.T.

0.37 ROW DEDICATION
0.008 AC./329 SQ. FT.
CAB. A, SLIDE 5582
P.R.T.C.T.

N89°13'52"E
68.00

WILLIAM BAKER SURVEY
ABSTRACT NO. 145

SPECIAL WARRANTY DEED
CRP/CHI DOWNING OWNER, L.P.
TRACT II, 7.10 AC.
DOC. NO. D220318492
O.P.R.T.C.T.

LOT 2, BLOCK 5 OF
BURLINGTON INDUSTRIAL
DISTRICT NUMBER 3
CAB. A, SLIDE 5582
(DOC. NO. D200010423)
P.R.T.C.T.

10' UTILITY EASEMENT
CAB. A, SLIDE 5582
P.R.T.C.T.
(ABANDON BY PLAT)

67.63' ROW DEDICATION
0.821 AC./35,788 SQ. FT.
CAB. A, SLIDE 3158
P.R.T.C.T.

ROW ABANDONMENT
0.8292 ACRE
36,118 SQ. FT.

SPECIAL WARRANTY DEED
CRP/CHI DOWNING OWNER, L.P.
TRACT I, 27.83 AC.
DOC. NO. D220318492
O.P.R.T.C.T.

VACANT
2551 DOWNING DRIVE

LOT 1, BLOCK 2
TRILLIUM ADDITION
CAB. A, SLIDE 3158
(DOC. NO. D196213691)
P.R.T.C.T.

$\Delta=90^{\circ}03'27''$
 $R=25.00'$
 $T=25.03'$
 $L=39.30'$
 $CB=N44^{\circ}18'16''E$
 $CL=35.37'$

$\Delta=89^{\circ}56'58''$
 $R=25.00'$
 $T=24.98'$
 $L=39.25'$
 $CB=S45^{\circ}41'45''E$
 $CL=35.34'$

20'x20' PUBLIC
OPEN SPACE EASEMENT
CAB. A, SLIDE 3158
P.R.T.C.T.
(ABANDON BY PLAT)

20'x20' PUBLIC
OPEN SPACE EASEMENT
CAB. A, SLIDE 3158
P.R.T.C.T.
(ABANDON BY PLAT)

20' SEWER EASEMENT
(BY PLAT)

DOWNING DRIVE
(CALLED 60' ROW)

S89°16'23"W
118.00'

POINT OF BEGINNING

1/2" FIR W/
"CBG SURVEYING"
CAP
1/2" FIR
(UNREADABLE)

5/8" FIR
1/2" FIR
(SPINNER)

0 50 100 200

SCALE: 1"=100'

A LEGAL DESCRIPTION
ACCOMPANIES THIS EXHIBIT

EXHIBIT "A"

0.8292 ACRE
ROW ABANDONMENT

SITUATED IN THE

WILLIAM BAKER SURVEY, ABSTRACT NO. 145

IN THE

CITY OF FORT WORTH, TARRANT COUNTY TEXAS

Basis of bearing is NAD 83 (1993) Texas Coordinate System, Texas North Central Zone (4202), based upon RTK values using the Leica Smartnet network observed 05/27/2020, distances shown are surface, scale factor is 1.00012.

LEGEND

- FIR ● FOUND IRON ROD
- SIR ○ 1/2" SET IRON ROD W/ YELLOW PLASTIC CAP STAMPED "HALFF"
- (CM) CONTROL MONUMENT
- EXISTING PROPERTY LINE
- ROW ABANDONMENT
- P.R.T.C.T. PLAT RECORDS TARRANT COUNTY TEXAS
- O.P.R.T.C.T. OFFICIAL PLAT RECORDS TARRANT COUNTY TEXAS



I, Douglas A. Calhoun, Registered Professional Land Surveyor, do hereby certify that this parcel was prepared from a survey made on the ground under my supervision and direction.



DGN: EXH-0.8292 ROW-38747.dgn

AVO: 38747

DATE: JANUARY 19, 2021

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