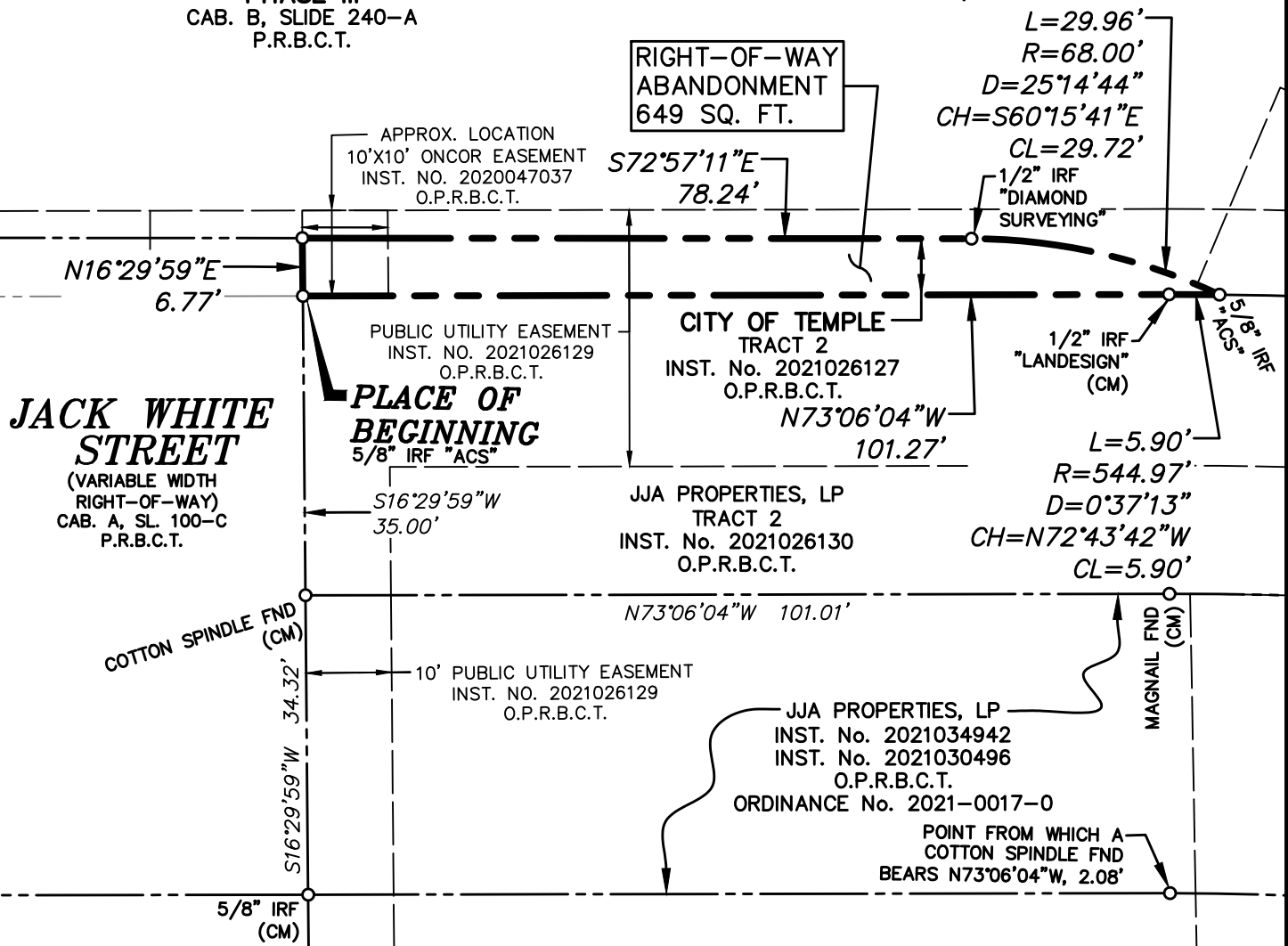


EXHIBIT "A"

REMAINDER
LOT 1, BLOCK 2
COMMERCIAL SUBDIVISION
PHASE III
CAB. B, SLIDE 240-A
P.R.B.C.T.

JJA PROPERTIES, LP
VOL. 5932, PG. 248
D.R.B.C.T.

C.S. MASTERS SURVEY
ABSTRACT NO. 550



* L E G E N D *

CM CONTROLLING MONUMENT
IRF IRON ROD FOUND



WIA SURVEYOR PREPARING THIS EXHIBIT:
WIER & ASSOCIATES, INC.
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com
Texas Board of Professional Land Surveying Registration No. 10033900

RIGHT-OF-WAY ABANDONMENT
CITY OF TEMPLE, BELL COUNTY, TEXAS

DRAWN BY: MTJ
APPROVED: ALS

SHEET NO. 1 OF 2

REV.

EXHIBIT "A"

FIELD NOTES – DESCRIPTION RIGHT-OF-WAY ABANDONMENT

BEING A TRACT OF LAND LOCATED IN THE C.S. MASTERS SURVEY, ABSTRACT No. 550, BELL COUNTY, TEXAS, BEING A PORTION OF A TRACT OF LAND DESCRIBED AS TRACT 2 IN A DEED TO THE CITY OF TEMPLE RECORDED IN INSTRUMENT No. 2021026127, OFFICIAL PUBLIC RECORDS, BELL COUNTY, TEXAS (O.P.R.B.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD FOUND WITH A CAP STAMPED "ACS" IN THE SOUTH LINE OF SAID CITY OF TEMPLE TRACT 2, SAID IRON ROD BEING THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO JJA PROPERTIES RECORDED IN INSTRUMENT No. 2021026130, O.P.R.B.C.T.;

THENCE N 16°29'59" E, DEPARTING THE SOUTH LINE OF SAID CITY OF TEMPLE TRACT 2, A DISTANCE OF 6.77 FEET TO A POINT IN THE NORTH LINE OF SAID CITY OF TEMPLE TRACT 2 AND THE SOUTH LINE OF LOT 1, BLOCK 2, COMMERCIAL SUBDIVISION, PHASE III, AN ADDITION TO THE CITY OF TEMPLE, BELL COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET B, SLIDE 240-A, PLAT RECORDS, BELL COUNTY, TEXAS (P.R.B.C.T.);

THENCE ALONG THE NORTH LINE OF SAID CITY OF TEMPLE TRACT 2 AND THE SOUTH LINE OF SAID LOT 1 AS FOLLOWS:

- 1) S 72°57'11" E, A DISTANCE OF 78.24 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "DIAMOND SURVEYING" BEING THE BEGINNING OF A CURVE TO THE RIGHT;
- 2) SOUTHEASTERLY, AN ARC LENGTH OF 29.96 FEET ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 68.00 FEET, A DELTA ANGLE OF 25°14'44", AND A CHORD BEARING OF S 60°15'41" E, 29.72 FEET TO A 5/8" IRON ROD FOUND WITH A CAP STAMPED "ACS" IN THE NORTH LINE OF SAID JJA PROPERTIES TRACT, SAID IRON ROD BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE DEPARTING THE SOUTH LINE OF SAID LOT 1, ALONG THE SOUTH LINE OF SAID CITY OF TEMPLE TRACT 2 AND THE NORTH LINE OF SAID JJA PROPERTIES TRACT AS FOLLOWS:

- 1) NORTHWESTERLY, AN ARC LENGTH OF 5.90 FEET ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 544.97 FEET, A DELTA ANGLE OF 00°37'13", AND A CHORD BEARING OF N 72°43'42" W, 5.90 FEET TO A 5/8" IRON ROD FOUND WITH A CAP STAMPED "LANDESIGN";
- 2) N 73°06'04" W, A DISTANCE OF 101.27 FEET TO THE PLACE OF BEGINNING AND CONTAINING 649 SQUARE FEET OF LAND, MORE OR LESS.

NOTES:

- (1) ALL BEARINGS SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NAD OF 1983, AS DERIVED BY FIELD OBSERVATIONS UTILIZING THE RTK NETWORK ADMINSTRATED BY ALLTERRA CENTRAL, INC.
- (2) THIS EXHIBIT WAS PREPARED WITHOUT BENEFIT OF A CURRENT TITLE COMMITMENT.
- (3) THIS SURVEY WAS MADE ON THE GROUND DURING THE MONTH OF MAY, 2024 UNDER THE DIRECT SUPERVISION OF AARON STRINGFELLOW, R.P.L.S. NO. 6373.



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RIGHT-OF-WAY ABANDONMENT
CITY OF TEMPLE, BELL COUNTY, TEXAS

DRAWN BY: MTJ

APPROVED: ALS

SHEET NO. 2 OF 2

REV.