

15 FOOT UTILITY EASEMENT
ABANDONMENT
JOHN C. READ SURVEY, ABSTRACT NO. 1183
CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS

BEING a tract of land in the John C. Read Survey, Abstract No 1183, in the City of Grand Prairie, Tarrant County, Texas and being a part of a tract of land conveyed to CJ Hunt Investment, LLC, as recorded under Document No. D201500276436, Official Public Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8 inch iron rod with cap stamped "4019" found lying on the East right-of-way line Roy Orr Boulevard (100 foot right-of-way) said point being the most southwest corner of said CJ Hunt tract and being the northwest corner of a tract of land conveyed to Mardin, LLC., by Deed recorded in Volume 98156, Page 5358, Deed Records, Dallas County, Texas;

THENCE North 00 degrees 03 minutes 43 seconds East, along the East right-of-way line of said Roy Orr Boulevard, a distance 164.95 feet to the POINT OF BEGINNING of the herein described tract;

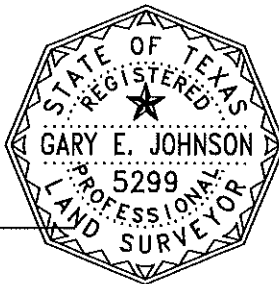
THENCE North 00 degrees 03 minutes 43 seconds East, along the East right-of-way of said Roy Orr Boulevard, a distance of 15.00 feet to a point for corner;

THENCE East, a distance of 639.53 feet to a point for corner lying on the West line of a tract of land conveyed to TXU Electric Company (Parcel A), by Deed recorded in Volume 2001002, Page 3420, Deed Records, Dallas County, Texas;

THENCE South 00 degrees 09 minutes 15 seconds East, along the West line of said TXU Electric tract, a distance of 15.00 feet to a point for corner;

THENCE West, a distance of 639.59 feet to the POINT OF BEGINNING and containing 9593 square feet or 0.220 acre of land.


Gary E. Johnson, R.P.L.S.# 5299



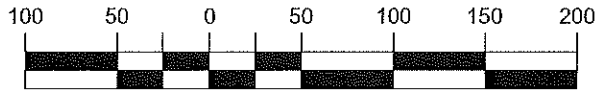
TEXAS HERITAGE SURVEYING, INC.
10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com
Firm #10169300

Bearings are based on the South line of
Lot 1, Block 1 of Littlejohn Addition,
according to the map thereof recorded in
Volume 2005128, Page 143, Map Records,
Dallas County, Texas. (S 88°17'07" E)

JOB# 1502697-4
DATE: 7/1/2016
DRAWN: JWR
Page 1 of 2

EXHIBIT 'A'

15 FOOT UTILITY EASEMENT ABANDONMENT JOHN C. READ SURVEY, ABSTRACT NO. 1183 CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS



SCALE - 1" = 100



LOT 1, BLOCK 1
LITTLEJOHN ADDITION
VOL. 2005128, PG. 143
M.R.D.C.T.

(BASIS OF BEARINGS)
S 88°17'07" E 639.31'

1/2" IRF FOR
REFERENCE BEARS
N 13°36'33" W, 3.03'

1/2" IRF FOR
CONTROL BEARS
N 00°09'27" E, 303.95'

1/2" IRF
(CM)
313' ±
1/2" IRF FOR
CONTROL BEARS
N 00°09'27" E, 303.95'
PARCEL 'C'
TXU ELECTRIC COMPANY
VOL. 2001002, PG. 3420
D.R.D.C.T. 3.2815 AC.

ROY ORR BOULEVARD
COUNTY ROAD NO. 78
100' R.O.W.

N 00°03'43" E 328.94'

N 00°03'43" E 164.95'

N 00°03'43" E 164.95'

5/8" IRF FOR CONTROL
BEARS S 00°03'15" W,
715.43'

5/8" IRF
"4016"
(CM)

LEGEND:

CM	CONTROLLING MONUMENT
IRF	IRON ROD FOUND
"X" FND.	X FOUND IN CONCRETE
SQ.FT	SQUARE FEET
R.O.W.	RIGHT-OF-WAY
D.R.D.C.T	DEED RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
IRS	IRON ROD SET WITH YELLOW CAP STAMPED "TXHS"

15' UTILITY ESMT.
(ABANDONED)
9,593 SQ. FT.
0.220 ACRE

EAST 639.53'

N 00°03'43" E 15.00'

POINT OF
BEGINNING

WEST 639.59'

CJ HUNT INVESTMENTS, LLC
INST. NO. 201500276436
O.P.R.D.C.T.

211,214 SQ. FT.
4.849 AC.

POINT OF
COMMENCING

5/8" IRF
"4019"

N 88°03'37" W 640.64'

MARDIN, LLC VOL.
98156, PG. 5358
O.P.R.D.C.T.

1/2" IRF FOR
WITNESS BEARS
N 00°09'15" W, 1.84'

1/2" IRS
"TXHS"

5/8" IRF FOR
WITNESS BEARS
S 88°11'51" E, 2.09'

5/8" IRF FOR CONTROL
BEARS S 00°03'27" W,
707.29'

5/8" IRF
(CM)

PARCEL 'A'
TXU ELECTRIC COMPANY
VOL. 2001002, PG. 3420
D.R.D.C.T. 9.0778 AC.

S 00°09'15" E 331.49'



TEXAS HERITAGE SURVEYING, INC.
10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com
Firm No. 10169300

Bearings are based on the South line of
Lot 1, Block 1 of Littlejohn Addition,
according to the map thereof recorded in
Volume 2005128, Page 143, Map Records,
Dallas County, Texas. (S 88°17'07" E)

Job# 1502697-4
Date: 7/1/2016
Drawn: JWR
Scale: 1"=100'
Page 2 of 2

**40' ACCESS & UTILITY EASEMENT
ABANDONMENT
JOHN C. READ SURVEY, ABSTRACT NO. 1183
CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS**

EXHIBIT 'B'

BEING a tract of land in the John C. Read Survey, Abstract No 1183, in the City of Grand Prairie, Tarrant County, Texas and being a part of a tract of land conveyed to CJ Hunt Investment, LLC, as recorded under Document No. D201500276436, Official Public Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8 inch iron rod with cap stamped "4019" found lying on the East right-of-way line Roy Orr Boulevard (100 foot right-of-way) said point being the southwest corner of said CJ hunt tract and being the northwest corner of a tract of land conveyed to Mardin, LLC., by Deed recorded in Volume 98156, Page 5358, Deed Records, Dallas County, Texas;

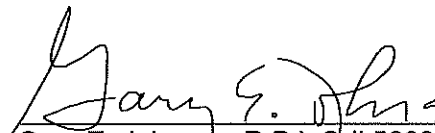
THENCE North 00 degrees 03 minutes 43 seconds East, along the East right-of-way of said Roy Orr Boulevard, a distance 113.60 feet to the POINT OF BEGINNING of the herein described tract;

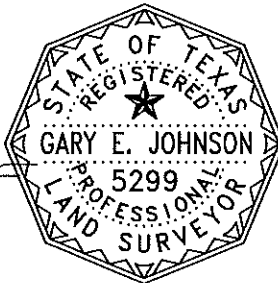
THENCE North 00 degrees 03 minutes 43 seconds East, along the East right-of-way line of said Roy Orr Boulevard, a distance of 40.11 feet to the point for corner;

THENCE South 85 degrees 45 minutes 10 seconds East, a distance of 641.52 feet to a point for corner lying on the West line of a tract of land conveyed to TXU Electric Company (Parcel A), by Deed recorded in Volume 2001002, Page 3420, Deed Records, Dallas County, Texas;

THENCE South 00 degrees 09 minutes 15 seconds East, along the West line of said TXU Electric tract, a distance of 40.12 feet to a point for corner;

THENCE North 85 degrees 45 minutes 10 seconds West, a distance of 641.67 feet to the POINT OF BEGINNING and containing 25,664 square feet or 0.589 acre of land.


Gary E. Johnson, R.P.L.S.# 5299

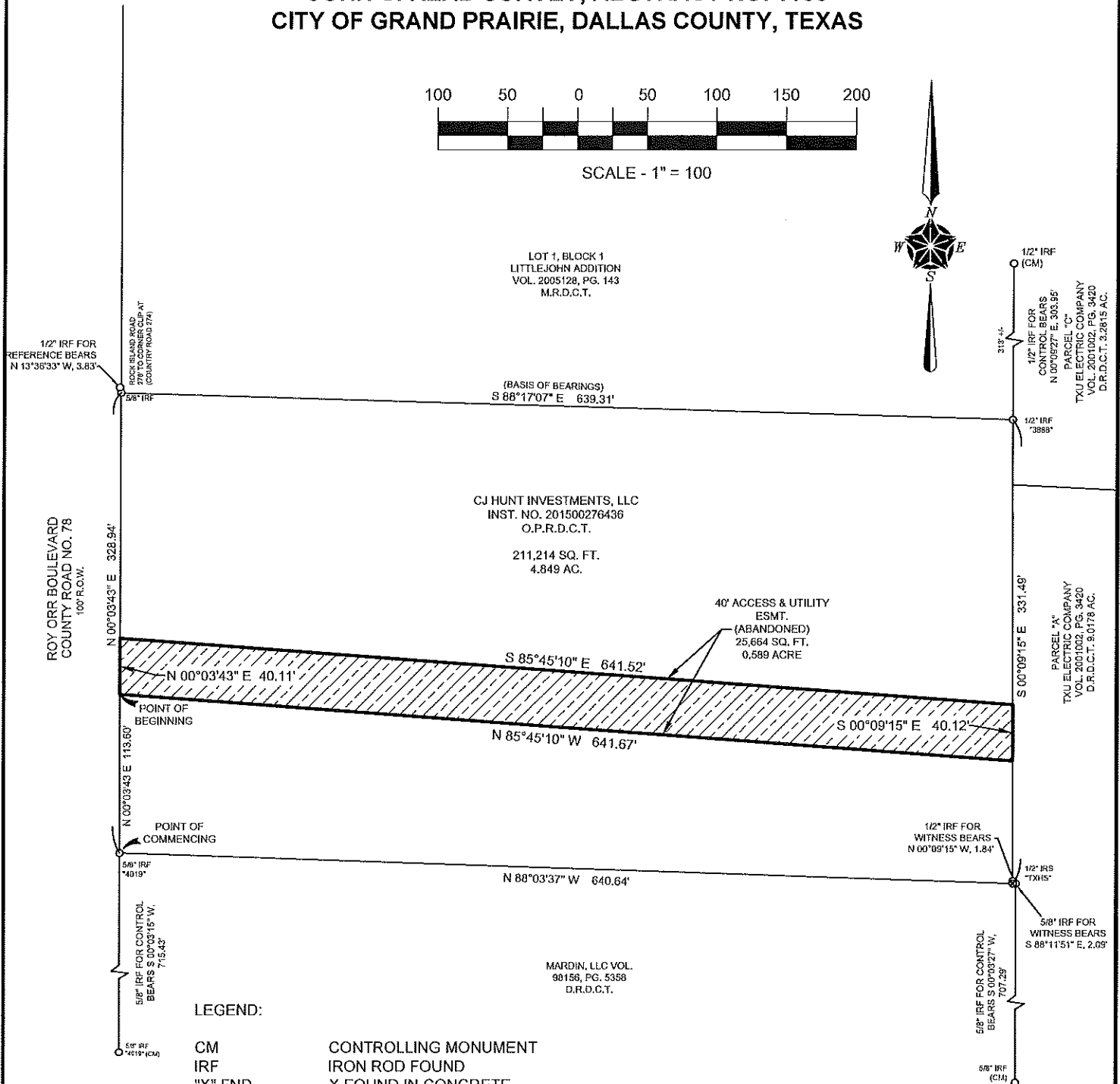
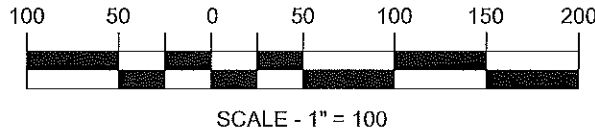


TEXAS HERITAGE SURVEYING, INC.
10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com
Firm #10169300

Bearings are based on the South line of
Lot 1, Block 1 of Littlejohn Addition,
according to the map thereof recorded in
Volume 2005128, Page 143, Map Records,
Dallas County, Texas. (S 88°17'07" E)

Job# 1502697-4
Date: 7/1/2016
Drawn: JWR
Page 1 of 2

40' ACCESS & UTILITY EASEMENT ABANDONMENT JOHN C. READ SURVEY, ABSTRACT NO. 1183 CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS



TEXAS HERITAGE SURVEYING, INC.
10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com
Firm No. 10169300

Bearings are based on the South line of
Lot 1, Block 1 of Littlejohn Addition,
according to the map thereof recorded in
Volume 2005128, Page 143, Map Records,
Dallas County, Texas. (S 88°17'07" E)

Job# 1502697-4
Date: 7/1/2016
Drawn: JWR
Scale: 1"=100'
Page 2 of 2