

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**RIGHT-OF-WAY ABANDONMENT**

BEING A 0.856 ACRE TRACT OF LAND SITUATED IN THE B.F. HOWARD SURVEY, ABSTRACT NO. 513 AND THE JOSEPH LAWRENCE SURVEY, ABSTRACT NO. 616, IN THE CITY OF GRAND PRAIRIE, ELLIS COUNTY, TEXAS, AND BEING PART OF THE REMAINDER OF AN 11.998 ACRE TRACT OF LAND CONVEYED TO KNOX STREET PARTNERS NO. 30, LTD., AS RECORDED IN COUNTY CLERK'S FILE NO. 2202464, OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS, PART OF THE REMAINDER OF A 52.43 ACRE TRACT OF LAND CONVEYED TO TEXDEVCO GP LLC, AS RECORDED IN COUNTY CLERK'S FILE NO. 1900187, OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS AND PART OF LOT 1, BLOCK B OF HANOVER SOUTHGATE, AN ADDITION TO THE CITY OF GRAND PRAIRIE, AS RECORDED IN COUNTY CLERK'S FILE NO. 2231710, OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS. SAID 0.856 ACRE TRACT, WITH BEARING BASIS OF GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE 4202, NAD83 DATUM (NAD83 (2011) EPOCH 2010), DETERMINED BY GPS OBSERVATIONS CALCULATED FROM ELLIS CORS ARP (PID-DF8988) AND ARLINGTON RRP2 CORS ARP (PID-DF5387) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** AT THE EAST CORNER OF A TRACT OF LAND CONVEYED TO EAGLE FORD LAND PARTNERS, L.P., AS RECORDED IN VOLUME 1454, PAGE 582, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS, SAID POINT BEING ON A NORTHWEST LINE OF SAID HANOVER SOUTHGATE AND BEING WITHIN DAVIS ROAD (A 100' RIGHT-OF-WAY), FROM WHICH A 1/2-INCH IRON ROD WITH CAP (BROKEN) FOUND BEARS SOUTH 30 DEGREES 41 MINUTES 50 SECONDS EAST, A DISTANCE OF 0.21 FEET;

THENCE, NORTH 59 DEGREES 17 MINUTES 26 SECONDS EAST, ALONG SAID NORTHWEST LINE OF HANOVER SOUTHGATE, A DISTANCE OF 95.52 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE NORTHWEST CORNER OF AFORESAID LOT 1, BLOCK B, SAID POINT BEING ON THE NORTHEAST RIGHT-OF-WAY LINE OF SAID DAVIS ROAD AND THE **POINT OF BEGINNING**;

THENCE, OVER AND ACROSS SAID 11.998 ACRE TRACT AND ALONG SAID NORTHEAST RIGHT-OF-WAY LINE OF DAVIS ROAD, THE FOLLOWING COURSES AND DISTANCES:

NORTH 29 DEGREES 29 MINUTES 21 SECONDS WEST, A DISTANCE OF 17.03 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 04 DEGREES 50 MINUTES 07 SECONDS, A RADIUS OF 292.00 FEET AND A LONG CHORD THAT BEARS NORTH 31 DEGREES 54 MINUTES 25 SECONDS WEST, A DISTANCE OF 24.63 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 24.64 FEET TO A POINT FOR CORNER, SAID POINT BEING IN AN EXISTING FENCE;

THENCE, CONTINUING OVER AND ACROSS SAID 11.998 ACRE TRACT AND WITH SAID EXISTING FENCE, THE FOLLOWING COURSES AND DISTANCES:

NORTH 65 DEGREES 53 MINUTES 10 SECONDS EAST, A DISTANCE OF 130.80 FEET TO A POINT FOR CORNER;

NORTH 54 DEGREES 34 MINUTES 38 SECONDS EAST, A DISTANCE OF 55.73 FEET TO A POINT FOR CORNER;

SOUTH 76 DEGREES 43 MINUTES 36 SECONDS EAST, A DISTANCE OF 17.78 FEET TO A POINT FOR CORNER;

SOUTH 52 DEGREES 47 MINUTES 31 SECONDS EAST, A DISTANCE OF 35.11 FEET TO A POINT FOR CORNER;

SOUTH 33 DEGREES 31 MINUTES 22 SECONDS EAST, A DISTANCE OF 65.98 FEET TO A POINT FOR CORNER;

NORTH 71 DEGREES 50 MINUTES 00 SECONDS EAST, A DISTANCE OF 19.86 FEET TO A POINT FOR CORNER;

SOUTH 28 DEGREES 45 MINUTES 02 SECONDS EAST, OVER AND ACROSS AFORESAID 52.43 ACRE TRACT, A DISTANCE OF 594.78 FEET TO A POINT FOR CORNER ON THE AFORESAID NORTHEAST RIGHT-OF-WAY LINE OF DAVIS ROAD AND A 1.631 ACRE TRACT OF LAND CONVEYED AS "PARCEL 10, TRACT 1" FOR RIGHT-OF-WAY TO THE CITY OF GRAND PRAIRIE, AS RECORDED IN COUNTY CLERK'S FILE NO. 2305351, OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 04 DEGREES 18 MINUTES 52 SECONDS, A RADIUS OF 850.00 FEET AND A LONG CHORD THAT BEARS NORTH 70 DEGREES 17 MINUTES 54 SECONDS WEST, A DISTANCE OF 63.99 FEET;

THENCE, ALONG SAID NON-TANGENT CURVE TO THE RIGHT, ALONG SAID NORTHEAST RIGHT-OF-WAY LINE OF DAVIS ROAD, PASSING AT AN ARC DISTANCE OF 54.82 FEET THE SOUTH CORNER OF AFORESAID LOT 1, BLOCK B, CONTINUING ALONG THE SOUTHWEST LINE OF SAID LOT 1, BLOCK B, IN ALL A TOTAL ARC DISTANCE OF 64.01 FEET TO A POINT FOR CORNER;

THENCE, OVER AND ACROSS SAID LOT 1, BLOCK B, THE FOLLOWING COURSES AND DISTANCES:

NORTH 29 DEGREES 33 MINUTES 32 SECONDS WEST, A DISTANCE OF 534.59 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 89 DEGREES 30 MINUTES 29 SECONDS, A RADIUS OF 90.00 FEET AND A LONG CHORD THAT BEARS NORTH 74 DEGREES 18 MINUTES 46 SECONDS WEST, A DISTANCE OF 126.73 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 140.60 FEET TO A POINT FOR CORNER;

SOUTH 60 DEGREES 55 MINUTES 59 SECONDS WEST, A DISTANCE OF 96.21 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 0.856 ACRES, OR 37,300 SQUARE FEET OF LAND.

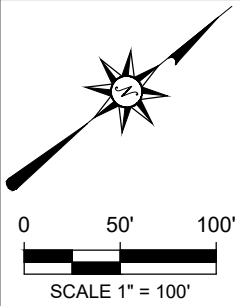
A PARCEL PLAT OF EQUAL DATE HERewith ACCOMPANIES THIS PROPERTY DESCRIPTION.

*Michael J. Baitup*

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JUNE 5, 2024





CURVE	CENTRAL ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	04°50'07"	292.00'	N31°54'25"W	24.63'	24.64'
C2	04°18'52"	850.00'	N70°17'54"W	63.99'	64.01'
C3	89°30'29"	90.00'	N74°18'46"W	126.73'	140.60'

EAGLE FORD LAND PARTNERS, L.P.  
VOL. 1454, PG. 582  
O.P.R.J.C.T.

LOT 1  
BLOCK A  
4.655 ACRES

POINT OF COMMENCING  
FROM WHICH A 1/2" CIRF (BROKEN)  
BEARS S30°41'50"E 0.21'

POINT OF BEGINNING  
CIRS  
GRID N:6877265.83  
GRID E:2406127.07

LINE	BEARING	DISTANCE
L1	N29°29'21"W	17.03'
L2	N65°53'10"E	130.80'
L3	N54°34'38"E	55.73'
L4	S76°43'36"E	17.78'
L5	S52°47'31"E	35.11'
L6	S33°31'22"E	65.98'
L7	N71°50'00"E	19.86'
L8	S60°55'59"W	96.21'
L9	N59°17'26"E	95.52'
L9	DIRECTIONAL CONTROL LINE	

LOT 2  
BLOCK A  
2.106 ACRES

HANOVER SOUTHGATE  
C.C.#2231710  
O.P.R.E.C.T.

B.F. HOWARD SURVEY,  
ABSTRACT NO. 513

LOT 3  
BLOCK A  
10.071 ACRES

0.856 ACRES  
(37,300 SQ. FT.)

LOT 1  
BLOCK B  
2.034 ACRES

DAVIS ROAD  
(VARIABLE WIDTH PRESCRIPTIVE RIGHT-OF-WAY)  
N29°33'32"W 534.59'

KNOX STREET PARTNERS NO. 30, LTD.  
A CALLED 11.998 ACRES  
C.C.#2202464  
O.P.R.E.C.T.

JOSEPH LAWRENCE SURVEY,  
ABSTRACT NO. 616

LEGEND

- ABSTRACT LINE
- == ADJOINER LINE
- BOUNDARY LINE
- CENTERLINE
- RIGHT-OF-WAY
- CIRF ● CAPPED IRON ROD FOUND
- CIRS ○ 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET (UNLESS OTHERWISE NOTED)
- C.C.# COUNTY CLERK'S NUMBER
- VOL., PG. VOLUME, PAGE
- O.P.R.E.C.T. OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS
- O.P.R.J.C.T. OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS
- R.O.W. RIGHT-OF-WAY

BEARING BASIS OF GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE 4202, NAD83 DATUM (NAD83 (2011) EPOCH 2010), DETERMINED BY GPS OBSERVATIONS CALCULATED FROM ELLIS CORS ARP (PID-DF8988) AND ARLINGTON RRP2 CORS ARP (PID-DF5387). ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES. COORDINATE VALUES SHOWN ARE GRID COORDINATES.

1.631 ACRES  
PARCEL NO. 10  
TRACT 1  
CITY OF  
GRAND PRAIRIE  
C.C.#2305351  
O.P.R.E.C.T.

TEXDEVCO GP LLC  
A CALLED 52.43 ACRES  
C.C.#1900187  
O.P.R.E.C.T.



Michael J. Baitup

DATE:	05/05/2024
DRWN BY:	S.C.O.
CHKD BY:	M.J.B.
PROJ NO.	0150