

EXHIBIT "A"

"DRAINAGE EASEMENT VACATION"

Being 1,850 square feet of land situated in Lot 8, Block 3, Woodbert Addition, an addition to the City of North Richland Hills, Tarrant County, Texas, according to the plat filed in Cabinet B, Slide 3488, Plat Records of Tarrant County, Texas (P.R.T.C.T.), and the deed to said Lot 8 being conveyed to Oakwood Custom Homes, LLC, a Texas limited liability company, according to the deed filed in Instrument #D214235314, Deed Records of Tarrant County, Texas (D.R.T.C.T.), also being a portion of the existing 15' Drainage Easement as recorded in Volume 10908, Page 651, D.R.T.C.T., and being more particularly described by metes and bounds as follows;

COMMENCING at a 1/2 inch iron rod found at the southwest corner of said Lot 8, also being in the east line of Lot 9, Block 9, Crestwood Estates, an addition to the City of North Richland Hills, Tarrant County, Texas, as filed in Volume 388-161, Page 37, P.R.T.C.T., and also being the northwest corner of Lot 5, Block 8, Crestwood Addition, an addition to the City of North Richland Hills, Tarrant County, Texas, as filed in Volume 388-101, Page 54, P.R.T.C.T., from which a 5/8 inch iron rod found at the northwest corner of said Lot 8, also being the southwest corner of Right-of-Way (R-O-W) for Sayers Lane (50' in width), and also being in the east line of Lot 25, Block 1, Bridlewood, an addition to the City of North Richland Hills, Tarrant County, Texas, as filed in Cabinet A, Slide 1290, P.R.T.C.T., bears N 00°50'51" W, a distance of 502.94 feet;

THENCE N 00°50'51" W, along the west line of said Lot 8, passing along the east line of said Lot 9 and Lot 8 of said Block 9, also passing along the east line of Lots 23 and a portion of Lot 24, of said Block 1, a distance of 291.69 feet to the **POINT OF BEGINNING** of the hereinafter described tract of land, also being in the west line of said 15' drainage easement;

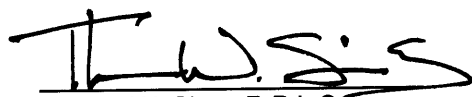
THENCE N 00°50'51" W, along the west line of said drainage easement and continuing along the west line of said Lot 8, passing along the east line of said Lot 9, a distance of 123.32 feet to the northwest corner of said drainage easement;

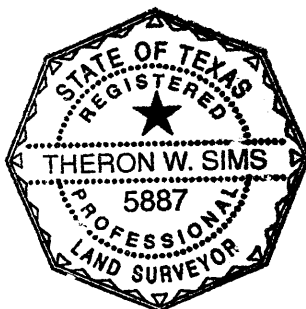
THENCE over and across said Lot 8, the following courses and distances;

N 89°09'09" E, along the north line of said drainage easement, a distance of 15.00 feet to the northeast corner of said drainage easement;

S 00°50'51" E, along the east line of said drainage easement, a distance of 123.33 feet;

S 89°09'09" W, over and across said drainage easement, a distance of 15.00 feet to the **POINT OF BEGINNING** and containing 1,850 square feet or 0.042 of an acre of land.


Theron W. Sims, R.P.L.S.
Texas Registration No. 5887



Date: November 2, 2018

1. Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone; NAD83 (2011) Epoch 2010) as derived locally from Western Data Systems Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) methods. An average Combination Factor of 1.00014769446 was used to scale grid coordinates and distances to surface.

2. Integral parts of this survey:
a. Legal Description
b. Sketch

EVELYN MARIE KIDD
INST. #D217079302
D.R.T.C.T.

NOTES:

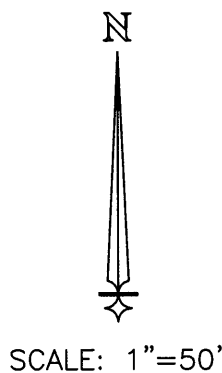
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2) Integral parts of this survey:
a. Legal Description
b. Sketch

SAYERS LANE

50' WIDE RIGHT-OF-WAY
VOL. 2246, PG. 100
D.R.T.C.T.

5/8" IRF
(CONTROL MON.)



Theron W. Sims
THERON W. SIMS, R.P.L.S.
TEXAS REGISTRATION NO. 5887

Date: November 2, 2018



LOT 7, BLK. 3
WOODBERT ADDITION
CAB. B, SLIDE 2-6
P.R.T.C.T.

EXHIBIT "B" DRAINAGE EASEMENT VACATION

Situated in Lot 8, Block 3, Woodbert Addition, an addition to the City of North Richland Hills, Tarrant County, Texas, according to the plat filed in Cabinet B, Slide 3488, Plat Records of Tarrant County, Texas

10' SAN. SEWER ESM'T.,
VOL. 7531, PG. 1870,
D.R.T.C.T.

1/2" IRF

15' DRAIN. ESM'T., VOL. 10908, PG. 651, D.R.T.C.T.

10' SAN. SEWER ESM'T., VOL. 7531, PG. 1866, D.R.T.C.T.

LOT 5
BLK. 8
CRESTWOOD ADDITION
VOL. 388-101, PG. 54
P.R.T.C.T.

LOT 3

LOT 2

N00°50'51"W, 291.69'

N00°50'51"W
87.93'

N89°09'09"E
15.00'

DRAINAGE ESM'T.
VACATION
(1,850 S.F.)

(LINE FOR DIRECTIONAL CONTROL)

N00°50'51"W, 502.94'

N00°50'51"W, 123.32'

S00°50'51"E, 123.33'

S89°09'09"W
15.00'

P.O.B.

LOT 8, BLK. 3
WOODBERT ADDITION
CAB. B, SLIDE 3488
P.R.T.C.T.

OAKMARK CUSTOM HOMES, LLC,
a Texas limited liability company
INST. #D214235314
D.R.T.C.T.

15' DRAIN. ESM'T.,
VOL. 10908, PG. 651
D.R.T.C.T.

5' U.E.
VOL. 388-161, PG. 37
P.R.T.C.T.

5' U.E.
VOL. 388-161, PG. 37
P.R.T.C.T.

BLK. 9
CRESTWOOD ESTATES
VOL. 388-161, PG. 37
P.R.T.C.T.

LOT 8

LOT 7

LOT 23

LOT 24

BLK. 1
BRIDLEWOOD
CAB. A, SLIDE 1290
P.R.T.C.T.

LOT 25

LOT 26

7.5' U.E.
CAB. A, SLIDE 1290
P.R.T.C.T.

7.5' DRAIN. & U.E.
CAB. A, SLIDE 1290
P.R.T.C.T.

15' U.E.

P.O.C.

1/2" IRF
(CONTROL MON.)



teague nall & perkins

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SHEET 2 OF 2