

EXHIBIT "A"

"15' WATER EASEMENT VACATION"

Being 1,825 square feet of land situated in Block 1, Sunnybrook School Addition, an addition to the City of North Richland Hills, Tarrant County, Texas, as filed in Volume 388-95, Page 43, Plat Records of Tarrant County, Texas (P.R.T.C.T.), and being a portion of a tract of land described in deed to Birdville Independent School District, according to the deed filed in Volume 5273, Page 513, Deed Records of Tarrant County, Texas (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 intersection of the south Right-of-Way (R-O-W) line of Main Street (60' in width per plat), with the east R-O-W line of Marlette Court (50' in width per plat), also being the northeast corner of Lot 1, Block 7, Glenann Addition, an addition to the City of North Richland Hills, Tarrant County, Texas, as filed in Volume 388-82, Page 42, P.R.T.C.T.;

THENCE S 89°27'16" W, along the south R-O-W line of said Main Street, passing along the north line of said Lot 1, and said Block 7, a distance of 575.76 feet to the northeast corner of a 15' water easement, as recorded in Instrument #D216158176, D.R.T.C.T., for the **POINT OF BEGINNING** of the hereinafter described tract of land; and from which the northwest corner of said Block 7, bears N 89°27'16" E, a distance of 450.76 feet;

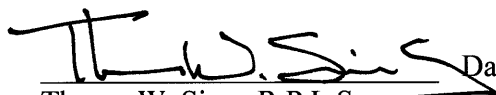
THENCE over and across said Block 7, along the perimeter of said 15' water easement, the following courses and distances;

S 38°19'24" W, along the east line of said easement, a distance of 127.72 feet to the south corner of said easement;

N 51°40'36" W, along the south line of said easement, a distance of 15.00 feet to the west corner of said easement;

N 38°19'24" E, along the west line of said easement, a distance of 115.63 feet to the northwest corner of said easement in the north line of said Block 7, also being in the south R-O-W line of said Main Street;

THENCE N 89°27'16" E, along the north line of said easement, the north line of said Block 7, and along the south R-O-W line of said Main Street, a distance of 19.27 feet to the **POINT OF BEGINNING** and containing 1,825 square feet or 0.042 of an acre of land.



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

Date: July 8, 2019



Surveyed on the ground July 3, 2019

1. Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone; NAD83(2011) 2010.00) 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:
- Legal Description
 - Sketch

AMUNDSON DR.

22

21

20

19

18

17 BLK. 4 16
GLENANN ADDITION
VOL. 388-77, PG. 47
P.R.T.C.T.

15

14

13

12

SHERRI LN.

20

BLK. 6
GLENANN ADDITION
VOL. 388-77, PG. 47
P.R.T.C.T.

P.O.C.

5/8" IRF
(CONTROL MON.)

MAIN ST.
(60' R-O-W PER PLAT)

S89°27'16"W, 575.76'
N89°27'16"E, 450.76'

15'x20'
WATERLINE ESM'T.
INST. #D216158176
D.R.T.C.T.

P.O.B.

15' WATER ESM'T. VACATION
(INST. #D216158176, D.R.T.C.T.)
(1,825 S.F.)

LINE FOR
DIRECTIONAL
CONTROL

5/8" IRF
(CONTROL MON.)

1
S00°18'29"E
79.97'

2

3
BLK. 7
GLENANN ADD'N.
VOL. 388-82, PG. 42
P.R.T.C.T.

4

MARLETTE CT.
(50' R-O-W PER PLAT)

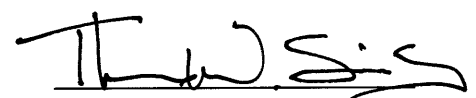
LOT 5, BLK. 7
GLENANN ADD'N.
VOL. 388-82, PG. 42
P.R.T.C.T.

N
SCALE: 1"=100'

BLK. 1
SUNNYBROOK SCHOOL ADD'N.
VOL. 388-95, PG. 43
P.R.T.C.T.

BIRDVILLE I.S.D.
VOL. 5273, PG. 513
D.R.T.C.T.

| Line Table | | |
|------------|-------------|---------|
| Line # | Direction | Length |
| L1 | S38°19'24"W | 127.72' |
| L2 | N51°40'36"W | 15.00' |
| L3 | N38°19'24"E | 115.63' |
| L4 | N89°27'16"E | 19.27' |


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

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NOTES:

1) Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone; NAD83(2011) 2010.00) 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

EXHIBIT "B"
15' WATER EASEMENT
VACATION

Situated in Block 1, Sunnybrook School Addition, an addition to the City of North Richland Hills, Tarrant County, Texas, as filed in Volume 388-95, Page 43, Plat Records of Tarrant County, Texas.



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