

EXHIBIT A
(BRIDGE STREET R.O.W. ABANDONMENT)
PAGE 1 OF 2

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 Bridge Street (a 90 foot wide right-of-way) dedicated by plat Home Town East Infrastructure 1, an addition to the City of North Richland Hills as recorded in Cabinet A, Slide 10305, Official Public Records of Tarrant County, Texas, and being further described as follows:

BEGINNING at a one-half inch iron rod stamped "JPH" found at the intersection of the southeast right-of-way line of Bridge Street with the southwest right-of-way line of Parker Road (a 70 foot wide right-of-way) dedicated by said Home Town East Infrastructure 1 plat;

THENCE along the southeast right-of-way line of Bridge Street as follows:

South 81 degrees 14 minutes 02 seconds West, 28.28 feet to a one-half inch iron rod stamped "JPH" found for corner;

South 36 degrees 14 minutes 02 seconds West, 55.05 feet to a one-half inch iron rod stamped "JPH" found for corner;

Southwesterly, 366.54 feet along a curve to the right having a central angle of 21 degrees 55 minutes 18 seconds, a radius of 958.00 feet, a tangent of 185.54 feet, and whose chord bears South 47 degrees 11 minutes 41 seconds West, 364.31 feet to a "PK" nail found for corner;

THENCE North 27 degrees 41 minutes 11 seconds West, 9.53 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE Northeasterly, 362.21 feet along a curve to the left having a central angle of 21 degrees 52 minutes 48 seconds, a radius of 948.50 feet, a tangent of 183.34 feet, and whose chord bears North 47 degrees 10 minutes 26 seconds East, 360.02 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 36 degrees 14 minutes 02 seconds East, 54.84 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 81 degrees 14 minutes 02 seconds East, 28.58 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 53 degrees 45 minutes 58 seconds East, 9.29 feet to the POINT OF BEGINNING and containing 4170 square feet or 0.096 acres of land.

SCALE:

DATE
11/13/2019

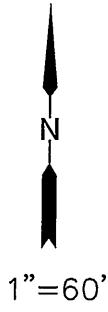
DRAWN
WBD

PROJECT
ARC039
ROW
ABANDONMENT-2

JBI
PARTNERS

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

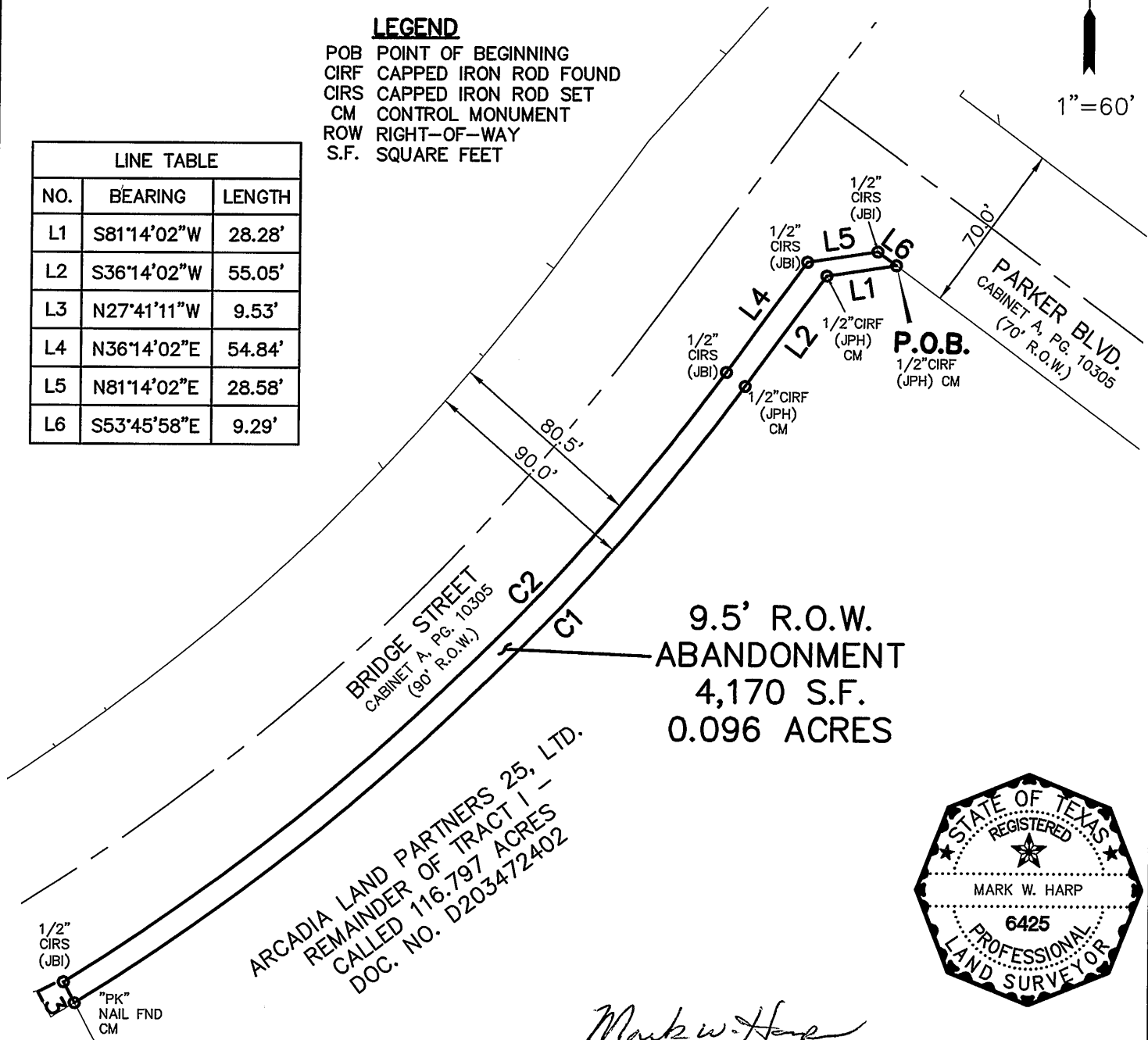
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LEGEND

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

| LINE TABLE | | |
|------------|-------------|--------|
| NO. | BEARING | LENGTH |
| L1 | S81°14'02"W | 28.28' |
| L2 | S36°14'02"W | 55.05' |
| L3 | N27°41'11"W | 9.53' |
| L4 | N36°14'02"E | 54.84' |
| L5 | N81°14'02"E | 28.58' |
| L6 | S53°45'58"E | 9.29' |



9.5' R.O.W.
ABANDONMENT
4,170 S.F.
0.096 ACRES

ARCADIA LAND PARTNERS 25, LTD.
REMAINDER OF TRACT 1
CALLED 116.797 ACRES
DOC. NO. D203472402



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

| CURVE TABLE | | | | | | |
|-------------|---------|------------|---------|---------|---------------|---------|
| NO. | LENGTH | DELTA | RADIUS | TANGENT | CHORD BEARING | CHORD |
| C1 | 366.54' | 021°55'18" | 958.00' | 185.54' | S47°11'41"W | 364.31' |
| C2 | 362.21' | 021°52'48" | 948.50' | 183.34' | N47°10'26"E | 360.02' |

| | | | | |
|--------------------|--------------------|--------------|---|--|
| SCALE: 1" = 60' | DATE 11/13/2019 | DRAWN WBD | PROJECT ARC039 ROW ABANDONMENT-2 | 2121 Midway Road Suite 300 Carrollton, Texas 75006 972.248.7676 TBPE No. F-438 TBPLS No. 10076000 |
|--------------------|--------------------|--------------|---|--|