

EXHIBIT "A"

FUTURE CITY STREET
DALLAS COUNTY
ROW1
AUGUST 4, 2015
Page 1 of 2

LEGAL DESCRIPTION

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 called 1.56 acre tract of land described as Tract 2 in General Warranty Deed to Dave Capps Family Limited Partnership, as recorded in Volume 99156, Page 7066 in the Deed Records of Dallas County, Texas (D.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2-inch found iron rod for the common southeast corner of said Tract 2 and the southwest corner of that called 1.112 acre tract of land described in Special Warranty Deed to North Texas Chapter, National Electrical Contractors Association (NECA), as recorded in Volume 2005156, Page 6623 D.R.D.C.T., same southwest corner being of Stone Chase, an addition to the City of Grand Prairie, as recorded in Volume 84186, Page 3030 D.R.D.C.T., and being on the north right-of-way line of Tarrant Road (variable width right-of-way);

THENCE North 59 degrees 34 minutes 00 seconds West, along said north right-of-way line, a distance of 97.67 feet to a 1/2-inch set iron rod with yellow plastic cap stamped "HALFF ASSOC. INC." (hereinafter referred to as "with cap") for the south end of the corner clip between said north right-of-way line and the new west right-of-way line of a future City street;

THENCE North 74 degrees 49 minutes 01 second East, departing said north right-of-way line and along said corner clip, a distance of 20.78 feet to a 1/2-inch set iron rod with cap for corner on said new west right-of-way line, being the point of curvature of a circular curve to the left, not tangent to the proceeding course, having a radius of 365.00 feet, whose chord bears North 15 degrees 02 minutes 45 seconds East, a distance of 164.35 feet;

THENCE Northeasterly, departing said corner clip, along said new west right-of-way line and along said circular curve to the left through a central angle of 26 degrees 01 minute 20 seconds, an arc length of 165.77 feet to a 1/2-inch set iron rod with cap for corner;

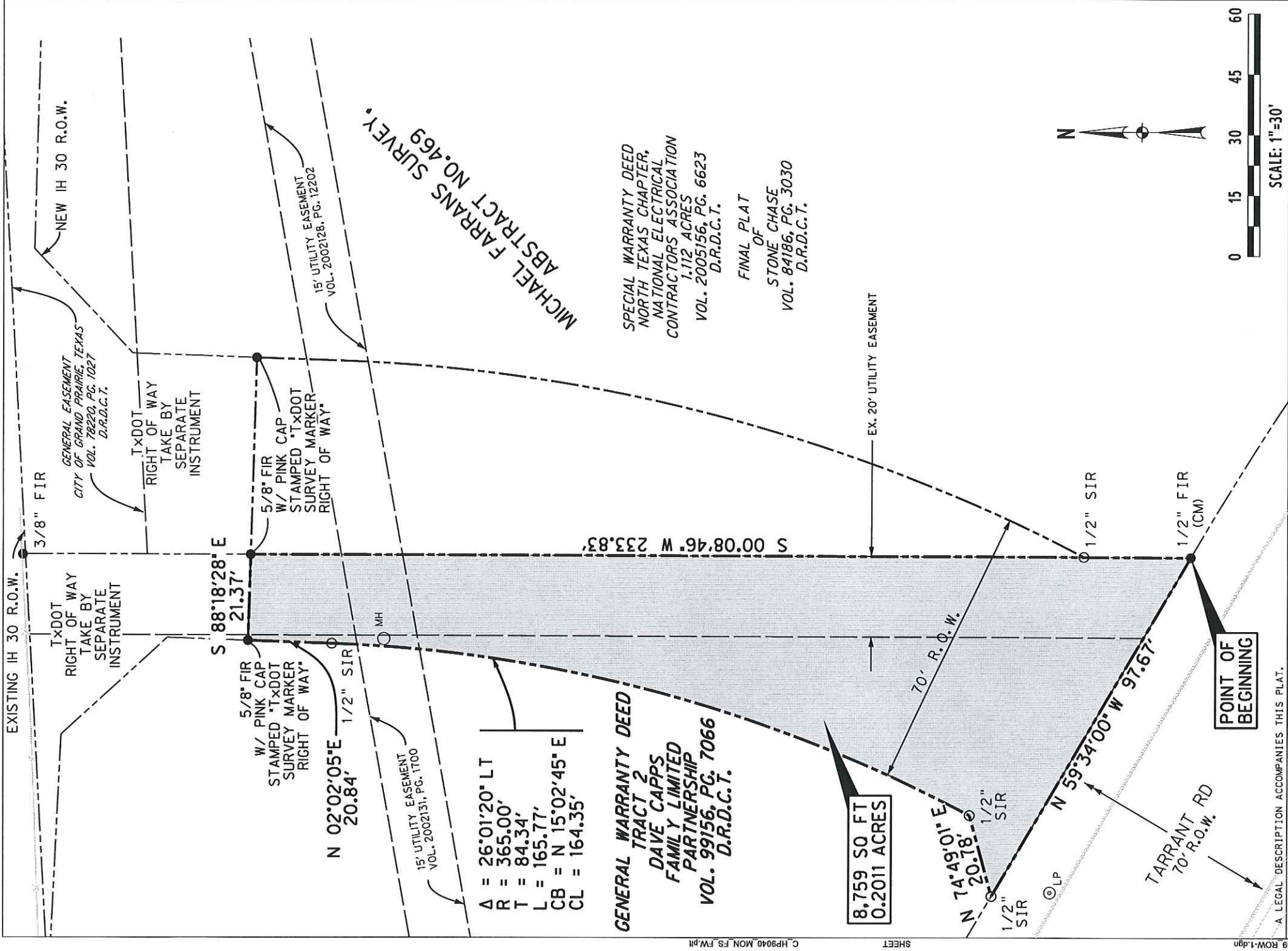
THENCE North 02 degrees 02 minutes 05 seconds East, continuing along said new west right-of-way line, a distance of 20.84 feet to a 5/8-inch found iron rod with pink plastic cap stamped "TXDOT SURVEY MARKER RIGHT OF WAY" (hereinafter referred to as "with pink cap") on the new south right-of-way line of Interstate Highway 30 (variable width right-of-way);

THENCE South 88 degrees 18 minutes 28 seconds East, departing said new west right-of-way line and along said new south right-of-way line, a distance of 21.37 feet to a 5/8-inch found iron rod with pink cap for corner on the common line between the east line of said Tract 2 and the west line of said 1.112 acre tract;

THENCE South 00 degrees 08 minutes 46 seconds West, departing said new south right-of-way line and along said common line, a distance of 233.83 feet to the POINT OF BEGINNING AND CONTAINING 8,759 square feet or 0.2011 acres of land, more or less.

A Plat accompanies this legal description.

Basis of bearing is NAD 83 (1993) Texas Coordinate System, Texas North Central Zone (4202), based upon Western Data Systems Dallas/Fort Worth area RTK Cooperative Network.



A LEGAL DESCRIPTION ACCOMPANIES THIS PLAT.

EXHIBIT "A"
0.2011 ACRES
RIGHT-OF-WAY
(ROW-1)

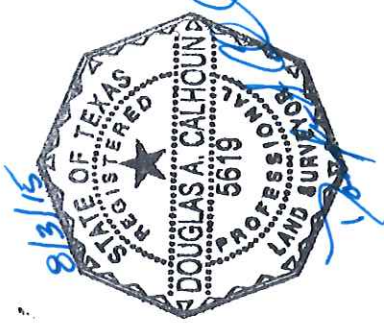
OUT OF THE

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

- LEGEND**
- PROPOSED PARCEL AREA
 - EXISTING EASEMENT LINE
 - EXISTING PROPERTY LINE
 - CONTROL MONUMENT
 - FOUND IRON ROD (UNLESS NOTED OTHERWISE)
 - 1/2" SET IRON ROD WITH YELLOW CAP STAMPED "HALFF ASSOC., INC."
 - POINT FOR A CORNER
- (CM)
FIR ●
1/2" SIR ○
PFC △

BASIS OF BEARING IS NAD 83 (1993) TEXAS COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202), BASED UPON WESTERN DATA SYSTEMS DALLAS/FORT WORTH ARE RTK COOPERATIVE NETWORK.

SCALE: 1"=30'



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.



TPSLS FIRM NO. 10029605
4000 FOSSIL CREEK BLVD
FORT WORTH, TEXAS 76137-2787
FAX (817) 232-8784

FILE: 29039*ROW-1.dgn

DATE: 08/04/15

AVO: 29039

PAGE 2 of 2