

**EXHIBIT "A"**

**WALKER BOULEVARD RIGHT-OF-WAY ABANDONMENT  
LONDON WALKER SURVEY, ABSTRACT NO. 1652  
CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS**

**BEING** a 0.0229 acre tract of land located in the Landon Walker Survey, Abstract No. 1652, City of North Richland Hills, Tarrant County, Texas, said 0.0229 acre tract of land being a portion of Walker Boulevard (being a 90 feet wide public right-of-way at this point), said 0.0229 acre tract of land being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2 inch iron rod found (Controlling Monument) on the northeast right-of-way line of said Walker Boulevard, same being at the south property corner of a called 2.829 acre tract of land conveyed to the City of North Richland Hills, by deed thereof filed for record in Tarrant County Clerk's Instrument No. D219171805, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.), said iron rod found also being at the west lot corner of Lot 3B, Block 1, Northeast Crossing Addition, being an Addition to the said City and State, according to the plat thereof filed for record in Tarrant County Clerk's Instrument No. D211237244, O.P.R.T.C.T., from which an "X" cut in concrete found (Controlling Monument) at the most southerly southeast property corner of the said 2.829 acre tract bears North 45°21'24" East, a distance of 174.41 feet;

**THENCE** South 45°21'24" West, departing the said right-of-way line and the said property line, over and across said Walker Boulevard, a distance of 3.50 feet to a 5/8 inch iron rod with a cap stamped "SPOONER 5922" set (hereinafter referred to as an iron rod set);

**THENCE** North 44°55'16" West, continuing over and across said Walker Boulevard, and along a line 3.5 feet southwest of and parallel with the said northeast right-of-way line, a distance of 258.78 feet to an iron rod set;

**THENCE** North 45°17'59" East, continuing over and across said Walker Boulevard, a distance of 17.13 feet to an iron rod set on the said existing right-of-way line of Walker Boulevard, same being a southwest property line of the aforesaid 2.829 acre tract, from which a 1/2 inch iron rod found (Controlling Monument) at a west property corner of the said 2.829 acre tract bears North 00°03'18" East, a distance of 28.55 feet;

**THENCE** South 00°03'18" West, along the said property line and the said existing right-of-way line, a distance of 19.29 feet to a 1/2 inch iron rod found at a southwest property corner of the said 2.829 acre tract, same being at an angle point in the said existing right-of-way line;

**THENCE** South 44°55'16" East, along the most southerly southwest property line of the said 2.829 acre tract and along the said existing right-of-way line, a distance of 245.09 feet to the **POINT OF BEGINNING**.

The hereinabove described tract of land contains a computed area of **0.0229 acres (999 square feet)** of land, more or less.

The bearings recited hereinabove are based on a local coordinate system based on NAD83 Texas North Central Zone 4202, derived from GPS RTK observations using the North Texas VRS Network (maintained by Allterra Central, Inc.)

I Eric S. Spooner, a Registered Professional Land Surveyor in the State of Texas, do hereby state that the foregoing description accurately sets out the metes and bounds description of the easement tract described herein.

Eric S. Spooner, RPLS  
Spooners & Associates, Inc.  
Texas Registration No. 5922  
TBPLS Firm No. 10054900

Date

THIS DOCUMENT IS  
**PRELIMINARY**  
FOR REVIEW PURPOSES ONLY  
ERIC S. SPOONER, R.P.L.S.  
October 18, 2023

# MAP OF EXHIBIT "A"

SEE ATTACHED METES & BOUNDS  
DESCRIPTION ON PAGE 1 HEREIN

# GRAND AVENUE

(VARIABLE WIDTH PUBLIC R.O.W.)

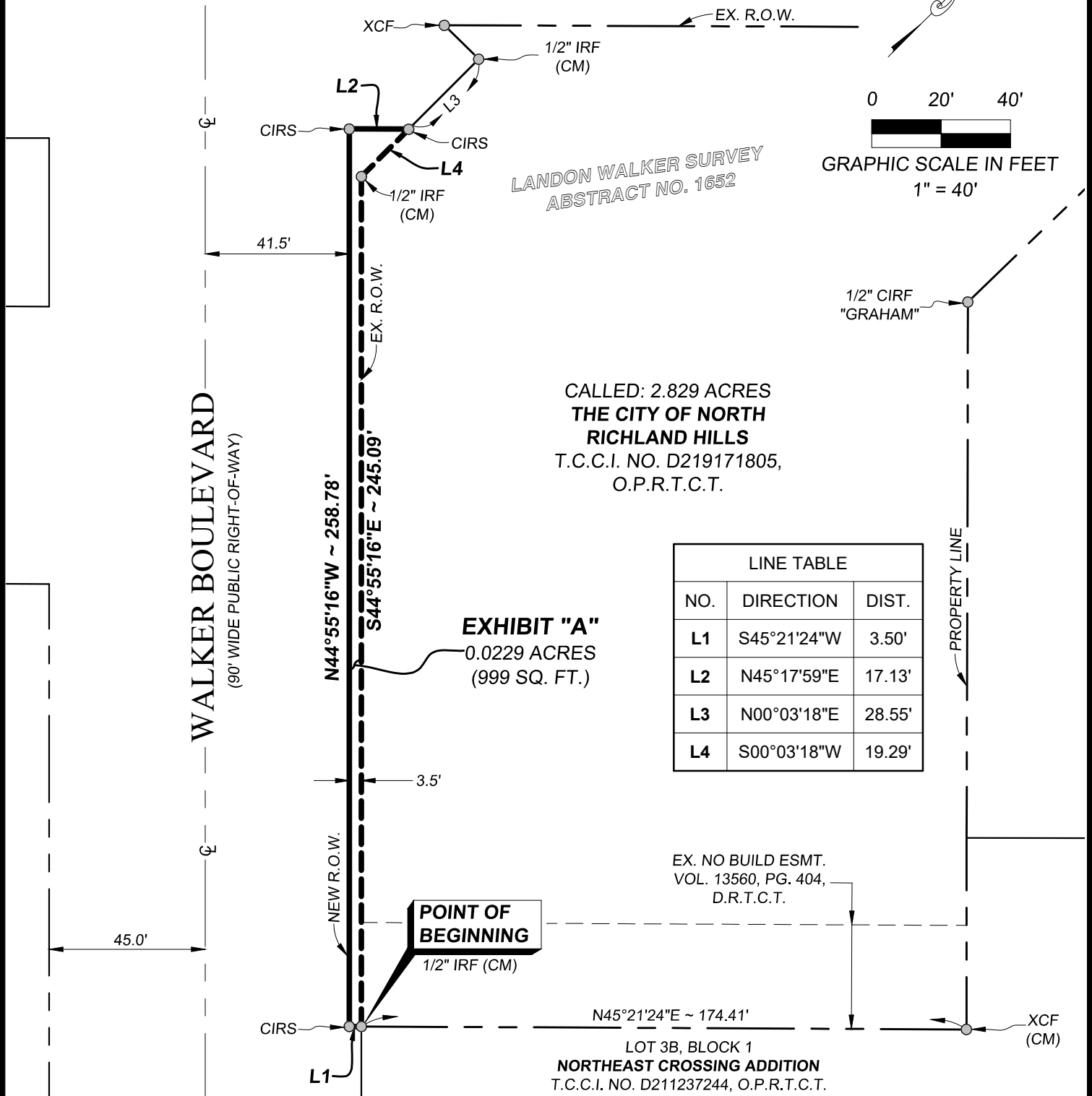


EXHIBIT "A"  
CITY OF NORTH RICHLAND HILLS,  
TARRANT COUNTY, TEXAS



309 BYERS STREET, SUITE 100, EULESS, TEXAS 76039  
(817) 685-8448 WWW.SPOONERSURVEYORS.COM  
TBPLS FIRM NO. 10054900

THIS DOCUMENT IS  
**PRELIMINARY**  
FOR REVIEW PURPOSES ONLY  
ERIC S. SPOONER, R.P.L.S.  
October 18, 2023

PROPERTY: CITY OF NRH, T.C.C.I. NO. D219171805, O.P.R.T.C.T.  
ACQUISITION ACREAGE: 0.0229 ACRES (999 SQ. FT.)  
23091 NRH ROW ABAND.dwg

S&A JOB NO.: 23091  
DATE: 10/18/2023

DRAWN BY: C. REEDER  
CHECKED BY: E. SPOONER

PARCEL 1 ~ EXHIBIT "A" ~ PAGE 2 OF 2