

EXHIBIT 'A'

EXHIBIT "A" SLOPE EASEMENT (SE-1)

BEING a tract of land in the John W. Farrens Survey, Abstract No. 545 and the John W. Farrens Survey, Abstract No. 1710 in the City of Grand Prairie, Dallas County and Tarrant County, Texas, being a part of that tract of land described in Special Warranty Deed to MP Hillcrest, LLC, as recorded in County Clerk's Document No. 201400129996 in the Official Public Records of Dallas County, Texas, and being part of Lot 1, Block 1, Hillcrest Apartment Addition, an addition to the City of Grand Prairie, Dallas County, Texas, as recorded in Volume 88153, Page 42 in the Map Records of Dallas County, Texas, and being more particularly described as follows:

COMMENCING from a 1/2-inch found iron rod for the common southeast corner of said Lot 1, Block 1 and the southwest corner of that tract of land described in Warranty Deed to Texas Electric Service Company, as recorded in Volume 67103, Page 1532 in the Deed Records of Dallas County, Texas, and being on the north right-of-way line of Tarrant Road (100 foot wide right-of-way);

THENCE South 89 degrees 20 minutes 45 seconds West, along said north right-of-way line, a distance of 140.82 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 South 89 degrees 20 minutes 45 seconds West, continuing along said north right-of-way line, a distance of 116.36 feet to a 1/2-inch set iron rod with blue cap for corner;

THENCE North 74 degrees 31 minutes 47 seconds East, departing said north right-of-way line, a distance of 67.95 feet to a 1/2-inch set iron rod with blue cap for corner;

THENCE South 89 degrees 17 minutes 17 seconds East, a distance of 50.71 feet to a 1/2-inch set iron rod with blue cap for corner;

THENCE South 00 degrees 32 minutes 41 seconds East, a distance of 16.17 feet to the POINT OF BEGINNING AND CONTAINING 1,421 square feet or 0.0326 acres of land, more or less.

A plat accompanies this legal description.

EXHIBIT "A" DRAINAGE EASEMENT (DE-1)

BEING a tract of land in the John W. Farrens Survey, Abstract No. 1710 in the City of Grand Prairie, Dallas County, Texas, being a part of that tract of land described in Special Warranty Deed to MP Hillcrest, LLC, as recorded in County Clerk's Document No. 201400129996 in the Official Public Records of Dallas County, Texas, and being part of Lot 1, Block 1, Hillcrest Apartment Addition, an addition to the City of Grand Prairie, Dallas County, Texas, as recorded in Volume 88153, Page 42 in the Map Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch found iron rod for the common southeast corner of said Lot 1, Block 1 and the southwest corner of that tract of land described in Warranty Deed to Texas Electric Service Company, as recorded in Volume 67103, Page 1532 in the Deed Records of Dallas County, Texas, and being on the north right-of-way line of Tarrant Road (100 foot wide right-of-way);

THENCE South 89 degrees 20 minutes 45 seconds West, along said north right-of-way line, a distance of 140.82 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 North 00 degrees 32 minutes 41 seconds West, departing said north right-of-way line, a distance of 103.70 feet to a 1/2-inch set iron rod with blue cap for corner;

THENCE North 48 degrees 42 minutes 26 seconds East, a distance of 74.00 feet to a 1/2-inch set iron rod with blue cap for corner;

THENCE North 89 degrees 27 minutes 19 seconds East, a distance of 65.76 feet to a 1/2-inch set iron rod with blue cap for corner;

THENCE South 23 degrees 24 minutes 02 seconds East, a distance of 78.07 feet to a point for corner on the common line between the east line of said Lot 1, Block 1 and the west line of said Texas Electric Service Company tract;

THENCE South 07 degrees 32 minutes 04 seconds West, along said common line, a distance of 80.59 feet to the POINT OF BEGINNING AND CONTAINING 20,207 square feet or 0.4639 acres of land, more or less.

A plat accompanies this legal description.

EXHIBIT 'A'

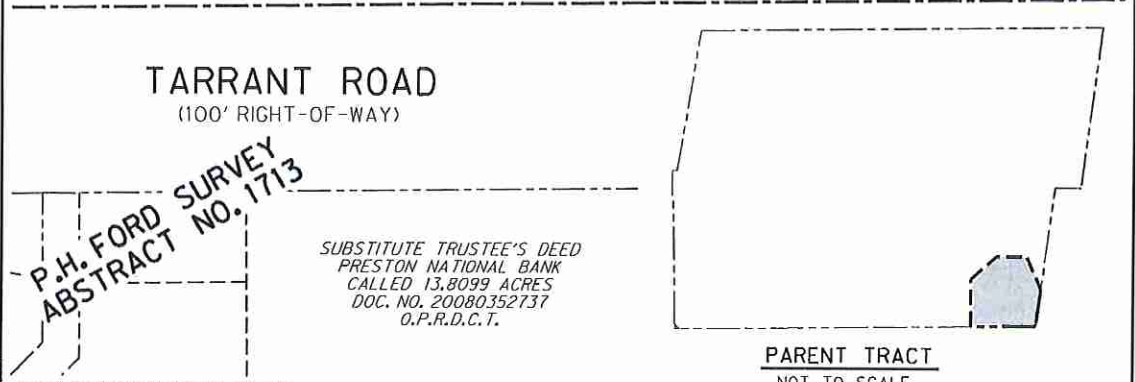
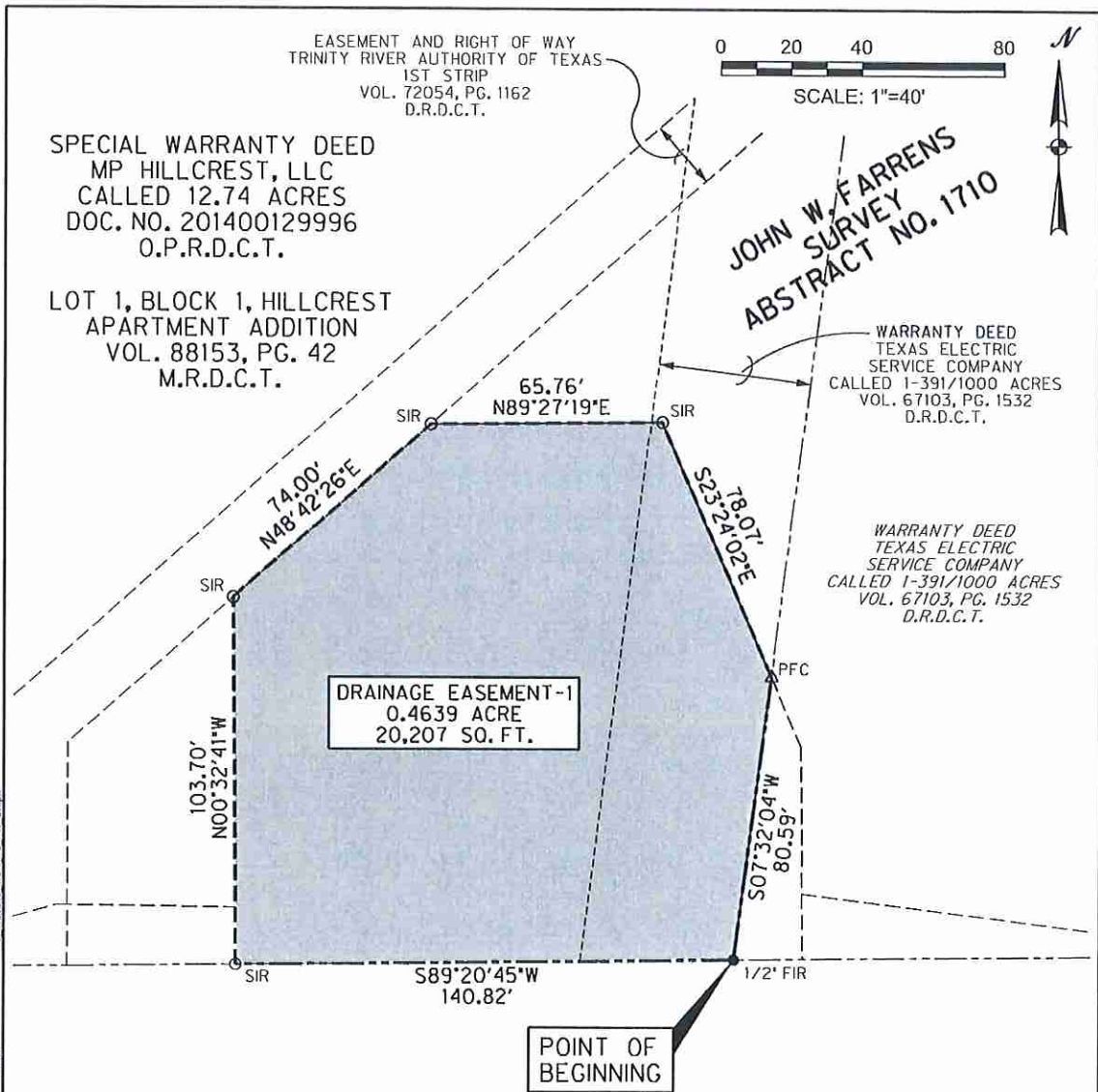
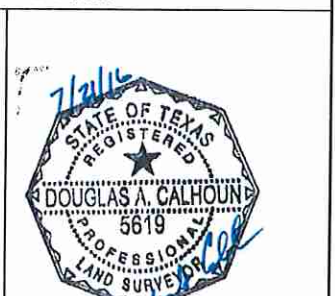


EXHIBIT "A"
DRAINAGE EASEMENT (DE-1)
0.4639 ACRE
20,207 SQ. FT.
 OUT OF THE
JOHN W. FARRENS
ABSTRACT NO. 1710
CITY OF GRAND PRAIRIE,
DALLAS COUNTY, TEXAS

LEGEND

	PROPOSED EASEMENT
	EXISTING EASEMENT LINE
	EXISTING PROPERTY LINE
(CM)	CONTROL MONUMENT
FIR ●	FOUND IRON ROD (UNLESS NOTED OTHERWISE)
SIR ○	1/2" SET IRON ROD WITH BLUE CAP STAMPED "HALFF ESMT"
PFC △	POINT FOR A CORNER



HALFF
 TPLS FIRM NO. 1022955
 4200 FOSSIL CREEK BLVD
 FORT WORTH, TEXAS 76137-2797
 TEL (817) 947-1422
 FAX (817) 232-9784

FILE: EXH-DE1-31584.dgn
 DATE: JULY 2016 AV0: 31584 PAGE 2 of 2

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

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EXHIBIT 'A'

EXHIBIT "A" SLOPE EASEMENT (SE-5)

BEING a tract of land in the P. H. Ford Survey, Abstract No. 544 and the P. H. Ford Survey, Abstract No. 1713 in the City of Grand Prairie, Dallas County and Tarrant County, Texas, being a part of that tract of land described in Quitclaim Deed to Fifteen SAC Self-Storage Corporation, as recorded in Volume 14641, Page 115 in the Official Records of Tarrant County, Texas, and being a part 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 more particularly described as follows:

BEGINNING at a 5/8-inch found iron rod with plastic cap (unreadable) for the common northwest corner 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 the northeast corner of said Lot 2, Block A, and being on the south right-of-way line of Tarrant Road (100 foot wide right-of-way);

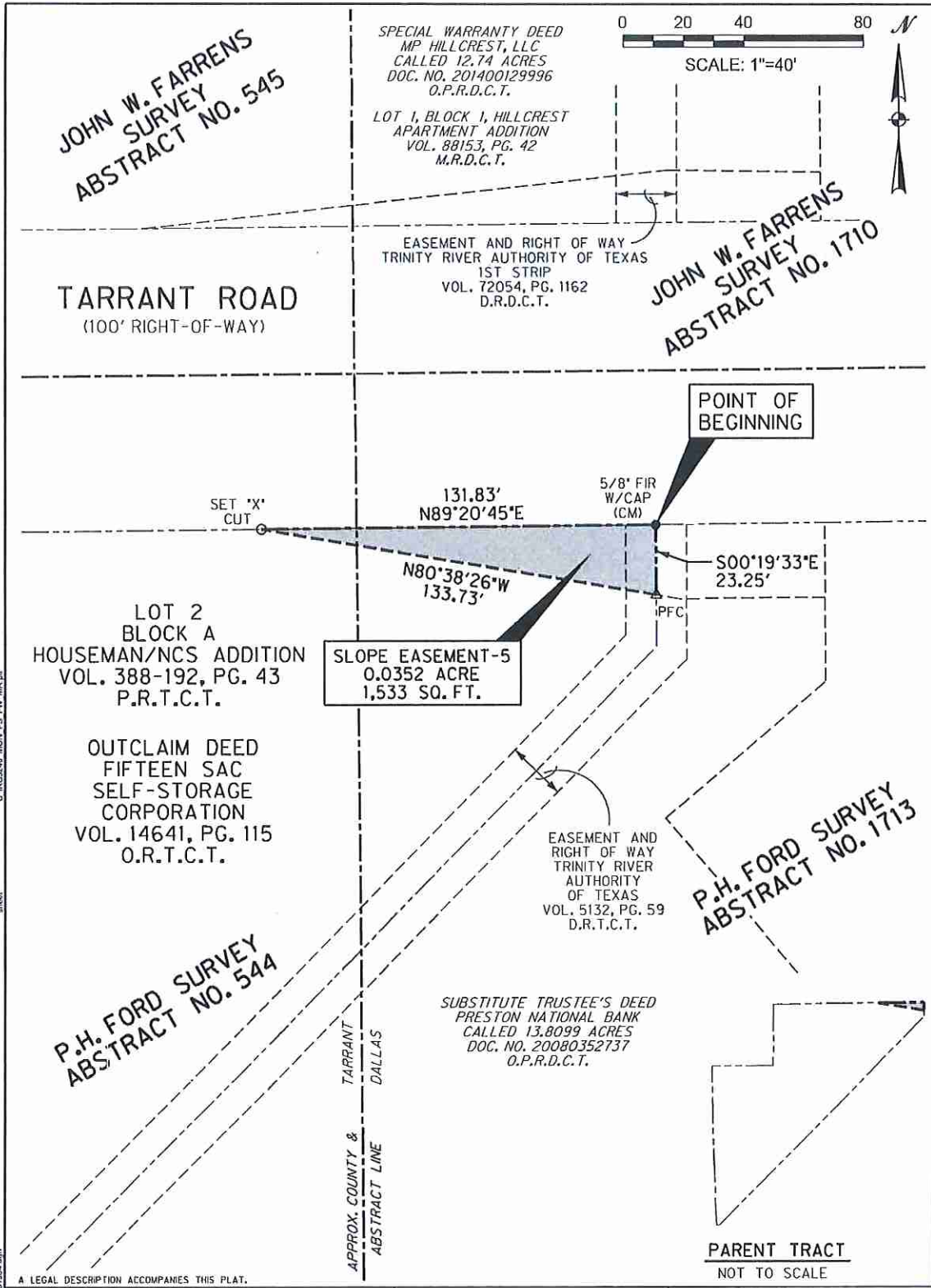
THENCE South 00 degrees 19 minutes 33 seconds East, departing said south right-of-way line and along the common line between the west line of said Preston National Bank tract and the east line of said Lot 2, Block A, a distance of 23.25 feet to a point for corner;

THENCE North 80 degrees 38 minutes 26 seconds West, departing said common line, a distance of 133.73 feet to a set "X" cut for corner on said south right-of-way line;

THENCE North 89 degrees 20 minutes 45 seconds East, along said south right-of-way line, a distance of 131.83 feet to the POINT OF BEGINNING AND CONTAINING 1,533 square feet or 0.0352 acres of land, more or less.

A plat accompanies this legal description.

EXHIBIT 'A'



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A LEGAL DESCRIPTION ACCOMPANIES THIS PLAT.

<p style="text-align: center;">EXHIBIT "A"</p> <p style="text-align: center;">SLOPE EASEMENT (SE-5) 0.0352 AC. 1,533 SQ. FT.</p> <p style="text-align: center;">OUT OF THE</p> <p style="text-align: center;">P.H. FORD SURVEY ABSTRACT NO. 544 CITY OF GRAND PRAIRIE, TARRANT & DALLAS COUNTY, TEXAS</p>	<p style="text-align: center;">LEGEND</p> <ul style="list-style-type: none"> 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 	<div style="text-align: center;"> </div> <p style="font-size: small; text-align: center;">BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM NAD 83, NORTH CENTRAL ZONE (NAD 83), OBSERVED BY GPS USING WESTERN DATA SYSTEMS DALLAS/FORT WORTH AREA RTK COOPERATIVE NETWORK ON 05/06/2016</p>
<p style="font-size: x-small;">TRP.LS FIRM NO. 10299605 4000 FOSSIL CREEK BLVD FORT WORTH, TEXAS 76137-2197 TEL (817) 847-1422 FAX (817) 232-9764</p>	<p>FILE: EXH-SE5-31584.dgn</p>	<p>DATE: JULY 2016 AVO: 31584 PAGE 2 of 2</p>

7/5/2016 1:03:43 PM mh875 HALFF L:\310000\31584\CADD\Sheet\EXH-SE5-31584.plt

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.

EXHIBIT 'A'

EXHIBIT "A" DRAINAGE EASEMENT (DE-4)

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 Special Warranty Deed with Vendor's Lien to Prairie Estates, LTD., as recorded in Volume 97223, Page 3864 in the Deed Records of Dallas County, Texas, and being a part of 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, 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 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 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 184.87 feet to a point for the common northeast corner of said Preston National Bank tract and the northwest corner of said Lot 1, Block A 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 31.43 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;

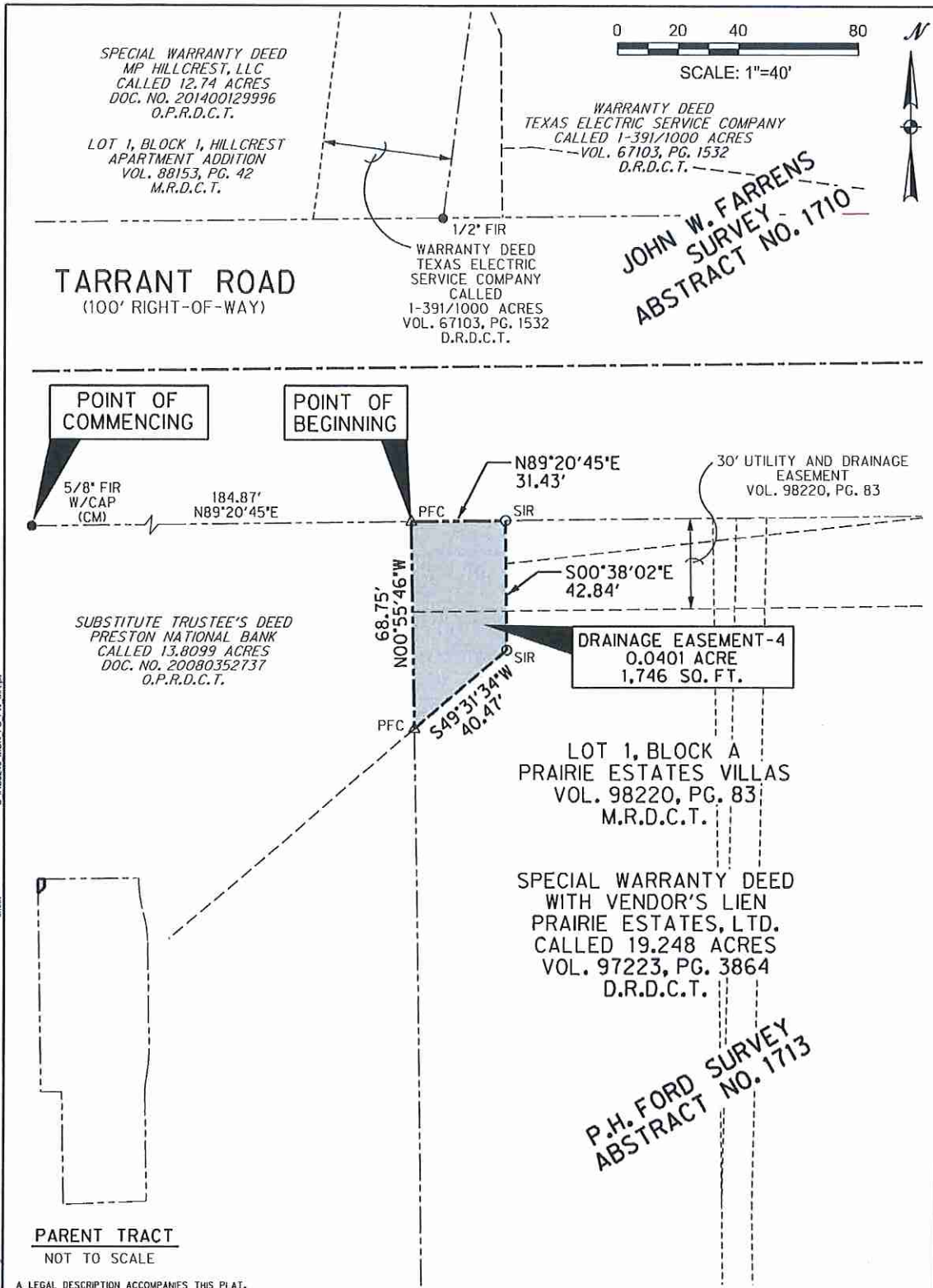
THENCE South 00 degrees 38 minutes 02 seconds East, departing said south right-of-way line, a distance of 42.84 feet to a 1/2-inch set iron rod with blue cap for corner;

THENCE South 49 degrees 31 minutes 34 seconds West, a distance of 40.47 feet to a point for corner on the common line between the west line of said Lot 1, Block A and the east line of said Preston National Bank tract;

THENCE North 00 degrees 55 minutes 46 seconds West, along said common line, a distance of 68.75 feet to the POINT OF BEGINNING AND CONTAINING 1,746 square feet or 0.0401 acres of land, more or less.

A plat accompanies this legal description.

EXHIBIT 'A'



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PARENT TRACT
NOT TO SCALE

A LEGAL DESCRIPTION ACCOMPANIES THIS PLAT.

EXHIBIT "A"
DRAINAGE EASEMENT (DE-4)
0.0401 AC.
1,746 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



FILE: EXH-DE4-31584.dgn

DATE: JULY 2016 AVO: 31584 PAGE 2 of 2

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

EXHIBIT 'A'

EXHIBIT "A" SLOPE EASEMENT (SE-4)

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 Special Warranty Deed with Vendor's Lien to Prairie Estates, LTD., as recorded in Volume 97223, Page 3864 in the Deed Records of Dallas County, Texas, and being a part of 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, 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 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 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, passing at a distance of 184.87 feet a point for the common northeast corner of said Preston National Bank tract and the northwest corner of said Lot 1, Block A and continuing for a total distance of 216.30 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;

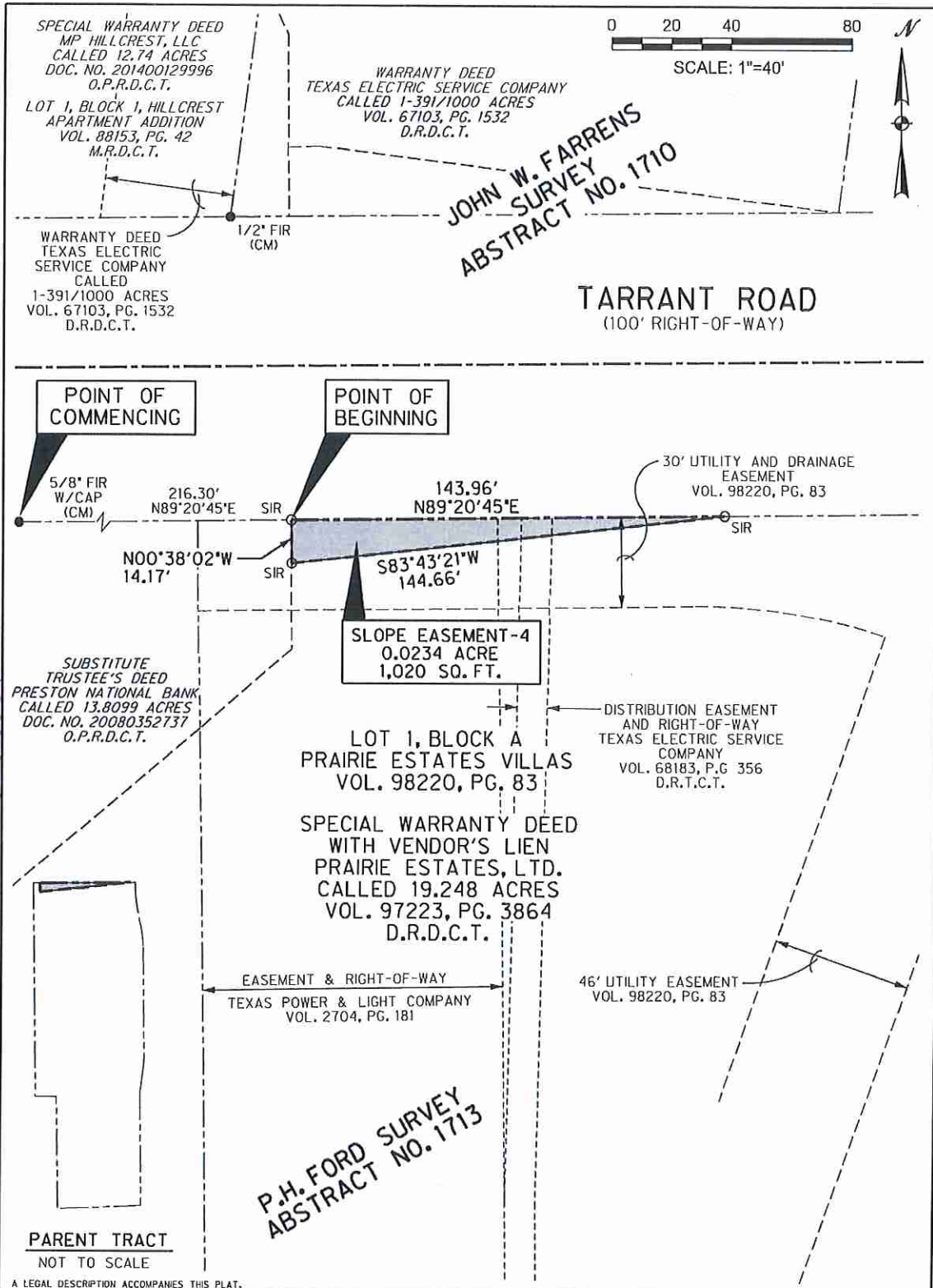
THENCE North 89 degrees 20 minutes 45 seconds East, continuing along said south right-of-way line, a distance of 143.96 feet to a 1/2-inch set iron rod with blue cap for corner;

THENCE South 83 degrees 43 minutes 21 seconds West, departing said south right-of-way line, a distance of 144.66 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 14.17 feet to the POINT OF BEGINNING AND CONTAINING 1,020 square feet or 0.0234 acres of land, more or less.

A plat accompanies this legal description.

EXHIBIT 'A'



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EXHIBIT "A"

SLOPE EASEMENT (SE-4)
0.0234 AC.
1,020 SQ. FT.

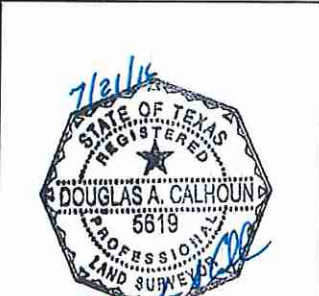
OUT OF THE

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
	FIR ● FOUND IRON ROD (UNLESS NOTED OTHERWISE)
	SIR ○ 1/2" SET IRON ROD WITH BLUE CAP STAMPED 'HALF ESMT'
	PFC △ 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



HALFF

TBPLS FIRM NO 10028608
4000 FOSSIL CREEK BLVD
FORT WORTH, TEXAS 76137-2787
TEL (817) 841-1422
FAX (817) 232-9764

FILE: EXH-SE4-31584.dgn	DATE: JULY 2016	AVO: 31584	PAGE 2 of 2
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I, Douglas A. Calhoun, Registered Professional Land Surveyor, do hereby certify that this certificate prepared from a survey made on the ground under my supervision and direction.