

7.5' UTILITY EASEMENT ABANDONMENT
PART OF LOT 15, BLOCK E, BELLA VISTA AT MIRA LAGOS, PHASE 2
CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS

Being a 661 square feet tract of land situated in the City of Grand Prairie, Tarrant County, Texas, being a portion of Lot 15, Block E, Bella Vista at Mira Lagos, Phase 2, an addition to the City of Grand Prairie, Tarrant County, Texas, according to the plat thereof recorded in Cabinet A, Slide 10994, Plat Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

Commencing at a 1/2 inch iron rod found for corner in the Southeast line of Slip Road "E" (a 35 foot public right-of-way), being the common North corner of Lot 14 of said Bella Vista at Mira Lagos and the West corner of said Lot 15;

Thence South 25 degrees 33 minutes 26 seconds East, leaving the said Southeast line of Slip Road "E" and along the common Northeast line of said Lot 14 and the Southwest line of said Lot 15, a distance of 149.58 feet to a point for corner at the Point of Beginning;

Thence North 60 degrees 18 minutes 09 seconds East, 7.5 feet Northwest and parallel to the Southeast line of said Lot 15, a distance of 87.84 feet to a point for corner in the common Northeast line of said Lot 15 and the Southwest line of Lot 16 of said Bella Vista at Mira Lagos;

Thence South 30 degrees 19 minutes 45 seconds East, along said common line, a distance of 7.50 feet to a 1/2 inch iron rod found at the common East corner of said Lot 15 and the South corner of said Lot 16, being in the Northwest line of a tract of land conveyed to Patricio Medrano, Jr. by deed recorded in Volume 7364, Page 374, Deed Records, Tarrant County, Texas;

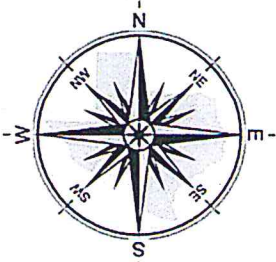
Thence South 60 degrees 18 minutes 09 seconds West, along the Northwest line of said Medrano tract and the Southeast line of said Lot 15, a distance of 88.47 feet to a 1/2 inch iron rod found at the common South corner of said Lot 15 and the East corner of said Lot 14;

Thence North 25 degrees 33 minutes 26 seconds West, along the common Northeast line of said Lot 14 and the Southwest line of said Lot 15, a distance of 7.52 feet to the Point of Beginning and containing 661 square feet or 0.015 acres of land, more or less.

EXHIBIT 'A'

GENERAL NOTES:

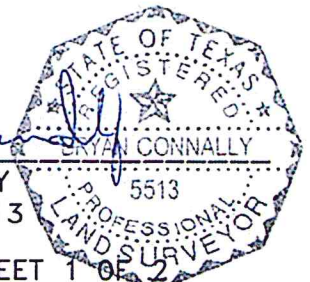
1) BEARINGS ARE BASED ON PLAT RECORDED
IN CABINET A, SLIDE 10994, P.R.T.C.T.



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

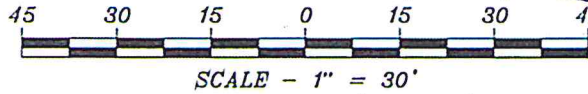


SHEET 1 OF 2
JOB NO. 1414828
DRAWN BY: CG
DATE: 12/23/2014

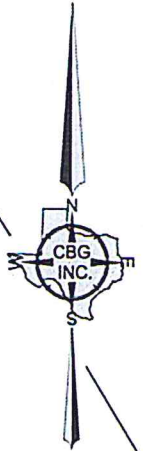
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CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS

ENGLAND PARKWAY (SOUTH)
 60' PUBLIC RIGHT-OF-WAY

SLIP ROAD "E"
 35' PUBLIC RIGHT-OF-WAY



LOT 17



LOT 16

| LINE TABLE | | |
|------------|--------|-------------|
| LINE | LENGTH | BEARING |
| L1 | 7.50' | S30°19'45"E |
| L2 | 7.52' | N25°33'26"W |

BELLA VISTA AT MIRA LAGOS,
 PHASE 2
 BLOCK E
 CAB. A, SLIDE 10994
 P.R.T.C.T.

LOT 15

**7.5' UTILITY
 ESMT. ABANDONMENT**
 661 sq.ft.
 0.015 acres

LOT 14

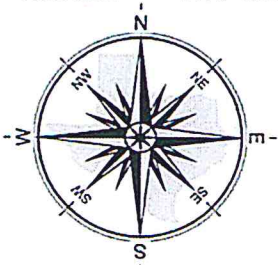
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 IN CABINET A, SLIDE 10994, P.R.T.C.T.

LEGEND:

○ 1/2" IRON ROD FOUND
 CM CONTROLLING MONUMENT
 ESMT. EASEMENT
 SQ.FT. SQUARE FEET
 POC POINT OF COMMENCING
 POB POINT OF BEGINNING
 CAB. CABINET
 D.R.T.C.T. DEED RECORDS, TARRANT COUNTY, TEXAS
 P.R.T.C.T. PLAT RECORDS, TARRANT COUNTY, TEXAS



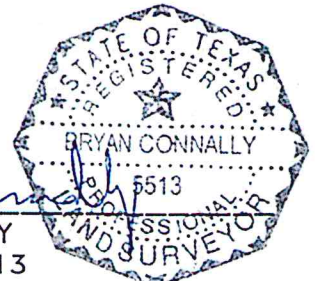
POB

CM

CM

PATRICIO MEDRANO, JR.
 VOL. 7364, PG. 374
 D.R.T.C.T.

7.5' UTILITY ESMT.
 CAB. A, SLIDE 10994
 P.R.T.C.T.



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