

Exhibit "A"  
RIGHT-OF-WAY  
ABANDONMENT  
0.3056 ACRES

BEING a tract of land situated in the I.&G.N.R.R. CO. Survey, Abstract No. 1996, Parker County, Texas and being a portion of Makers Way, (a 60' right-of-way) as shown on the Final Plat of Walsh Ranch Quail Valley, Lot 1, Block C as recorded in Cabinet D, Slide 24, Official Public Records, Parker County, Texas (O.P.R.P.C.T.) and being more particularly described as follows;

BEGINNING at a 5/8 inch iron rod found with yellow plastic cap stamped "Huitt-Zollars" at the southwest corner of said Makers Way;

THENCE, North 22 degrees 13 minutes 33 seconds West, along the westerly right-of-way line of said Makers Way, a distance of 60.00 feet to a 5/8 inch iron rod found with yellow plastic cap stamped "Huitt-Zollars" at the northwest corner of said Makers Way;

THENCE, North 67 degrees 46 minutes 27 seconds East, along the northwesterly right-of-way line of said Makers Way, a distance of 205.00 feet to a 5/8 inch iron rod found with yellow plastic cap stamped "Huitt-Zollars";

THENCE, North 22 degrees 46 minutes 27 seconds East, continuing along the northwesterly right-of-way line of said Makers Way, a distance of 21.21 feet to a 5/8 inch iron rod found with yellow plastic cap stamped "Huitt-Zollars" on the westerly right-of-way line of Village Walk Place (a 60' right-of-way) as shown on the Final Plat of said Walsh Ranch Quail Valley, Lot 1, Block C;

THENCE, South 22 degrees 13 minutes 33 seconds East, over and across said Makers Way, a distance of 75.00 feet to a point for corner on the southeasterly right-of-way line of said makers Way;

THENCE, South 67 degrees 46 minutes 27 seconds West, along the southeasterly right-of-way line of said makers Way, a distance of 220.00 feet to the POINT OF BEGINNING and containing 0.3056 Acres or 13,313 Square Feet of land, more or less.

BASIS OF BEARINGS: Bearings are based on the Texas State Plane Coordinate System, North Central Zone (4202) North American Datum 1983 (2011).

For Huitt-Zollars, Inc.

  
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Mitchell S. Pillar  
Registered Professional Land Surveyor  
Texas Registration No. 5491  
Huitt-Zollars, Inc.  
Firm Registration No. 10025600  
5430 Lyndon B. Johnson Freeway  
Suite 1500  
Dallas, Texas 75240-2675  
Ph. (214) 871-3311  
Email: [pillar@huitt-zollars.com](mailto:pillar@huitt-zollars.com) Date: October 20, 2021



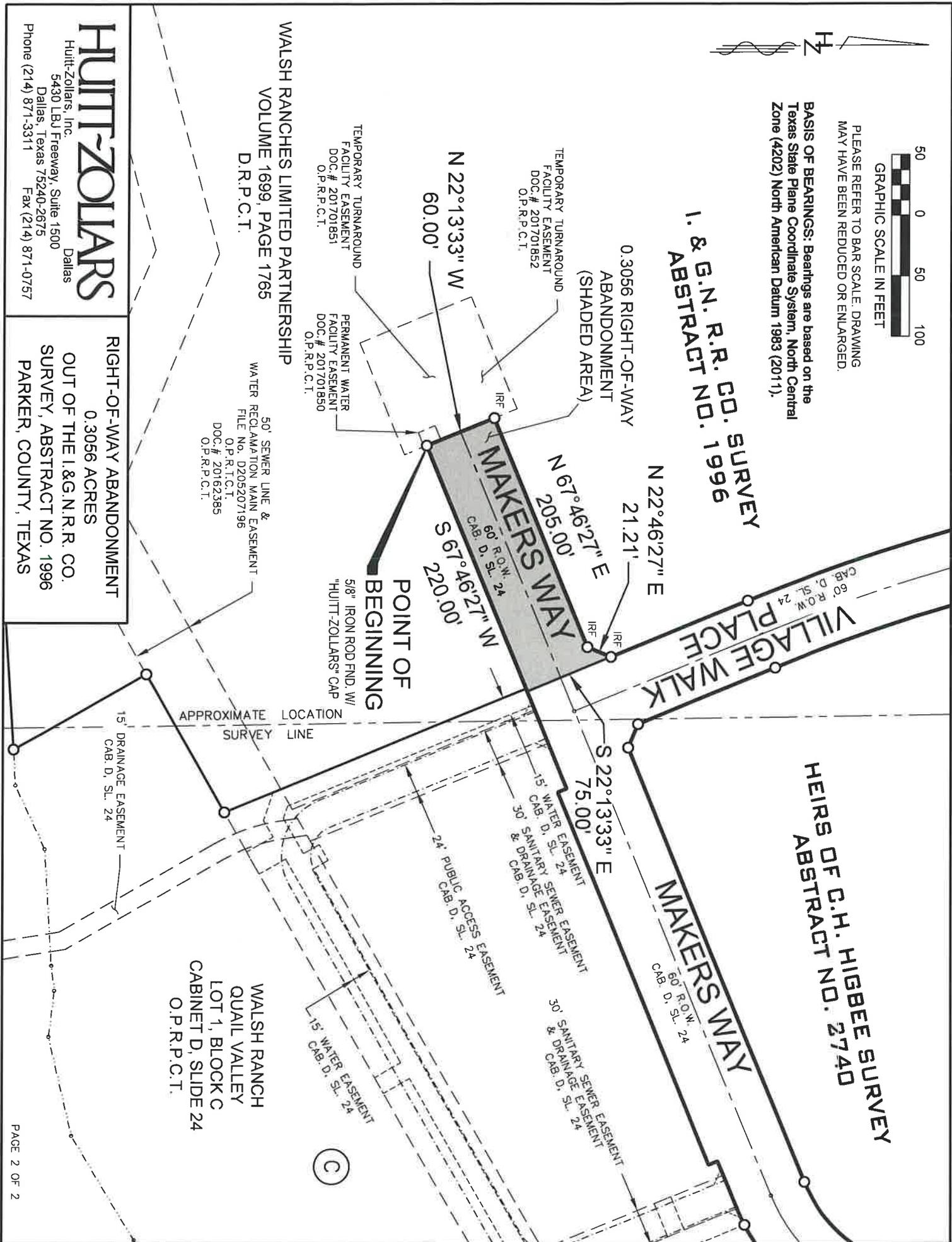


PLEASE REFER TO BAR SCALE. DRAWING  
MAY HAVE BEEN REDUCED OR ENLARGED.

BASIS OF BEARINGS: Bearings are based on the  
Texas State Plane Coordinate System, North Central  
Zone (4202) North American Datum 1983 (2011).

**I. & G.N.R.R. CO. SURVEY  
ABSTRACT NO. 1996**

**HEIRS OF C.H. HIGBEE SURVEY  
ABSTRACT NO. 2740**



WALSH RANCHES LIMITED PARTNERSHIP  
VOLUME 1699, PAGE 1765  
D.R.P.C.T.

TEMPORARY TURNAROUND  
FACILITY EASEMENT  
DOC.# 201701851  
O.P.R.P.C.T.

PERMANENT WATER  
FACILITY EASEMENT  
DOC.# 201701850  
O.P.R.P.C.T.

TEMPORARY TURNAROUND  
FACILITY EASEMENT  
DOC.# 201701852  
O.P.R.P.C.T.

50' SEWER LINE &  
WATER RECLAMATION MAIN EASEMENT  
FILE NO. D205207196  
O.P.R.P.C.T.  
DOC.# 20162385  
O.P.R.P.C.T.

POINT OF  
BEGINNING  
5/8" IRON ROD END, W/  
"HUITT-ZOLLARS" CAP  
O.P.R.P.C.T.

**HUITT-ZOLLARS**

Huitt-Zollars, Inc.  
5430 LBJ Freeway, Suite 1500  
Dallas, Texas 75240-2675  
Phone (214) 871-3311 Fax (214) 871-0757

RIGHT-OF-WAY ABANDONMENT  
0.3056 ACRES  
OUT OF THE I.&G.N.R.R. CO.  
SURVEY, ABSTRACT NO. 1996  
PARKER, COUNTY, TEXAS

WALSH RANCH  
QUAIL VALLEY  
LOT 1, BLOCK C  
CABINET D, SLIDE 24  
O.P.R.P.C.T.



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\* Prepared by: Huitt-Zollars, Inc.

\* Routine: Reduce Map Check File Coord File: MAPCHK.crd 10/20/21 9:00:45

\* Input Scale Factor: 1.000000000 Output Scale Factor: 1.000000000

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Correct Ending Coordinates, North: 0.00000 East: 0.00000

Ending Coordinates, North: -0.00295 East: -0.00124

Error, N: -0.003 E: -0.001 Total: 0.003 Brg: N 22°46'27.0"E

Distance Traversed: 581.210 Closure: 181433

No Adjustment

Bearing	Distance	Northing	Easting	Elevation	Pt ID
	0.00000	0.00000	10009		
N 22°13'33.0"W	60.000	55.54201	-22.69549		10010
N 67°46'27.0"E	205.000	133.08494	167.07303		10011
N 22°46'27.0"E	21.210	152.64136	175.28342		10012
S 22°13'33.0"E	75.000	83.21385	203.65279		10013
S 67°46'27.0"W	220.000	-0.00295	-0.00124		10014

Approx: Sq. Feet: 13313 Acres: 0.3056