

EXHIBIT "A"
LEGAL DESCRIPTION
PERMANENT RIGHT-OF-WAY
PARCEL NO. 9

BEING 0.050 acre of land located in Lot 2, Block C, SOUTHWEST 20 WEST ADDITION, to the City of Grand Prairie, Tarrant County, Texas, according to the plat recorded in Cabinet A, Slide 1918, of the Plat Records of Tarrant County, Texas. Said 0.050 acre of land being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod found, at the Southeast corner of aforesaid Lot 2, lying in the West right-of-way line of Great Southwest Parkway;

THENCE S 81° 49' 26" W 8.79 feet, along the South boundary line of said Lot 2, to a 1/2" iron rod set marked "Brittain & Crawford", lying in the New West right-of-way line of Great Southwest Parkway;

THENCE along the New West right-of-way line of Great Southwest Parkway, as follows:

1. N 00° 21' 13" W 23.57 feet, to a 1/2" iron rod set marked "Brittain & Crawford";
2. S 89° 38' 47" W 5.00 feet, to a 1/2" iron rod set marked "Brittain & Crawford";
3. N 00° 21' 13" W 45.05 feet, to a 1/2" iron rod set marked "Brittain & Crawford";
4. N 89° 38' 47" E 5.00 feet, to a 1/2" iron rod set marked "Brittain & Crawford";
5. N 00° 21' 13" W 147.09 feet, to a 1/2" iron rod set marked "Brittain & Crawford", lying in the North boundary line of aforesaid Lot 2 and the South boundary line of a tract of land designated as Tract 2, in the deed to ECOM Real Estate Management, recorded in County Clerk's File No. D204134764, of the Deed Records of Tarrant County, Texas;

THENCE N 89° 33' 54" E 9.42 feet, along the North boundary line of said Lot 2 and the South boundary line of said ECOM Real Estate Management Tract, to an "X" cut in concrete found at the Northeast corner of said Lot 2 and lying in the existing West right-of-way line of Great Southwest Parkway;

THENCE S 00° 09' 45" E 214.53 feet, along the existing West right-of-way line of Great Southwest Parkway, to the POINT OF BEGINNING containing 0.050 acre (2,175 square feet) of land.

ECONOM REAL ESTATE MANAGEMENT N 89°33'54"E
CC No. D204134764, TRACT 2, D.R.T.C.T. 9.42'

1/2"IRS= 1/2" IRON ROD SET, WITH
CAP MARKED "BRITAIN & CRAWFORD"

7.5' UTILITY EASEMENT, CAB.'A', SLIDE 1918, P.R.T.C.T.

1/2"IRS

"X" FOUND CUT
IN CONCRETE

LOT 2, BLOCK C
SOUTHWEST 20 WEST ADDITION
CAB.'A', SLIDE 1918, P.R.T.C.T.

CITY OF GRAND PRAIRIE
VOL. 12497, PG. 1965, D.R.T.C.T.

DRAINAGE EASEMENT
VOL. 5685, PG. 33
D.R.T.C.T.

PERMANENT
RIGHT-OF-WAY LINE

N 00°21'13"W
147.09'

S 00°09'45"E
214.53'

GREAT SOUTHWEST
PARKWAY

EXISTING
RIGHT-OF-WAY

1/2"IRS

5' UTILITY EASEMENT
CAB.'A', SLIDE 1918, P.R.T.C.T.

80' WIDE TRINITY RIVER AUTHORITY
OF TEXAS SANITARY SEWER EASEMENT
CC No.D215223106, PARCEL No.10-PSSE
D.R.T.C.T.

N 00°21'13"W
45.05'

N 89°38'47"E
5.00'

PERMANENT RIGHT-OF-WAY
0.050 ACRE / 2,175 SQ.FT.

S 89°38'47"W
5.00'

20' SANITARY SEWER EASEMENT
VOL.201, PG.3, D.R.T.C.T.

N 00°21'13"W
23.57'

1/2"IRS

1/2"IRS

S 81°49'26"W
8.79'

POINT OF BEGINNING
5/8" IRON ROD FOUND

SURVEYED ON THE GROUND
JULY 25, 2016

LOT 1, BLOCK C
SOUTHWEST 20 WEST ADDITION
CAB.'A',SLIDE 1918,P.R.T.C.T.

BEARING BASIS NOTE

ALL BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED UPON THE
TEXAS STATE PLANE COORDINATE SYSTEM, NAD-83, NORTH CENTRAL
TEXAS ZONE, AND REFERENCED TO THE CITY OF GRAND PRAIRIE GIS
CONTROL MONUMENTS 70 AND 37.

Grand Prairie
TEXAS

206 W. CHURCH STREET
GRAND PRAIRIE, TEXAS, 75053
817-237-8141

GREAT SOUTHWEST PARKWAY IMPROVEMENTS

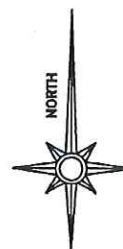


BRITTAIN & CRAWFORD
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\LHGP-16_P9-ROW\

EXHIBIT "B"
PERMANENT RIGHT-OF-WAY
PARCEL No. 9
0.050 ACRE OF LAND
LOCATED IN
LOT 2, BLOCK C
SOUTHWEST 20 WEST ADDITION
CAB.'A', SLIDE 1918, P.R.T.C.T.
GRAND PRAIRIE, TARRANT COUNTY, TEXAS



SCALE 1"= 50'

EXHIBIT "A"
LEGAL DESCRIPTION
PERMANENT UTILITY EASEMENT
PARCEL NO. 9

BEING 0.179 acre of land located in Lot 2, Block C, SOUTHWEST 20 WEST ADDITION, to the City of Grand Prairie, Tarrant County, Texas, according to the plat recorded in Cabinet A, Slide 1918, of the Plat Records of Tarrant County, Texas. Said 0.179 acre of land being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron rod set marked "Brittain & Crawford", lying in the South boundary line of aforesaid Lot 2, being located S 81° 49' 26" W 8.79 feet, from a 5/8" iron rod found, at the Southeast corner of said Lot 2;

THENCE S 81° 49' 26" W 10.78 feet, along the South boundary line of said Lot 2, to a point;

THENCE N 45° 10' 28" W 40.19 feet, to a point;

THENCE N 00° 10' 22" W 188.62 feet, to a point lying in the North boundary line of said Lot 2;

THENCE N 89° 33' 54" E 38.42 feet, to a ½" iron rod set marked "Brittain & Crawford", in the New West right-of-way line of Great Southwest Parkway;

THENCE along the New West right-of-way line of Great Southwest Parkway, as follows:

1. S 00° 21' 13" E 147.09 feet, to a ½" iron rod set marked "Brittain & Crawford";
2. S 89° 38' 47" W 5.00 feet, to a ½" iron rod set marked "Brittain & Crawford";
3. S 00° 21' 13" E 45.05 feet, to a ½" iron rod set marked "Brittain & Crawford";
4. N 89° 38' 47" E 5.00 feet, to a ½" iron rod set marked "Brittain & Crawford";
5. S 00° 21' 13" E 23.57 feet, to the POINT OF BEGINNING containing 0.179 acre (7,779 square feet) of land.

ECOM REAL ESTATE MANGEMENT
CC No. D204134764, TRACT 2, D.R.T.C.T.

N 89°33'54"E
38.42'

1/2"IRS= 1/2" IRON ROD SET, WITH
CAP MARKED "BRITTAIN & CRAWFORD"

7.5' UTILITY EASEMENT, CAB.'A', SLIDE 1918, P.R.T.C.T.

LOT 2, BLOCK C
SOUTHWEST 20 WEST ADDITION
CAB.'A', SLIDE 1918, P.R.T.C.T.

CITY OF GRAND PRAIRIE
VOL. 12497, PG. 1965, D.R.T.C.T.

0.179 ACRE / 7,779 SQ.FT.
UTILITY EASEMENT

PERMANENT RIGHT-OF-WAY LINE

1/2"IRS

EXISTING RIGHT-OF-WAY

DRAINAGE EASEMENT
VOL. 5685, PG. 33
D.R.T.C.T.

GREAT SOUTHWEST
PARKWAY

80' WIDE TRINITY RIVER AUTHORITY
OF TEXAS SANITARY SEWER EASEMENT
CC No.D215223106, PARCEL No.10-PSSE
D.R.T.C.T.

20' SANITARY SEWER EASEMENT
VOL.201, PG.3, D.R.T.C.T.

N 45°10'28"W
40.19'

S 81°49'26"W
10.78'

LOT 1, BLOCK C
SOUTHWEST 20 WEST ADDITION
CAB.'A',SLIDE 1918,P.R.T.C.T.

5' UTILITY EASEMENT
CAB.A, SLIDE 1918, P.R.T.C.T.

S 89°38'47"W 5.00'

S 00°21'13"E 45.05'

N 89°38'47"E 5.00'

S 00°21'13"E 23.57'

5/8" IRON ROD FOUND
SOUTHEAST CORNER OF
LOT 2, BLOCK C

S 81°49'26"W 8.79'

POINT OF BEGINNING

BEARING BASIS NOTE

ALL BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED UPON THE
TEXAS STATE PLANE COORDINATE SYSTEM, NAD-83, NORTH CENTRAL
TEXAS ZONE, AND REFERENCED TO THE CITY OF GRAND PRAIRIE GIS
CONTROL MONUMENTS 70 AND 37.

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GREAT SOUTHWEST PARKWAY INMPROVEMENTS



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EXHIBIT "B" PERMANENT UTILITY EASEMENT

PARCEL No. 9

0.179 ACRE OF LAND
LOCATED IN

LOT 2, BLOCK C
SOUTHWEST 20 WEST ADDITION
CAB.'A', SLIDE 1918, P.R.T.C.T.

GRAND PRAIRIE, TARRANT COUNTY, TEXAS



JULY 25, 2016
REVISED: AUGUST 11, 2016

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