

EXHIBIT 'A'

UTILITY EASEMENT ABANDONMENT

SAMUEL T. BROWN, ABSTRACT NO. 84

PORTION OF LOT 49, BLOCK 7,

HIGH HAWK AT MARTIN'S MEADOW, PHASE 1
CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS

Being a tract of land situated in the Samuel T. Brown Survey, Abstract No. 84 and the Samuel T. Brown Survey, Abstract No. 1689, and being a portion of Lot 49, in Block 7, of High Hawk at Martin's Meadow, Phase 1, an addition to the City of Grand Prairie, Tarrant County, Texas, according to the Plat thereof recorded in Cabinet A, Slide 9317, Plat Records, Tarrant County, Texas, same being that tract of land more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found for corner, said corner being the South corner of Lot 48 of said addition, and being the West corner of Lot 53 of said addition, and being the North corner of Lot 52 of said addition;

THENCE South 47 degrees 42 minutes 27 seconds West, along the Northwest line of Lot 52, a distance of 70.00 feet to a mag nail set, said corner being the West corner of said Lot 52, and being the North corner of Lot 51 of said addition, and being the East corner of Lot 50 of said addition;

THENCE North 42 degrees 17 minutes 33 seconds West, along the Northeast line of said Lot 50, a distance of 7.50 feet to a point for corner;

THENCE North 47 degrees 42 minutes 27 seconds East, being parallel to the Southeast line of said Lot 49, a distance of 70.00 feet to a point for corner;

THENCE South 42 degrees 17 minutes 33 seconds East, along said Southwest line of Lot 48, a distance of 7.50 feet to the POINT OF BEGINNING and containing 525 square feet or 0.01 acres of land.

LEGEND:

CM	CONTROLLING MONUMENT
■	PK NAIL FOUND
○	1/2 INCH IRON ROD FOUND
○	MAG NAIL SET
+	POINT FOR CORNER
SQ.FT.	SQUARE FEET
R.O.W.	RIGHT-OF-WAY
VOL., PG.	VOLUME, PAGE
INST. NO.	INSTRUMENT NUMBER
CL	CHORD LENGTH
CD	CHORD DIRECTION

GENERAL NOTES:

1) BEARINGS ARE BASED ON HIGH HAWK AT
MARTIN'S MEADOW, PHASE 1, CAB. A, PG. 9317



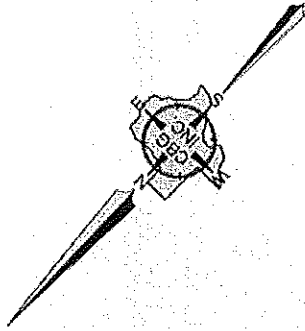
Bryan Connally
BRYAN CONNALLY
R.P.L.S. NO. 5513

CBG Surveying, Inc.

PLANNING SURVEYING
12025 Shiloh Road • Suite 230 Dallas, Texas 75228
P 214.349.9485 F 214.349.2216
Firm No. 10168800
www.cbgdw.com

SHEET 1 OF 2
JOB NO. 1700483-1
DRAWN BY: JA
DATE: 01/27/17

EXHIBIT 'A'



LOT 53

POINT OF BEGINNING

LOT 52

LOT 51

S 47°42'27" W 70.00'

525 Sq. Feet
0.01 Acres

7.5' UTILITY ESMT.

N 47°42'27" E 70.00'

LOT 48

LOT 49

LOT 50

102.50'

60'

60'

CM

CM

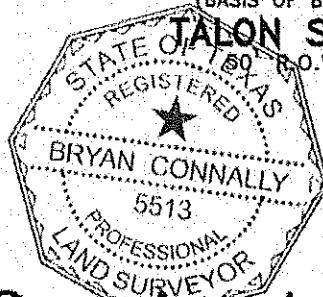
84.14' TO PRAIRIE FALCON STREET

TALON STREET

STATE OF ILLINOIS
REGISTERED

CM	CONTROLLING MONUMENT
■	PK NAIL FOUND
○	1/2 INCH IRON ROD FOUND
○	MAG NAIL SET
+	POINT FOR CORNER
SQ.FT.	SQUARE FEET
R.O.W.	RIGHT-OF-WAY
VOL., PG.	VOLUME, PAGE
INST. NO.	INSTRUMENT NUMBER
CL	CHORD LENGTH
CD	CHORD DIRECTION

1) BEARINGS ARE BASED ON HIGH HAWK AT
MARTIN'S MEADOW, PHASE 1, CAB. A, PG. 9317



BRYAN CONNALLY
R.P.L.S. NO. 5513

CBG Surveying, Inc.

PLANNING • SURVEYING
12025 Shiloh Road • Suite 230 • Dallas, Texas 75228
P 214.349.9485 • F 214.349.2216
Firm No. 10168800
www.cbgsdfw.com

SHEET 2 OF 2
JOB NO. 1700483-1
DRAWN BY: JA
DATE: 1/27/17