

EXHIBIT "A"
15 FOOT LICENSE AGREEMENT
McKINNEY AND WILLIAMS SURVEY, ABSTRACT NUMBER 1045
CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS

BEING A 3,075 SQUARE FOOT (0.0071 ACRE) TRACT OF LAND SITUATED IN THE MCKINNEY AND WILLIAMS SURVEY, ABSTRACT NUMBER 1045, CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, ALSO BEING A PORTION OF SOUTH CARRIER PARKWAY (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY), SAID 3,075 SQUARE FOOT TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CUT "X" IN CONCRETE FOUND FOR THE NORTHEAST CORNER OF A CALLED 0.9027 ACRE TRACT OF LAND DESCRIBED IN THE SPECIAL WARRANTY DEED TO FIRST PRAIRIE, LLC RECORDED IN INSTRUMENT NUMBER 201600143664, OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS, (O.P.R.D.C.T.) ALSO BEING THE POINT OF INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF WEST JEFFERSON AVENUE (120 FOOT WIDE PUBLIC RIGHT-OF-WAY) WITH THE WEST RIGHT OF WAY LINE OF SOUTH CARRIER PARKWAY (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY) SAME BEING THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS POINT WHICH BEARS NORTH 70°23'33" EAST A DISTANCE OF 3869.83 FEET;

THENCE SOUTHEASTERLY WITH SAID NON-TANGENT CURVE TO THE LEFT, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID SOUTH CARRIER PARKWAY THROUGH A CENTRAL ANGLE OF 02°43'02", FOR AN ARC LENGTH OF 183.52 FEET HAVING A CHORD BEARING SOUTH 20°57'58" EAST AND A CHORD DISTANCE OF 183.50 FEET TO THE **POINT OF BEGINNING** FROM WHICH A 1/2-INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID 0.90 ACRE TRACT OF LAND, SAME BEING THE MOST EASTERLY NORTHEAST CORNER OF TRACT "E" OF DAULEY ADDITION, AN ADDITION TO THE CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 81177, PAGE 574 DEED RECORDS OF DALLAS COUNTY, TEXAS (D.R.D.C.T.) BEARS SOUTH 22°27'12" EAST A DISTANCE OF 17.38 FEET;

THENCE OVER AND ACROSS SAID SOUTH CARRIER PARKWAY THE FOLLOWING:

NORTH 67°40' 31" EAST A DISTANCE OF 15.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS POINT WHICH BEARS NORTH 67°40'31" EAST A DISTANCE OF 3,854.83 FEET;

THENCE SOUTHEASTERLY WITH SAID NON-TANGENT CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 3° 02' 29", FOR AN ARC LENGTH OF 204.63 FEET HAVING A CHORD BEARING SOUTH 23° 50' 44" EAST AND A CHORD DISTANCE OF 204.60 FEET TO A POINT FOR CORNER;

SOUTH 64°38'02" WEST A DISTANCE OF 15.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF SAID SOUTH CARRIER PARKWAY SAME BEING THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS POINT WHICH BEARS NORTH 64° 38' 02" EAST A DISTANCE OF 3,869.83 FEET;

THENCE NORTHWESTERLY WITH SAID NON-TANGENT CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 3° 02' 29", FOR AN ARC LENGTH OF 205.42' FEET HAVING A CHORD BEARING NORTH 23° 50' 44" WEST AND A CHORD DISTANCE OF 205.40 FEET TO THE POINT OF BEGINNING;

CONTAINING A COMPUTED AREA OF 3,075 SQUARE FEET OR 0.071 ACRE OF LAND, MORE OR LESS.

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15 FOOT LICENSE AGREEMENT
McKINNEY AND WILLIAMS SURVEY, ABSTRACT NUMBER 1045
CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS

NOTES:

A SKETCH WAS PREPARED ON EVEN DATE TO ACCOMPANY THIS DESCRIPTION.

BEARINGS CALLED FOR HEREIN ARE REFERENCED TO THE TEXAS STATE
PLANE COORDINATE SYSTEM (NORTH CENTRAL ZONE, NAD 83) BASED ON
LEICA GEOSYSTEMS NORTH TEXAS SMARTNET NETWORK



CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	BEARING
C1	183.52'	3869.83'	2°43'02"	183.50'	S20°57'58"E
C2	204.63'	3854.83'	3°02'29"	204.60'	S23°50'44"E
C3	205.42'	3869.83'	3°02'29"	205.40'	N23°50'44"W

LINE TABLE

LINE #	BEARING	DISTANCE
L1	N67°40'31"E	15.00'
L2	S64°38'02"W	15.00'
L3	S75°00'08"W	196.04'

WEST JEFFERSON AVENUE
(120' PUBLIC R.O.W.)

XF (CM)

POC

JAY'S WG TEXAS INVESTMENTS L.P.
VOL. 2001108, PG. 4984
D.R.D.C.T.

LOT 1R, BLOCK 1
M.L. MABRY ADDITION
VOL. 96011, PG. 3011
D.R.D.C.T.

CALLED 0.90 ACRE
FIRST PRAIRIE, LLC
INST. NO. 201600143664
O.P.R.D.C.T.

TRACT E
DAULEY ADDITION
VOL. 81177, PG. 574
D.R.D.C.T.

IRF BEARS
S22°27'12"E
17.38' FROM
POB

POB1/2" IRF
(CM)

CALLED 12.100 ACRES
(TRACT I)
KAYASA FAMILY, LTD.
VOL. 96117, PG. 935
D.R.D.C.T.

**15-FOOT LICENSE
AGREEMENT**
3.075 SQUARE FEET
0.0706 ACRE

SOUTH CARRIER PARKWAY
(A VARIABLE WIDTH PUBLIC R.O.W.)

MCKINNEY AND WILLIAMS SURVEY
ABSTRACT NO. 1045

LEGEND

IRF IRON ROD FOUND
XF CUT "X" IN CONCRETE FOUND
D.R.D.C.T. DEED RECORDS DALLAS COUNTY, TEXAS
O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS OF
DALLAS COUNTY, TEXAS
INST. NO. INSTRUMENT, NUMBER
VOL., PG. VOLUME, PAGE
(CM) CONTROLLING MONUMENT
R.O.W RIGHT-OF-WAY
POC POINT OF COMMENCING
POB POINT OF BEGINNING

NOTES:

A FIELD NOTE DESCRIPTION WAS PREPARED ON EVEN DATE TO
ACCOMPANY THIS SKETCH.

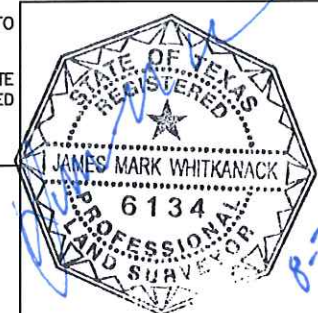
BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE
PLANE COORDINATE SYSTEM (NORTH CENTRAL ZONE, NAD 83) BASED
ON LEICA GEOSYSTEMS NORTH TEXAS SMARTNET NETWORK.

0 50 100
1" = 100'



5310 Harvest Hill Road, Suite 100
Dallas, Texas 75230
Tel. (972) 991-0011 Fax (972) 991-0278
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15-FOOT LICENSE AGREEMENT
MCKINNEY AND WILLIAMS SURVEY
ABSTRACT NO. 1045
CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS



JAMES M. WHITKANACK
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6134

DATE: 08-30-16

SCALE: 1" = 100'

DRAWN BY: GDW

PROJECT NO.: R0111335-30033/222210275

SHEET NO. 3 OF 3