

EXHIBIT "B"
CENTRAL REGIONAL WASTEWATER SYSTEM
MOUNTAIN CREEK INTERCEPTOR SUBSYSTEM
MC-5 & MC-6 INTERCEPTOR PROJECT
PARCEL NO. 18

TEMPORARY CONSTRUCTION EASEMENT
AARON B. WILSON SURVEY, ABSTRACT NO. 1549
CITY OF GRAND PRAIRIE
DALLAS COUNTY, TEXAS

Being a temporary construction easement out of the Aaron B. Wilson Survey, Abstract No. 1549, in the City of Grand Prairie, Dallas County, Texas and being a portion of an 8.328 tract of land (by deed) deeded to City of Grand Prairie as recorded in Instrument No. 20070316442 of the Official Public Records of Dallas County, Texas, said temporary construction easement being more particularly described by metes and bounds as follows:

COMMENCING at a point for the southeast corner of Lot 10 of Country Club Park, Section No. 1, an addition to the City of Grand Prairie, Dallas County, Texas as recorded in Volume 77060, Page 2025 of the Deed Records of Dallas County, Texas, said point being the northeast corner of said 8.328 acre tract of land, said point also being an angle point in the west line of a 169.465 acre tract of land (by deed) deeded to Rowsco, Inc. as recorded in Volume 2001179, Page 2194 of said Deed Records of Dallas County, Texas, from which a 1/2 inch iron rod found for reference bears North 02 degrees 00 minutes 58 seconds West, a distance of 0.41 feet, and from which a 1/2 inch iron rod found for an angle point in the southerly line of Lot 8 of said Country Club Park, Section No. 1 bears South 76 degrees 32 minutes 44 seconds West, a distance of 248.76 feet; **THENCE** South 04 degrees 30 minutes 42 seconds West, with the east line of said 8.328 acre tract of land and with the west line of said 169.465 acre tract of land, a distance of 89.60 feet to the **POINT OF BEGINNING** of the herein described temporary construction easement, said point being the northeast corner of a proposed 20.0' permanent sanitary sewer easement (Exhibit "A"), said point having a grid coordinate of N=6,936,714.56 and E=2,431,428.20;

THENCE South 04 degrees 30 minutes 42 seconds West, with the east line of said 8.328 acre tract of land and with the west line of said 169.465 acre tract of land, a distance of 70.04 feet to a point for corner, from which a 1/2 inch iron rod found for an angle point in the east line of said 8.328 acre tract of land bears South 04 degrees 30 minutes 42 seconds West, a distance of 89.10 feet, said 1/2 inch iron rod being an angle point corner in the west line of said 169.465 acre tract of land;

THENCE North 87 degrees 30 minutes 11 seconds West, a distance of 181.37 feet to a point for corner;

(Exhibit "B") Page 1 of 3

THENCE North 02 degrees 29 minutes 49 seconds East, a distance of 72.35 feet to a point for corner in a north line of an existing 20.0' Easement and Right-of-Way granted to Trinity River Authority of Texas as recorded in Volume 69194, Page 1487 and Volume 70159, Page 2216 of said Deed Records of Dallas County, Texas;

THENCE South 87 degrees 08 minutes 50 seconds East, with a north line of said existing 20.0' Easement and Right-of-Way, a distance of 36.99 feet to a point for corner;

THENCE South 47 degrees 15 minutes 06 seconds East, with a northeasterly line of said existing 20.0' Easement and Right-of-Way, a distance of 3.28 feet to a point for the northwest corner of said proposed 20.0' permanent sanitary sewer easement;

THENCE South 87 degrees 30 minutes 11 seconds East, with the north line of said proposed 20.0' permanent sanitary sewer easement, a distance of 144.35 feet to the **POINT OF BEGINNING** and containing 12,868 square feet or 0.295 acres of land of which 2,644 square feet or 0.061 acres lies within a proposed sanitary sewer easement (Exhibit "A") and of which 2,589 square feet or 0.059 acres of land lies within the said existing 20.0' Easement and Right granted to Trinity River Authority of Texas, leaving a net area of 7,635 square feet or 0.175 acre of land, more or less.

NOTE: All bearings and coordinates are referenced to the Texas Coordinate System, NAD-83, The North Central Zone, based on the City of Grand Prairie GPS Monuments #12 and #19, the surface scale factor for this project is 1.000127386, distances and areas shown are surface.

*** SURVEYOR'S CERTIFICATE ***

TO ALL PARTIES INTERESTED IN TITLE TO THE PREMISES SURVEYED, I DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED FROM PUBLIC RECORDS AND FORM AN ACTUAL AND ACCURATE SURVEY UPON THE GROUND AND THAT SAME IS TRUE AND CORRECT.

Company Name: Gorrondona & Associates, Inc.

By: _____

Surveyor's Name: Jon L. Cooper

Registered Professional Land Surveyor Texas No. 5254

Firm NO. 10106900

Date of Survey: January 28, 2014



(Exhibit "B") Page 2 of 3

EXHIBIT "B"

NOTE: ALL BEARINGS AND COORDINATES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD-83, THE NORTH CENTRAL ZONE, BASED ON THE CITY OF GRAND PRAIRIE GPS MONUMENT #12 AND #19, THE SURFACE SCALE FACTOR FOR THIS PROJECT IS 1.000127386 DISTANCES AND AREAS SHOWN ARE SURFACE.

COUNTRY CLUB PARK, SECTION NO. 1
VOLUME 77080, PAGE 2025
D.R.D.C.T.

P.O.C.
POINT FROM
WHICH A FOUND
1/2" IRON ROD BEARS
N 02°00'58"W 0.41'

P.O.B.
(GRID COORDINATE)
N=6,936,714.56
E=2,431,428.20

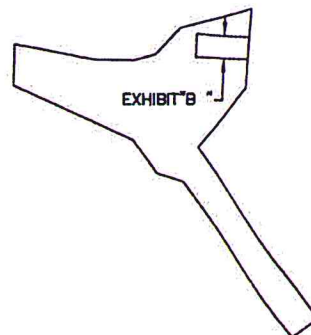
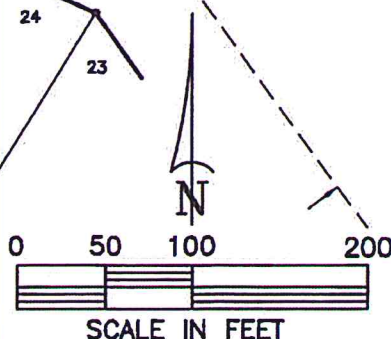
AARON B. WILSON SURVEY
ABSTRACT NO. 1549

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S 04°30'42"W	89.60'
L-2	S 04°30'42"W	70.04'
L-3	S 04°30'42"W	89.10'
L-4	S 87°08'50"E	36.99'
L-5	S 47°15'06"E	3.28'
L-6	S 87°30'11"E	144.35'

8.328 ACRES (BY DEED)
CITY OF GRAND PRAIRIE
INSTRUMENT NO. 20070316442
O.P.R.D.C.T.

189.485 ACRES (BY DEED)
ROWSCO, INC.
VOLUME 2001178, PAGE 2194
D.R.D.C.T.

100' TEXAS POWER & LIGHT
CO. RIGHT-OF-WAY EASEMENT
VOLUME 40, PAGE 1232
D.R.D.C.T.



WHOLE PROPERTY AND
LOCATION MAP OF EASEMENT

TRINITY RIVER AUTHORITY OF TEXAS
5300 SOUTH COLLINS • P. O. BOX 60 • ARLINGTON, TEXAS 76004

**CENTRAL REGIONAL WASTEWATER SYSTEM
MOUNTAIN CREEK INTERCEPTOR SUBSYSTEM
MC-5 & MC-6 INTERCEPTOR PROJECT**

PARCEL NO. 18

SURVEY: AARON B. WILSON SURVEY, ABSTRACT NO. 1549

LOCATION: CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS

EASEMENT ACQUISITION ACREAGE: 7.635 SQ. FT. OR 0.175 ACRES NET

WHOLE PROPERTY ACREAGE: 8.328 ACRES (BY DEED)

JOB NO. 0508-1883

DRAWN BY: JLC

CADD FILE: MC5-TRA-ESMTS.DWG

DATE: 01/28/2014

CHK. BY: CA

SCALE: 1" = 100' PAGE 3 OF 3

GORRONDONA & ASSOCIATES, INC. 7524 JACK NEWELL BLVD. SO. FORT WORTH, TX. 76118 PH. 817/496-1424 FAX 817/496-1768



JON L. COOPER
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5254 FIRM NO. 10106900