

**EXHIBIT A**  
**(GRAND AVENUE R.O.W. ABANDONMENT)**  
**PAGE 1 OF 4**

**LEGAL DESCRIPTION**

BEING a parcel of land located in the City of North Richland Hills, Tarrant County, Texas, being a part of the Landon C. Walker Survey, Abstract Number 1652, and being a part of Grand Avenue right-of-way dedicated by plat Hometown-Dolce Addition Phase 1, an addition to the City of North Richland Hills as recorded in Document Number D214009589, Official Public Records of Tarrant County, Texas, and being a part of that called 0.1237 acre tract of land described in right-of-way deed to the City of North Richland Hills as recorded in Document Number D213226836, Official Public Records of Tarrant County, Texas, and also being a part of that called 34 foot wide right-of-way dedication being described in deed to the City of North Richland Hills as recorded in Document Number D215180523, Official Public Records of Tarrant County, Texas, and being further described as follows:

BEGINNING at a one-half inch iron rod with yellow cap stamped "JBI" found for corner, said point being at the intersection of the north right-of-way line of Grand Avenue with the west right-of-way line of a 20 foot wide alley right-of-way dedicated by plat Hometown-Dolce Addition Phase 1, an addition to the City of North Richland Hills as recorded in County Clerk's Document No. D217201439, Official Public Records of Tarrant County, Texas, said point also being the southeast corner of Lot 1R2, Block E, of said Hometown-Dolce Addition Phase 1 Addition;

THENCE South 02 degrees 27 minutes 42 seconds West, 2.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 87 degrees 33 minutes 14 seconds West, 996.83 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE Northeasterly, 2.00 feet along a curve to the left having a central angle of 00 degrees 03 minutes 48 seconds, a radius of 1809.24 feet, a tangent of 1.00 feet, and whose chord bears North 05 degrees 48 minutes 50 seconds East, 2.00 feet to a one-half inch iron rod found for corner, said point being the northwest corner of said 34 foot wide right-of-way dedication deed, said point being in the west line of that called Tract 1-116.797 acre tract of land described in deed to Arcadia Land Partners 25, LTD as recorded in County Clerk's Document No. D203472402, Official Public Records of Tarrant County, Texas, said point also being in the east line of Lot 1, Block A, Home Town NRH Lakes Addition, an addition to the City of North Richland Hills as recorded in Cabinet A, Page 8333, Official Public Records of Tarrant County, Texas;

THENCE South 87 degrees 33 minutes 14 seconds East, 996.72 feet along the north right-of-way line of Grand Avenue to the POINT OF BEGINNING and containing 1,994 square feet or 0.046 acres of land.

SCALE:

DATE  
11/13/2019

DRAWN  
WBD

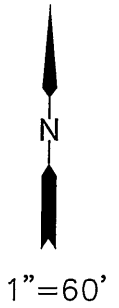
PROJECT  
ARC039  
ROW  
ABANDONMENT-1



2121 Midway Road  
Suite 300  
Carrollton, Texas 75006  
972.248.7676  
TBPE No. F-438  
TBPLS No. 10076000

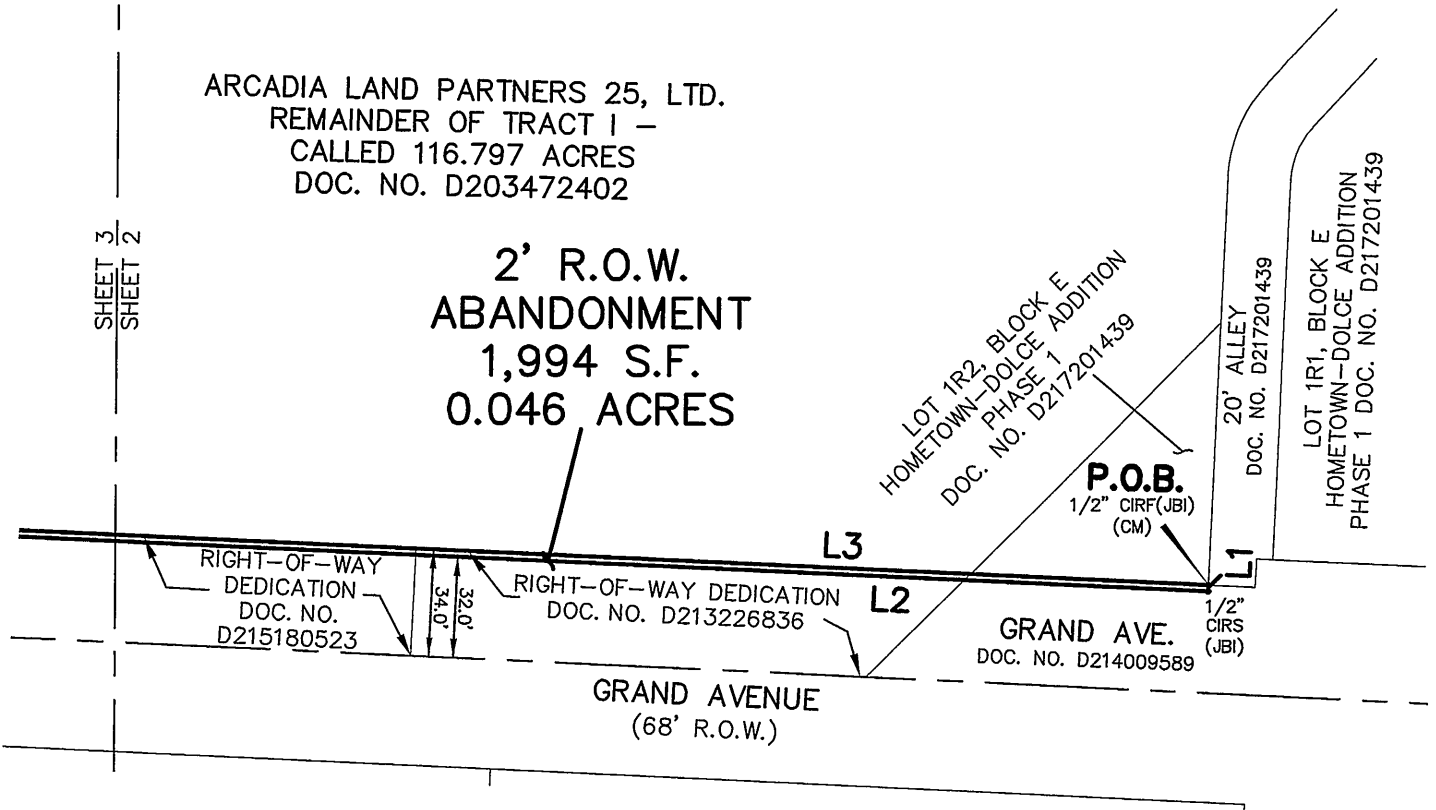
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- LEGEND**
- POB POINT OF BEGINNING
  - IRF IRON ROD FOUND
  - CIRF CAPPED IRON ROD FOUND
  - CIRS CAPPED IRON ROD SET
  - CM CONTROL MONUMENT
  - ROW RIGHT-OF-WAY
  - S.F. SQUARE FEET



ARCADIA LAND PARTNERS 25, LTD.  
 REMAINDER OF TRACT I -  
 CALLED 116.797 ACRES  
 DOC. NO. D203472402

**2' R.O.W.**  
**ABANDONMENT**  
**1,994 S.F.**  
**0.046 ACRES**



LINE TABLE		
NO.	BEARING	LENGTH
L1	S02°27'42"W	2.00'
L2	N87°33'14"W	996.83'
L3	S87°33'14"E	996.72'

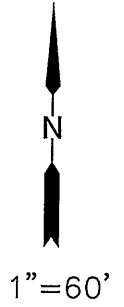
CURVE TABLE						
NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD
C1	2.00'	000°03'48"	1809.24'	1.00'	N05°48'50"E	2.00'

SCALE: 1" = 60'	DATE 11/13/2019	DRAWN WBD	PROJECT ARC039 ROW ABANDONMENT-1	2121 Midway Road Suite 300 Carrollton, Texas 75006 972.248.7676 TBPE No. F-438 TBPLS No. 10076000
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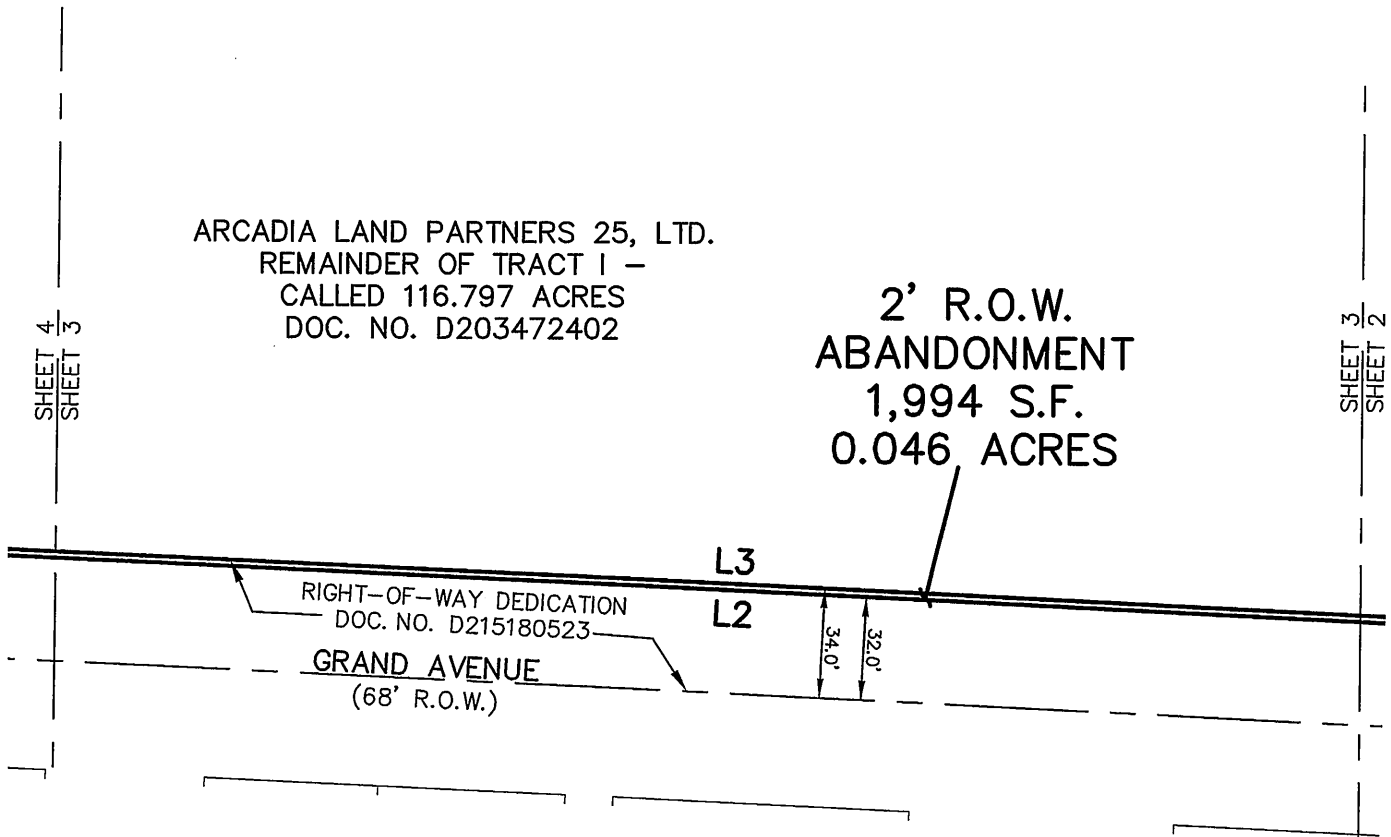
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ARCADIA LAND PARTNERS 25, LTD.  
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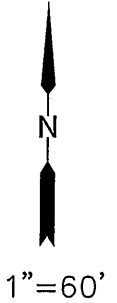
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ABANDONMENT  
1,994 S.F.  
0.046 ACRES**



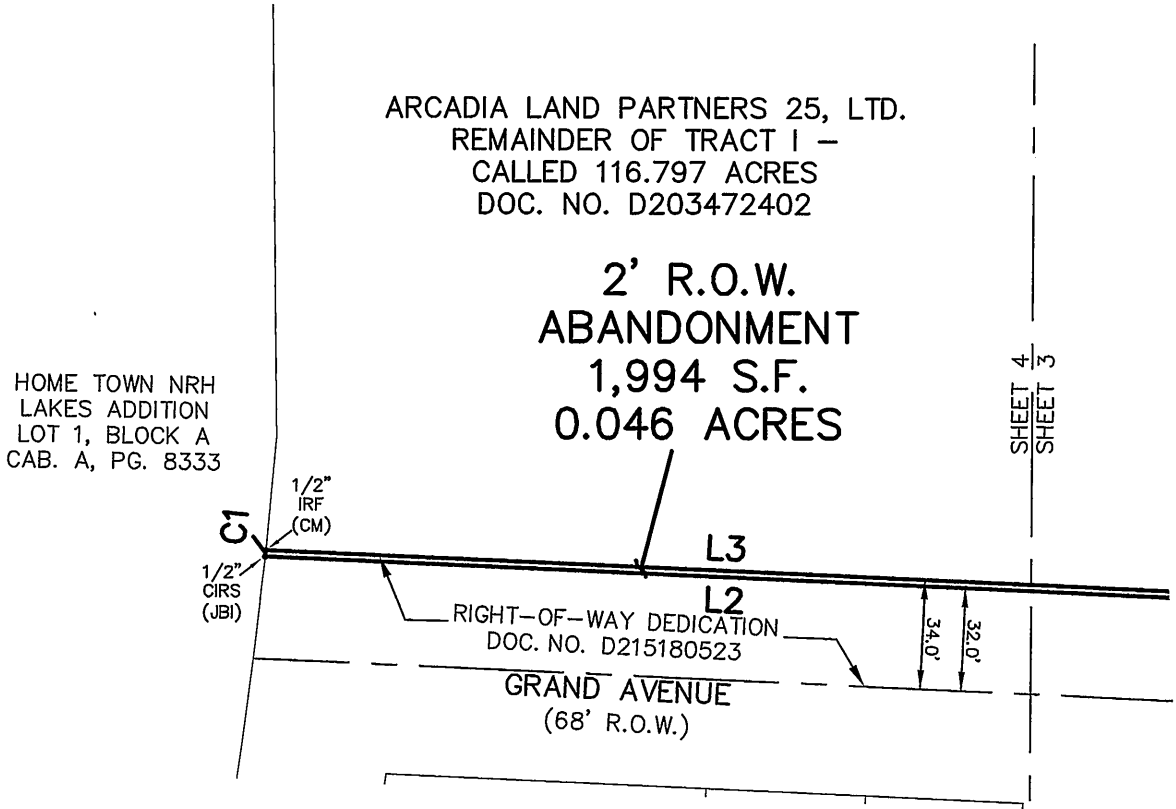
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*Mark W. Harp*  
MARK W. HARP, R.P.L.S. NO. 6425  
NOVEMBER 13, 2019



SCALE: 1" = 60'	DATE 11/13/2019	DRAWN WBD	PROJECT ARCO39 ROW ABANDONMENT-1	<p>2121 Midway Road Suite 300 Carrollton, Texas 75006 972.248.7676 TBPE No. F-438 TBPLS No. 10076000</p>
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