

EXHIBIT "A"

TRICE STREET RIGHT-OF-WAY VACATION

Being 12,770 square feet of land situated in Shelby County School Land Survey, Abstract No. 1375, City of Everman, Tarrant County, Texas, also being a portion of a tract of land described in deed to the City of Everman, as recorded in Tarrant County Commissioners Court Order No. 145301, also being a portion of Trice Street, and being more particularly described by metes and bounds as follows:

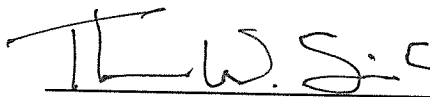
BEGINNING at a 1/2 inch iron rod with cap stamped "Brittain & Crawford" found at the southeast corner of said City of Everman tract, also being the southwest corner of a tract of land described in deed to Enon Avenue Holding LLC, a Texas limited liability company, as recorded in Instrument No. D224149844, Deed Records of Tarrant County, Texas (D.R.T.C.T.), also being in the north line of Enon Avenue (a variable width right-of-way), and also being in the east line of said Trice Street, from which a 1/2 inch iron rod with a broken cap found at the southeast corner of said Enon Avenue Holding tract bears N 89°37'14" E, a distance of 226.47 feet;

THENCE S 89°37'14" W, leaving the east line of said Trice Street, along the south line of said City of Everman tract, along the north line of said Enon Avenue, also passing over and across said Trice Street, a distance of 40.70 feet to a 5/8 inch iron rod with cap stamped "TNP" set, from which a 1/2 inch iron rod with an illegible cap found in the west line of said Trice Street, and being the southeast corner of Lot 10, Block 6, Everman Texas, an addition to the City of Everman, Tarrant County, Texas, as recorded in Volume 106, Page 126, Plat Records of Tarrant County, Texas (P.R.T.C.T.) bears N 88°46'59" W, a distance of 61.24 feet;

THENCE N 10°25'32" W, leaving the south line of said City of Everman tract and the north line of said Enon Avenue, continuing over and across said Trice Street, also passing over and across said City of Everman tract, parallel to and 60 feet east of the west line of said Trice Street, a distance of 318.69 feet to a Mag nail set in asphalt in the north line of said City of Everman tract, from which a 5/8 inch iron rod found in the west line of said Trice Street, and being the northeast corner of Lot 9, of said Block 6, Everman Texas bears S 77°55'04" W, a distance of 59.99 feet;

THENCE N 89°37'14" E, continuing over and across said Trice Street, and along the north line of said City of Everman tract, a distance of 40.68 feet to a Mag nail found in asphalt at the northeast corner of said City of Everman tract, also being the northwest corner of said Enon Avenue Holding tract, and also being in the east line of said Trice Street, from which a 1/2 inch iron rod with a broken cap found at the northeast corner of said Enon Avenue Holding tract bears N 89°37'14" E, a distance of 227.66 feet;

THENCE S 10°25'46" E, along the east line of said Trice Street, along the east line of said City of Everman tract, and along the west line of said Enon Avenue Holding tract, a distance of 318.69 feet to the **POINT OF BEGINNING** and containing 12,770 square feet or 0.2932 of an acre of land.


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

Date: June 18, 2025



Surveyed on the ground February 13, 2025.

1. Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone; NAD83(2011) Epoch 2010.00) as derived locally from Allterra Central's Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) methods. An average Combination Factor of 0.999880014 was used to scale surface coordinates and distances to grid.

2. Integral parts of this survey: a. Legal Description b. Sketch



SCALE 1"=60'

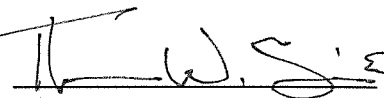
LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N88°46'59"W	61.24'
L2	S77°55'04"W	59.99'

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 Alterra Central's Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) methods. An average Combination Factor of 0.999880014 was used to scale surface coordinates and distances to grid.

2) Integral parts of this survey:
a. Legal Description
b. Sketch

3) ● is 5/8" iron rod set with cap stamped "TNP" unless otherwise noted.


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

DATE: JUNE 18, 2025
SURVEYED ON THE GROUND
FEBRUARY 13, 2025



EVR25002



teague nall & perkins

5237 N. Riverside Drive, Suite 100
Fort Worth, Texas 76137
817.336.5773 ph 817.332.7756 fx
www.tnpinc.com / TBPLS Registration No. 100116-00

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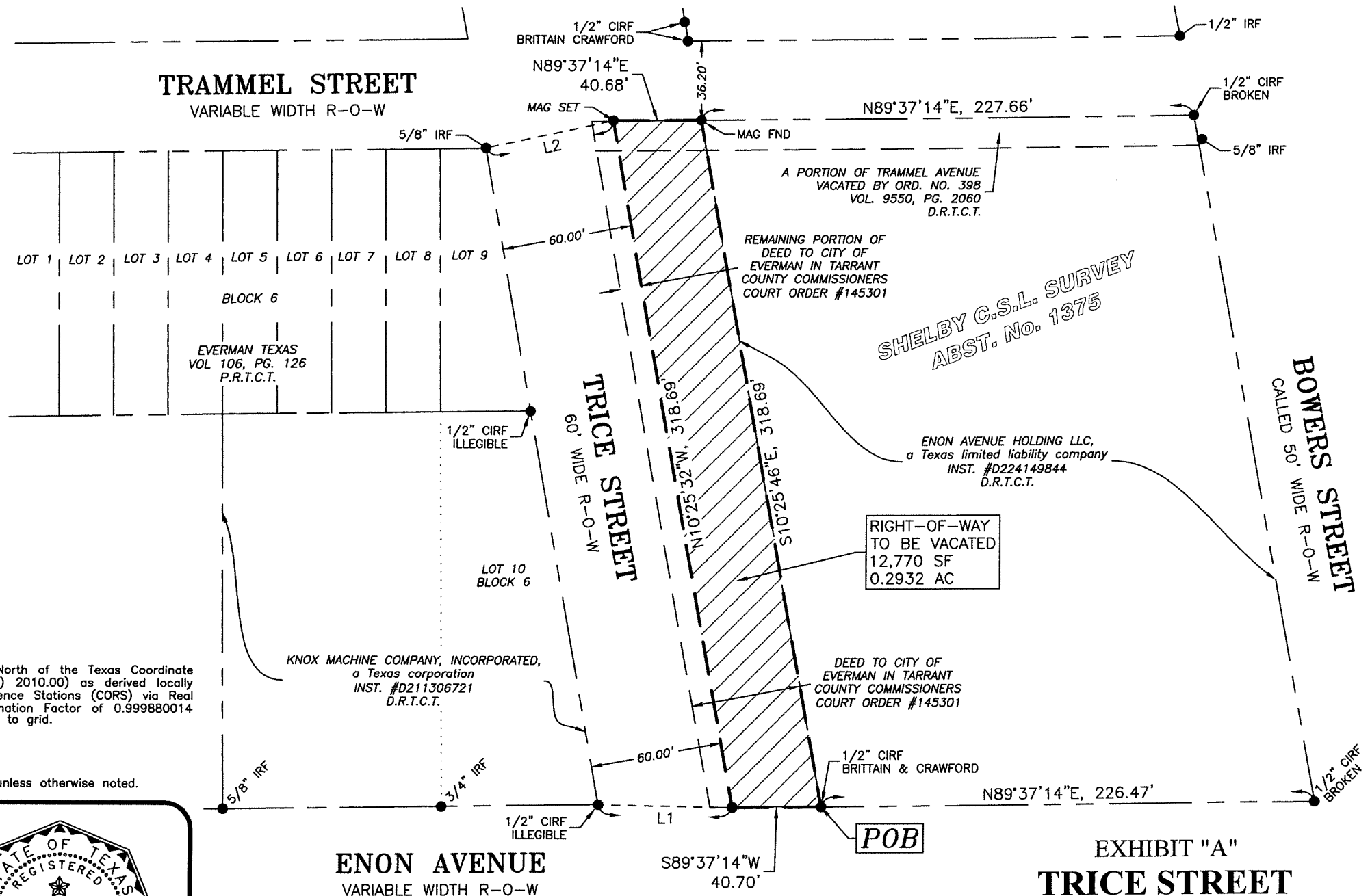


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TRICE STREET
RIGHT-OF-WAY VACATION

Being a part of the Shelby County School Land Survey,
Abstract No. 1375, City of Everman, Tarrant County, Texas.