

# EXHIBIT "A"

LOT 1, BLOCK 1  
NORTHGLENN ADDITION  
CABINET A, SLIDE 671  
P.R.T.C.T.

RJ NRH I, LLC  
INSTRUMENT NO. D216074398  
O.P.R.T.C.T.

RJ NRH I, LLC  
INSTRUMENT NO. D216035308 (TRACT 2)  
O.P.R.T.C.T.

J. M. VANDUSEN SURVEY  
ABSTRACT NO. 1588

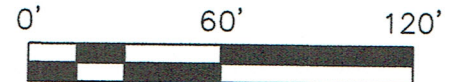
40' DRAINAGE EASEMENT  
VOL. 10195, PG. 1201  
O.P.R.T.C.T.

RJ NRH I, LLC  
INSTRUMENT NO. D216035308 (TRACT 1)  
O.P.R.T.C.T.

7.5' UTILITY EASEMENT  
CAB. A, SL. 671  
P.R.T.C.T.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	320.00'	89.88'	89.58'	S 37°30'46" E	17°54'18"
C2	180.00'	97.67'	96.48'	S 45°00'39" E	31°49'52"
C3	220.00'	119.39'	117.93'	N 45°00'48" W	26°02'37"
C4	280.00'	78.64'	78.38'	N 37°30'46" W	20°27'46"

ENSERCH CORPORATION EASEMENT  
VOL. 10161, PG. 848 - O.P.R.T.C.T.



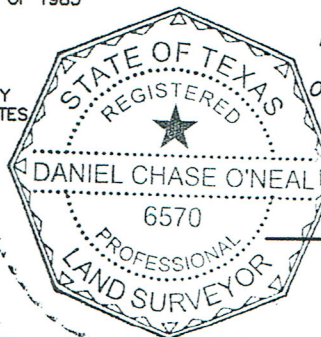
## SURVEYOR NOTES:

1. BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 (2011), NORTH CENTRAL ZONE.
2. SEE METES AND BOUNDS DESCRIPTION PREPARED EVEN DATE.

THE UNDERSIGNED, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFIES THAT THIS PLAT OF SURVEY ACCURATELY SETS OUT THE METES AND BOUNDS OF THE EASEMENT TRACT DESCRIBED.

DANIEL CHASE O'NEAL  
REGISTERED PROFESSIONAL LAND SURVEYOR  
STATE OF TEXAS NO. 6570

DATE



## LEGEND

(CM)

P.R.T.C.T.

O.P.R.T.C.T.

I.R.F.

P.O.B.

P.O.C.

CONTROLLING MONUMENT  
MONUMENT AS NOTED  
PLAT RECORDS,  
TARRANT COUNTY, TEXAS  
OFFICIAL PUBLIC RECORDS,  
TARRANT COUNTY, TEXAS  
IRON ROD FOUND  
POINT OF BEGINNING  
POINT OF COMMENCING  
PROPERTY LINE

O'NEAL SURVEYING CO.

P.O. BOX 361  
ATHENS, TX 75751  
(903) 708-2891

TBPLS FIRM # 10194132  
WWW.ONEALSURVEYING.COM



40' DRAINAGE EASEMENT  
ABANDONMENT EXHIBIT  
0.364 ACRES (15,837 SQ. FT.)

DATE: 06/14/2016

PROJECT NO.: 15106.01  
DRAWN BY: PLO  
CHECKED BY: DCO

PAGE 1 OF 2



*EXHIBIT "A"*

**PROPERTY DESCRIPTION  
40' DRAINAGE EASEMENT ABANDONMENT  
0.364 ACRES (15,837 SQ. FT.)**

**BEING** 0.364 ACRES (15,837 SQ. FT.) OF LAND LOCATED IN THE J. M. VANDUSEN SURVEY, ABSTRACT NO. 1588, IN THE CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS, AND BEING ALL OF A DRAINAGE EASEMENT DESCRIBED IN DEED AS RECORDED IN VOLUME 10195, PAGE 1201, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS (O.P.R.T.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** AT A 1/2" IRON ROD FOUND IN THE EAST LINE OF LOT 1, BLOCK 2, CASTLE WINDS ADDITION, AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS, TEXAS ACCORDING TO THE PLAT RECORDED IN VOLUME 388-174, PAGE 45, PLAT RECORDS, TARRANT COUNTY, TEXAS (P.R.T.C.T.) AT THE SOUTHWEST CORNER OF LOT 1, BLOCK 1, NORTHGLENN ADDITION, AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS, TEXAS ACCORDING TO THE PLAT RECORDED IN CABINET A, SLIDE 671, (P.R.T.C.T.) AND THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED AS TRACT 1 CONVEYED TO RJ NRH I, LLC BY DEED RECORDED IN INSTRUMENT NUMBER D216035308, (O.P.R.T.C.T.), FROM WHICH A 3/4" IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID TRACT 1 BEARS SOUTH 00 DEGREES 16 MINUTES 42 SECONDS WEST, A DISTANCE OF 400.00 FEET;

**THENCE** SOUTH 89 DEGREES 55 MINUTES 14 SECONDS EAST, ALONG THE SOUTH LINE OF SAID LOT 1, BLOCK 1 AND THE COMMON NORTH LINE OF THE ABOVE MENTIONED TRACT 1, A DISTANCE OF 82.72 FEET TO THE **POINT OF BEGINNING**;

**THENCE** SOUTH 89 DEGREES 55 MINUTES 14 SECONDS EAST, CONTINUING ALONG THE SOUTH LINE OF SAID LOT 1, BLOCK 1 AND THE COMMON NORTH LINE OF THE ABOVE MENTIONED TRACT 1, A DISTANCE OF 57.22 FEET TO A POINT FOR CORNER;

**THENCE** SOUTH 45 DEGREES 33 MINUTES 33 SECONDS EAST, A DISTANCE OF 182.63 FEET TO A POINT FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 320.00 FEET, A CENTRAL ANGLE OF 17 DEGREES 54 MINUTES 18 SECONDS AND A LONG CHORD OF SOUTH 37 DEGREES 30 MINUTES 46 SECONDS EAST, 89.58 FEET;

**THENCE** ALONG SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 89.88 FEET TO A POINT FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 180.00 FEET, A CENTRAL ANGLE OF 31 DEGREES 49 MINUTES 52 SECONDS AND A LONG CHORD OF SOUTH 45 DEGREES 00 MINUTES 39 SECONDS EAST, 96.48 FEET;

**THENCE** ALONG SAID CURVE TO THE LEFT, AN ARC LENGTH OF 97.67 FEET TO A POINT FOR CORNER;

**THENCE** SOUTH 29 DEGREES 26 MINUTES 27 SECONDS WEST, A DISTANCE OF 40.00 FEET TO A POINT FOR CORNER AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 220.00 FEET, A CENTRAL ANGLE OF 26 DEGREES 02 MINUTES 37 SECONDS AND A LONG CHORD OF NORTH 45 DEGREES 00 MINUTES 48 SECONDS WEST, 117.93 FEET, FROM WHICH THE ABOVE MENTIONED 3/4" IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID TRACT 1 BEARS SOUTH 75 DEGREES 23 MINUTES 38 SECONDS WEST, A DISTANCE OF 387.93 FEET;

**THENCE** ALONG SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 119.39 FEET TO A POINT FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 280.00 FEET, A CENTRAL ANGLE OF 20 DEGREES 27 MINUTES 46 SECONDS AND A LONG CHORD OF NORTH 37 DEGREES 30 MINUTES 46 SECONDS WEST, 78.38 FEET;

**THENCE** ALONG SAID CURVE TO THE LEFT, AN ARC LENGTH OF 78.64 FEET TO A POINT FOR CORNER;

**THENCE** NORTH 45 DEGREES 33 MINUTES 33 SECONDS WEST, A DISTANCE OF 223.53 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 0.364 ACRES (15,837 SQ. FT.) OF LAND, MORE OR LESS.

(A SURVEY PLAT OF EVEN DATE HERewith ACCOMPANIES THIS DESCRIPTION.)

BEARING BASIS: ALL BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 (2011), NORTH CENTRAL ZONE.

  
DANIEL CHASE O'NEAL  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6570  
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