

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 I 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.) and being more particularly described as follows:

COMMENCING at a 1/2-inch found iron rod for the common southeast corner of that called 0.96 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., the northwest corner of Lot 1, Block 1 of the plat recorded as Lots 1 and 2, Block 1, Lone Star Plaza, an addition to the City of Grand Prairie, Dallas County, Texas, as recorded in Volume 2000195, Page 1411 in the Plat Records of Dallas County, Texas, being the northeast corner of the remains of said Tract I, and being on the existing south right-of-way line of Interstate Highway 30 (variable width right-of-way);

THENCE North 83 degrees 35 minutes 44 seconds West, along the south line of said called 0.96 acre tract of land, passing the common northeast corner of that called 1.790 acre tract of land described in Special Warranty Deed to IE30, Inc., as recorded in Volume 2004131, Page 984 D.R.D.C.T. and an ell corner of said Tract I at a distance of 357.62 feet and continuing for a total a distance of 591.62 feet to the POINT OF BEGINNING, being the common northwest corner of said called 1.790 acre tract of land and an ell corner of said Tract I;

THENCE South 08 degrees 47 minutes 13 seconds West, along the common line between said Tract I and said called 1.790 acre tract of land, a distance of 0.50 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;

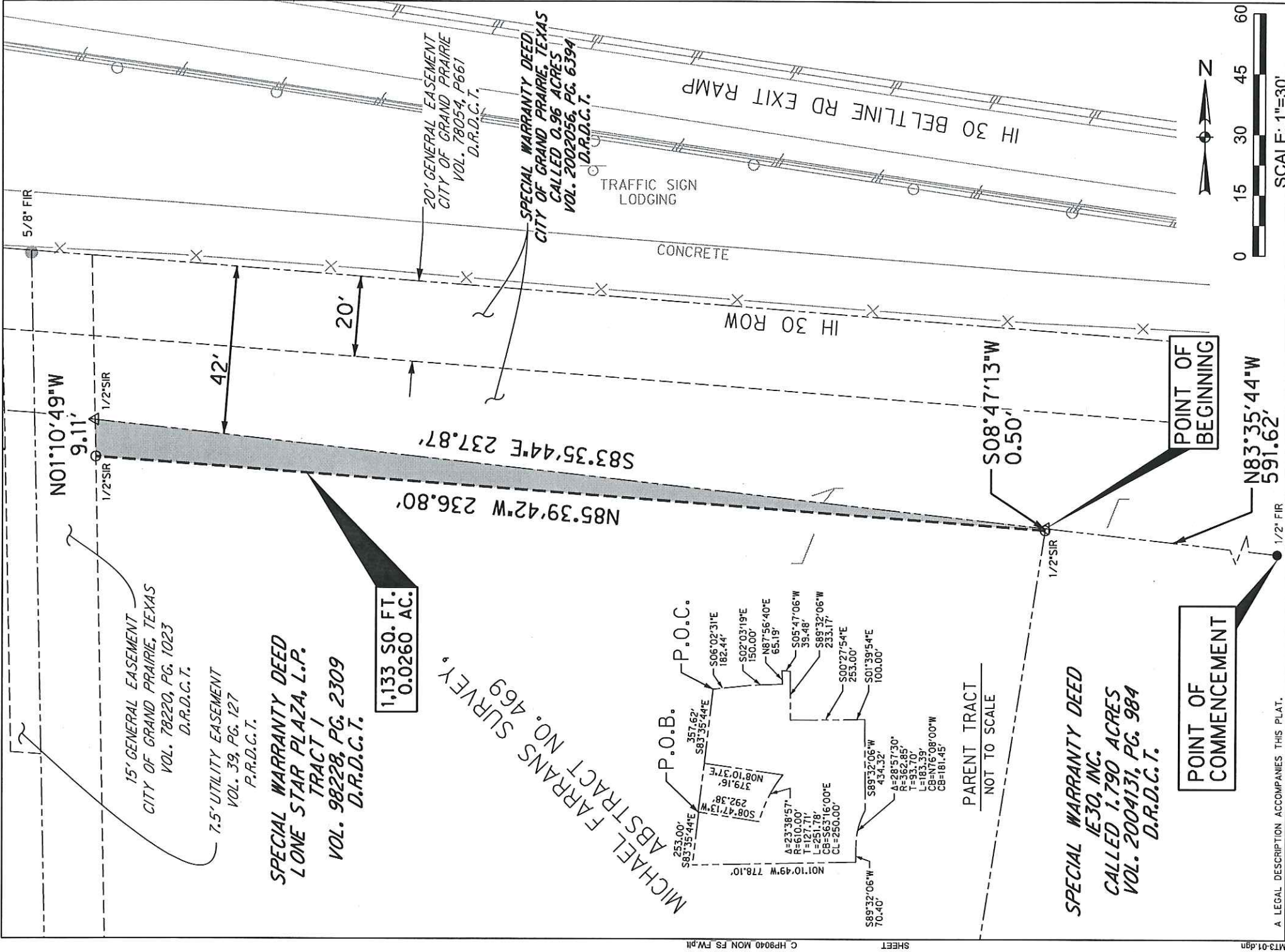
THENCE North 85 degrees 39 minutes 42 seconds West, departing said common line, a distance of 236.80 feet to a 1/2-inch set iron rod with blue cap for corner on the east line of a 15' General Easement to the City of Grand Prairie, as recorded in Volume 78220, Page 1023 D.R.D.C.T.;

THENCE North 01 degree 10 minutes 49 seconds West, along said east line, a distance of 9.11 feet to a point for corner at the intersection of said east line and the south line of said called 0.96 acre tract of land;

THENCE South 83 degrees 35 minutes 44 seconds East, along said south line, a distance of 237.87 feet to the POINT OF BEGINNING AND CONTAINING 1,133 square feet or 0.0260 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.



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

LEGEND

- PROPOSED EASEMENT
- EXISTING EASEMENT LINE
- EXISTING PROPERTY LINE
- CONTROL MONUMENT
- FOUND IRON ROD
- 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 WESTER DATA SYSTEMS DALLAS/FORT WORTH AREA RTK COOPERATIVE NETWORK, CONVERGENCE ANGLE FOR WESTER DATA SYSTEMS REFERENCE POINT DSIA-90811 IS 00 DEGREES 47 MINUTES 20.17854 SECONDS, ACCORDING TO COPCON V6.Q1 AS PROVIDED BY THE U.S. ARMY CORPS OF ENGINEERS. DISTANCES SHOWN ARE SURFACE DISTANCES, SCALE FACTOR IS 1.000136506.



TBPLS FIRM NO. 10029805
4000 FOSSIL CREEK BLVD
DALLAS, TEXAS 75245-7677
TEL (817) 847-1422
FAX (817) 232-9784

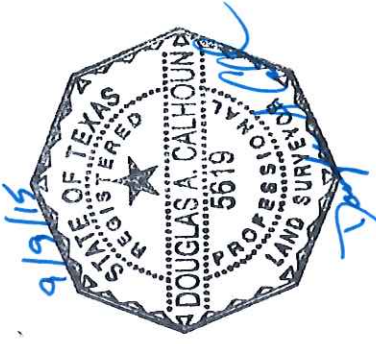
FILE: 30867_ESMT3-01.dgn

DATE: 09/09/2015

AVO: 30867

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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.