

EXHIBIT "A"

UTILITY EASEMENT

Being a tract of land in the Michael Farrans Survey, Abstract No. 469, in the City of Grand Prairie, Dallas County, Texas, being a part of that tract of land described as Tract III in Special Warranty Deed to Lone Star Plaza, L.P., as recorded in Volume 98228, Page 2309 in the Deed Records of Dallas County, Texas (D.R.D.C.T.), being a part of Scheppler Villa Estates Addition, an addition to the City of Grand Prairie, Dallas County, Texas as recorded in Volume 39, Page 127 in the Plat Records of Dallas County, Texas and being more particularly described as follows:

COMMENCING at the common northeast corner of said Scheppler Villa Estates, the northeast corner of that called 0.46 acre tract of land described in Special Warranty Deed to the City of Grand Prairie, as recorded in Volume 2002056, Page 6394 D.R.D.C.T., and being on the existing south right-of-way line of Interstate Highway 30 (variable width right-of-way), from which a 5/8-inch found iron rod bears South 04 degrees 43 minutes 49 seconds East, a distance of 0.55 feet;

THENCE South 01 degree 10 minutes 49 seconds East, a distance of 40.25 feet to a point for corner the southeast corner of said 0.46 acre tract of land and being on the east line of said Scheppler Villa Estates;

THENCE North 85 degrees 40 minutes 49 seconds West, along the south line of said called 0.46 acre tract of land, a distance of 7.53 feet to the POINT OF BEGINNING, being on the west line of a 7.5 foot Utility Easement as recorded in said Scheppler Villa Estates;

THENCE South 01 degree 10 minutes 49 seconds East, departing said south line and along said west line, a distance of 9.66 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 85 degrees 39 minutes 42 seconds West, departing said west line, a distance of 182.67 feet to a 1/2-inch set iron rod with blue cap for corner on the east line of a 10 foot Utility Easement as recorded in said Scheppler Villa Estates;

THENCE North 02 degrees 30 minutes 11 seconds East, along said east line, a distance of 9.56 feet to a point for corner on the south line of said 0.46 acre tract of land;

THENCE South 85 degrees 40 minutes 49 seconds East, departing said east line and along said south line, a distance of 182.05 feet to the POINT OF BEGINNING AND CONTAINING 1,748 square feet or 0.0401 acres of land, more or less.

A plat accompanies this legal description.

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, Convergence Angle for Western Data Systems reference point DSI-A-g0811 is 00 degrees 47 minutes 20.17854 seconds, according to Corpscon V6.0.1 as provided by the U.S. Army Corps of Engineers. Distances shown are surface distances, scale factor is 1.000136506.

SCHEPPLER VILLA ESTATES ADDITION
VOL. 39, PG. 127
P.R.D.C.T.

SPECIAL WARRANTY DEED
LONE STAR PLAZA, L.P.
TRACT III
VOL. 98228, PG. 2309
D.R.D.C.T.

10' UTILITY EASEMENT
VOL. 39, PG. 127
P.R.D.C.T.

N02°30'11"E
9.56'

1,748 SQ. FT.
0.0401 AC

INTERSTATE HIGHWAY NO. 30
P.O.C.

P.O.B.

N 02°23'20" W 192.00'
N 87°36'40" E 15.02'
N 10°20'00" E 144.89'

N 33°25'00" E 300.00'
N 17°30'00" W 105.00'
N 05°30'00" E 160.00'

S 89°49'30" W 325.00'
S 00°37'00" E 250.00'
S 89°49'30" W 430.00'

PARENT TRACT
NOT TO SCALE

MICHAEL FARRANS SURVEY,
ABSTRACT NO. 469
7.5' UTILITY EASEMENT
VOL. 39, PG. 127
P.R.D.C.T.

S01°10'49"E
9.66'

15' GENERAL EASEMENT
CITY OF GRAND PRAIRIE, TEXAS
VOL. 78220, PG. 1023
D.R.D.C.T.

SPECIAL WARRANTY DEED
LONE STAR PLAZA, L.P.
TRACT I
VOL. 98228, PG. 2309
D.R.D.C.T.

A LEGAL DESCRIPTION ACCOMPANIES THIS PLAT.

EXHIBIT "A"

UTILITY EASEMENT

OUT OF THE

MICHAEL FARRANS SURVEY,
ABSTRACT NUMBER 469,
CITY OF GRAND PRAIRIE,
DALLAS COUNTY, TEXAS



TBPLS FIRM NO. 10023605
4000 FOSSIL CREEK BLVD
FORT WORTH, TEXAS 76137-2787
TEL (817) 847-1422
FAX (817) 222-8784

FILE: 30867_ESMT2-01.dgn

DATE: 09/09/2015

AVO: 30867

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LEGEND

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

BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM NAD 83, NORTH CENTRAL ZONE (2021), OBSERVED BY GPS USING WESTER DATA SYSTEMS DALLAS/FORT WORTH COOPERATIVE NETWORK CONVERGENCE ANGLE FOR WELTER'S POINT AND AGRICULTURE POINT. DSA-0081 IS 20 DEGREES, 11 MINUTES, 30.18 SECONDS, ACCORDING TO COPSCON VEO.1.3. PROVIDED BY THE U.S. ARMY CORPS OF ENGINEERS. DISTANCES SHOWN ARE SURFACE DISTANCES, SCALE FACTOR IS 1.000136506.



Douglas A. Calhoun, Registered Professional Land Surveyor, State of Texas, No. 5619, Commission Expires 12/31/2015. This survey was prepared from a survey made on the ground under my supervision and direction.