

EXHIBIT "A"
SLOPE EASEMENT (SE-3)

BEING a tract of land in the P. H. Ford Survey, Abstract No. 1713 in the City of Grand Prairie, Dallas County, Texas, being a part of that tract of land described in Substitute Trustee's Deed to Preston National Bank, as recorded in County Clerk's Document No. 20080352737 in the Official Public Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8-inch found iron rod with plastic cap (unreadable) for the common northwest corner of said Preston National Bank tract and the northeast corner of Lot 2, Block A of Houseman/NCS Addition, an addition to the City of Grand Prairie, Tarrant County, Texas, as recorded in Volume 388-192, Page 43 in the Plat Records of Tarrant County, Texas, and being on the south right-of-way line of Tarrant Road (100 foot wide right-of-way);

THENCE North 89 degrees 20 minutes 45 seconds East, along said south right of way line, a distance of 55.88 feet to a 1/2-inch set iron rod with blue plastic cap stamped "HALFF ESMT" (hereinafter referred to as "with blue cap") for corner;

THENCE South 00 degrees 38 minutes 02 seconds East, departing said south right of way line, a distance of 24.69 feet to a 1/2-inch set iron rod with blue cap for corner;

THENCE South 89 degrees 21 minutes 58 seconds West, a distance of 47.96 feet to a 1/2-inch set iron rod with blue cap for corner;

THENCE North 80 degrees 38 minutes 26 seconds West, a distance of 8.17 feet to a point for corner on the common line between the west line of said Preston National Bank tract and the east line of said Lot 2, Block A;

THENCE North 00 degrees 19 minutes 33 seconds West, along said common line, a distance of 23.25 feet to the POINT OF BEGINNING AND CONTAINING 1,375 square feet or 0.0316 acres of land, more or less.

A plat accompanies this legal description.

EXHIBIT "A" DRAINAGE EASEMENT (DE-3)

BEING a tract of land in the P. H. Ford Survey, Abstract No. 1713 in the City of Grand Prairie, Dallas County, Texas, being a part of that tract of land described in Substitute Trustee's Deed to Preston National Bank, as recorded in County Clerk's Document No. 20080352737 in the Official Public Records of Dallas County, Texas, and being more particularly described as follows:

COMMENCING from a 5/8-inch found iron rod with plastic cap (unreadable) for the common northwest corner of said Preston National Bank tract and the northeast corner of Lot 2, Block A of Houseman/NCS Addition, an addition to the City of Grand Prairie, Tarrant County, Texas, as recorded in Volume 388-192, Page 43 in the Plat Records of Tarrant County, Texas, and being on the south right-of-way line of Tarrant Road (100 foot wide right-of-way);

THENCE North 89 degrees 20 minutes 45 seconds East, along said south right-of-way line, a distance of 55.88 feet to a 1/2-inch set iron rod with blue plastic cap stamped "HALFF ESMT" (hereinafter referred to as "with blue cap") for the POINT OF BEGINNING;

THENCE North 89 degrees 20 minutes 45 seconds East, continuing along said south right-of-way line, a distance of 128.99 feet to a point for the common northeast corner of said Preston National Bank tract and the northwest corner Lot 1, Block A of Prairie Estates Villas, an addition to the City of Grand Prairie, Dallas County, Texas, as recorded in Volume 98220, Page 83 in the Map Records of Dallas County, Texas,

THENCE South 00 degrees 55 minutes 46 seconds East, along the common line between the east line of said Preston National Bank tract and the west line of said Lot 1, Block A, a distance of 68.75 feet to a point for corner;

THENCE South 49 degrees 31 minutes 34 seconds West, departing said common line, a distance of 159.23 feet to a 1/2-inch set iron rod with blue cap for corner;

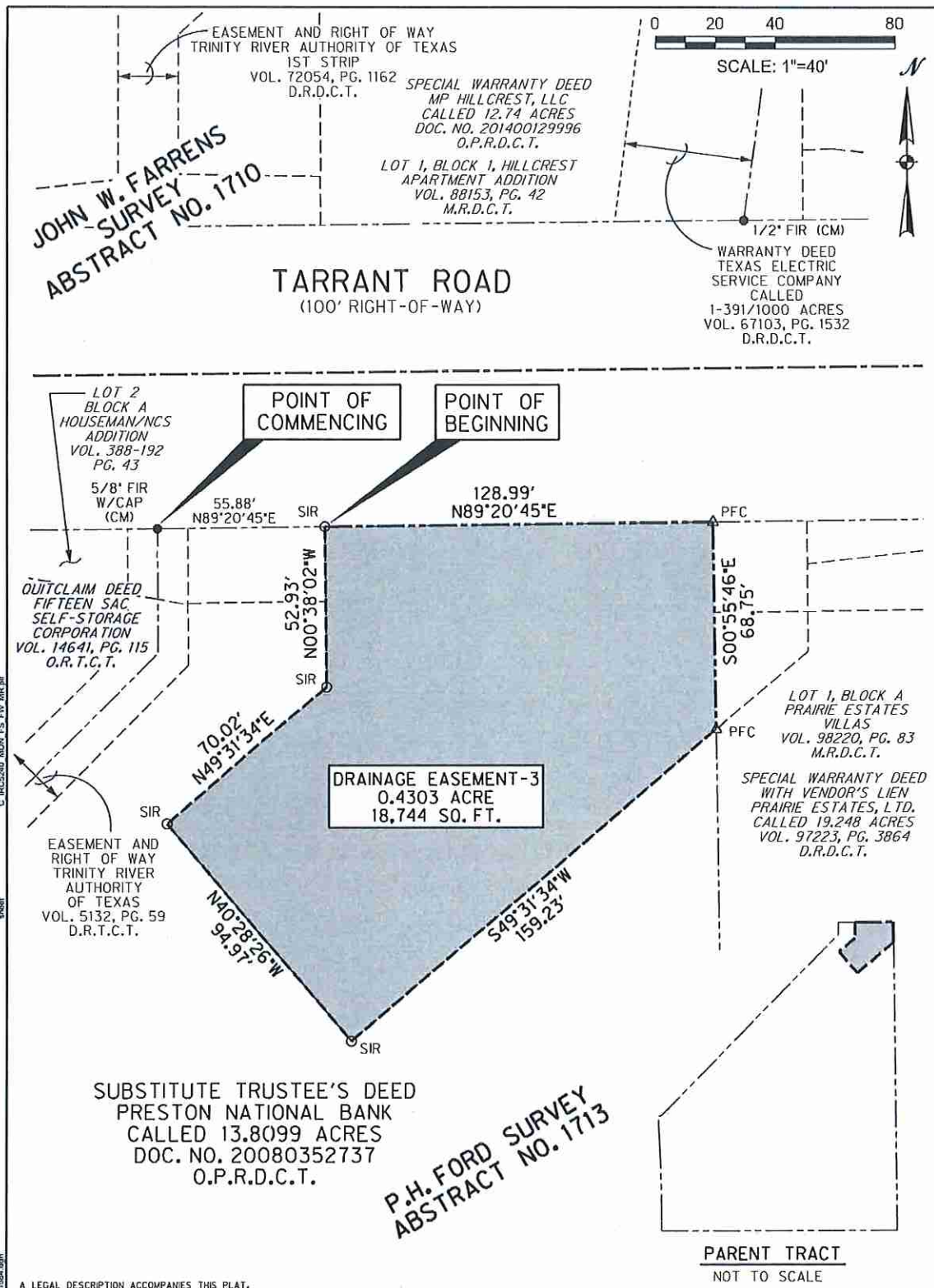
THENCE North 40 degrees 28 minutes 26 seconds West, a distance of 94.97 feet to a 1/2-inch set iron rod with blue cap for corner;

THENCE North 49 degrees 31 minutes 34 seconds East, a distance of 70.02 feet to a 1/2-inch set iron rod with blue cap for corner;

THENCE North 00 degrees 38 minutes 02 seconds West, a distance of 52.93 feet to the POINT OF BEGINNING AND CONTAINING 18,744 square feet or 0.4303 acres of land, more or less.

A plat accompanies this legal description.

EXHIBIT 'A'



A LEGAL DESCRIPTION ACCOMPANIES THIS PLAT.

EXHIBIT "A"
DRAINAGE EASEMENT (DE-3)
0.4303 ACRE
18,744 SQ. FT.

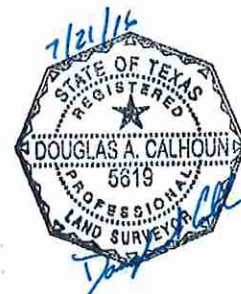
OUT OF THE

P.H. FORD SURVEY
ABSTRACT NO. 1713
CITY OF GRAND PRAIRIE,
DALLAS COUNTY, TEXAS

LEGEND

- PROPOSED EASEMENT
- EXISTING EASEMENT LINE
- EXISTING PROPERTY LINE
- CONTROL MONUMENT
- FOUND IRON ROD
(UNLESS NOTED OTHERWISE)
- 1/2" SET IRON ROD WITH
BLUE CAP STAMPED
"HALFF ESMT"
- POINT FOR A CORNER

BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM
NAD 83, NORTH CENTRAL ZONE (4202), OBSERVED BY GPS
USING WESTERN DATA SYSTEMS DALLAS/FORT WORTH
AREA RTK COOPERATIVE NETWORK ON 05/06/2016



I, Douglas A. Calhoun, Registered Professional Land
Surveyor, do hereby certify that this plat was
prepared from a survey made on the ground
under my supervision and direction.



FILE: EXH-DE3-31584.dgn

DATE: JULY 2016

AVO: 31584

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