

ABANDONMENT OF A PORTION OF A 7.5' UTILITY EASEMENT



-Basis of Bearing according to the plat thereof Recorded in Cabinet A, Slide 8195 of the Plat Records of Tarrant County, Texas.

- C.M. denotes controlling monument.
- The Surveyor has not abstracted the record title and/or easements of the subject property. The Surveyor prepared this survey without the benefit of a title commitment and assumes no liability for any easements, rights-of-way dedications, or other title matters affecting the subject property.

-Not all existing improvements, underground utilities, or bldg. setback lines are shown herein.

EXHIBIT A

LOT 14 BLOCK R
THE HARBOUR AT
GRAND PENINSULA

City of Grand Prairie, Tarrant County, Tx.

KEETON SURVEYING COMPANY

M.S. KEETON
REGISTERED PROFESSIONAL LAND SURVEYORS
2037 DALWORTH STREET GRAND PRAIRIE, TEXAS
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| DATE: 07/01/2019 | SCALE: 1"=20' | FILE: HGP-14-R |
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K://2019/THE HARBOUR AT GP

EXHIBIT 'A'

ABANDONMENT OF A PORTION OF A 7.5' UTILITY EASEMENT

Legal Description of Land:

Being a 2.00 foot wide strip of land out of Lot 14, Block R, The Harbour at Grand Peninsula, an addition to the City of Grand Prairie, according to the plat thereof recorded in Cabinet A, Slide 8195, of the Plat Records of Tarrant County, Texas, and being more particularly described as follows;

COMMENCING at a 5/8 inch iron rod found for the southwest corner of said Lot 14, the southeast corner of Lot 13 said Block R The Harbour at Grand Peninsula, and in a northwesterly line of Lot 18, Block R, The Harbour at Grand Peninsula Phase 2, an addition to the City of Grand Prairie, according to the plat thereof recorded in Cabinet A, Slide 8786, of the Plat Records of Tarrant County;

THENCE N. 45°55'52" W., with the common line of said Lot 14 and Lot 13, a distance of 5.50 feet to the **POINT OF BEGINNING** of herein described tract;

THENCE N. 45°55'52" W., continuing with the common line of said Lot 14 and Lot 13, a distance of 2.00 feet to point for corner and being the beginning of a curve to the left, from which a 5/8 inch iron rod found for the northwest corner of said Lot 14 bears; N.45°55'15"W., 112.50 feet;

THENCE in a northeasterly direction, over and across said Lot 14, with said curve to the left having a radius of 1012.50 feet, for an arc length of 29.52 feet and whose chord bears N.43°14'02"E., 29.52 feet to a point for corner and being the beginning of a reverse curve to the right;

THENCE in a northeasterly direction, over and across said Lot 14, with said curve to the right having a radius of 502.50 feet, for an arc length of 23.14 feet and whose chord bears N.43°43'03"E., 23.14 feet to a point for corner and the end of said curve;

THENCE S. 44°57'50" E., with the common line of said Lot 14 and Lot 15 said Block R The Harbour at Grand Peninsula, a distance of 2.00 feet to a point for corner in a curve to the left;

THENCE in a southwesterly direction, over and across said Lot 14, with said curve to the left having a radius of 500.50 feet, for an arc length of 23.05 feet and whose chord bears S.43°43'03"W., 23.05 feet to a point for corner and being the beginning of a reverse curve to the right;

THENCE in a southwesterly direction, over and across said Lot 14, with said curve to the right having a radius of 1014.50 feet, for an arc length of 29.58 feet and whose chord bears S.43°14'02"W., 29.58 feet to the **POINT OF BEGINNING** and **CONTAINING** 105 Square feet, or 0.002 acres of land, more or less.

I, **M. L. Mitchell**, a Registered Professional Land Surveyor, hereby certify that the foregoing drawing was compiled from an accurate survey made on the ground under my personal supervision.

M. L. Mitchell

M. L. Mitchell
Registered Professional Land Surveyor
Registration No. 2617



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| EXHIBIT A | | |
| LOT 14 BLOCK R THE HARBOUR AT GRAND PENINSULA | | |
| City of Grand Prairie, Tarrant County, Tx. | | |
| KEETON SURVEYING COMPANY | | |
| M.S. KEETON REGISTERED PROFESSIONAL LAND SURVEYORS 2037 DALWORTH STREET GRAND PRAIRIE, TEXAS PHONE: (972) 641-0843 FAX: (972) 647-0154 E-MAIL: ksc4019@sbglobal.net | | |
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