

EXHIBIT "A"
METES & BOUNDS DESCRIPTION
TRACT 1

BEING A 0.080 ACRE TRACT OF LAND LOCATED IN THE MCKINNEY & WILLIAMS SURVEY, ABSTRACT NO. 1003, CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, BEING ALL OF THAT CERTAIN TRACT OF LAND AS DESCRIBED IN CITY ORDINANCE NO. 6055, SAID ORDINANCE PROVIDING FOR THE ABANDONMENT AND QUITCLAIM TO FIRST BAPTIST CHURCH OF GRAND PRAIRIE, BEING A 20-FOOT WIDE ALLEY SITUATED BETWEEN BLOCK 7 AND BLOCK 19, OF THE ORIGINAL TOWN OF GRAND PRAIRIE, ACCORDING TO THE PLAT RECORDED IN VOLUME 32, PAGE 578, DEED RECORDS, DALLAS COUNTY, TEXAS (DRDCT), AND AS APPROVED BY THE CITY OF GRAND PRAIRIE, TEXAS, DATED APRIL 6, 1999, SAID 0.080 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT AN "X" CUT FOUND FOR THE SOUTHWEST CORNER OF LOT 1, BLOCK B, WILLIAM H. THOMAS, FIRST ADDITION, AN ADDITION TO THE CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 1, PAGE 67, DRDCT, AND BEING ON THE EAST RIGHT-OF-WAY LINE OF NE 3RD STREET, A 25.00' PUBLIC RIGHT-OF-WAY (VOL. 1, PG. 67), AND BEING ON THE NORTH RIGHT-OF-WAY LINE OF EAST MAIN STREET (US HIGHWAY 180), A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY, SAID COMMENCING POINT HAVING A NAD 83 – TEXAS COORDINATE SYSTEM POSITION (GRID) OF N:6957529.1 E:2429288.7 (BEARINGS & COORDINATE VALUES SHOWN HEREON ARE IN REFERENCE TO THE NAD 83 - TEXAS COORDINATE SYSTEM - NORTH CENTRAL ZONE, 4202, BASED ON GPS OBSERVATIONS UTILIZING THE LEICA GPS REFERENCE NETWORK);

THENCE SOUTH 86 DEGREES 04 MINUTES 40 SECONDS WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 25.00 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "MYCOSKIE MCINNIS" ON THE WEST RIGHT-OF-WAY LINE OF SAID N.E. 3RD STREET, FROM WHICH THE SOUTHEAST CORNER OF LOT 1, BLOCK 7, OF SAID ORIGINAL TOWN, BEARS SOUTH 86 DEGREES 04 MINUTES 40 SECONDS WEST, DISTANCE OF 3.15 FEET;

THENCE NORTH 03 DEGREES 41 MINUTES 32 SECONDS WEST, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID N.E. 3RD STREET, A DISTANCE OF 114.28 FEET, TO A POINT FOR CORNER;

THENCE SOUTH 86 DEGREES 16 MINUTES 24 SECONDS WEST, DEPARTING SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 4.08 FEET, TO A POINT FOR CORNER, BEING THE NORTHEAST CORNER OF LOT 1, BLOCK 7, OF SAID ORIGINAL TOWN, SAME BEING THE SOUTHEAST CORNER OF SAID 20-FOOT WIDE ABANDONED ALLEY, ALSO BEING THE **POINT OF BEGINNING**, SAID BEGINNING POINT HAVING A NAD 83 TEXAS COORDINATE SYSTEM POSITION (GRID) OF N: 6957641.1 E:2429252.4;

THENCE SOUTH 86 DEGREES 16 MINUTES 24 SECONDS WEST, ALONG THE SOUTH LINE OF SAID ABANDONED ALLEY, A DISTANCE OF 175.00 FEET, TO A POINT FOR CORNER, BEING ON THE EAST RIGHT-OF-WAY LINE OF N.E. 2ND STREET, A 70.00' PUBLIC RIGHT-OF-WAY, AND BEING THE SOUTHWEST CORNER OF SAID 20-FOOT WIDE ABANDONED ALLEY;

THENCE NORTH 04 DEGREES 09 MINUTES 31 SECONDS WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 20.00 FEET, TO A POINT FOR CORNER, BEING THE SOUTHWEST CORNER OF LOT 1, BLOCK 19, OF SAID ORIGINAL TOWN, AND BEING THE NORTHWEST CORNER OF SAID 20-FOOT WIDE ABANDONED ALLEY, FROM WHICH A PK NAIL FOUND IN CONCRETE FOR THE NORTHEAST CORNER OF LOT 5, BLOCK 20, OF SAID ORIGINAL TOWN, BEARS NORTH 19 DEGREES 10 MINUTES 27 SECONDS WEST, A DISTANCE OF 270.18 FEET;

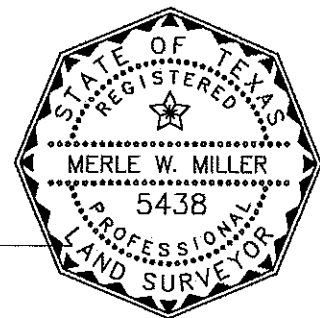
THENCE NORTH 86 DEGREES 16 MINUTES 24 SECONDS EAST, ALONG THE NORTH LINE OF SAID 20 FOOT WIDE ABANDONED ALLEY, A DISTANCE OF 175.00 FEET, TO A POINT FOR CORNER, BEING THE NORTHEAST CORNER OF SAID 20-FOOT WIDE ABANDONED ALLEY, AND BEING ON THE EAST LINE OF SAID BLOCK 19;

THENCE SOUTH 04 DEGREES 09 MINUTES 31 SECONDS EAST, ALONG THE EAST LINE OF SAID 20-WIDE ABANDONED ALLEY, A DISTANCE OF 20.00 FEET, TO THE **POINT OF BEGINNING**, AND CONTAINING 0.080 ACRES (3,583 SQUARE FEET) OF LAND, MORE OR LESS.

* SEE ACCOMPANYING EXHIBIT "B" DATED 10/10/2016 (PAGE 3 OF 6)


MERLE W. MILLER
REGISTERED PROFESSIONAL LAND
SURVEYOR NO. 5438
STATE OF TEXAS

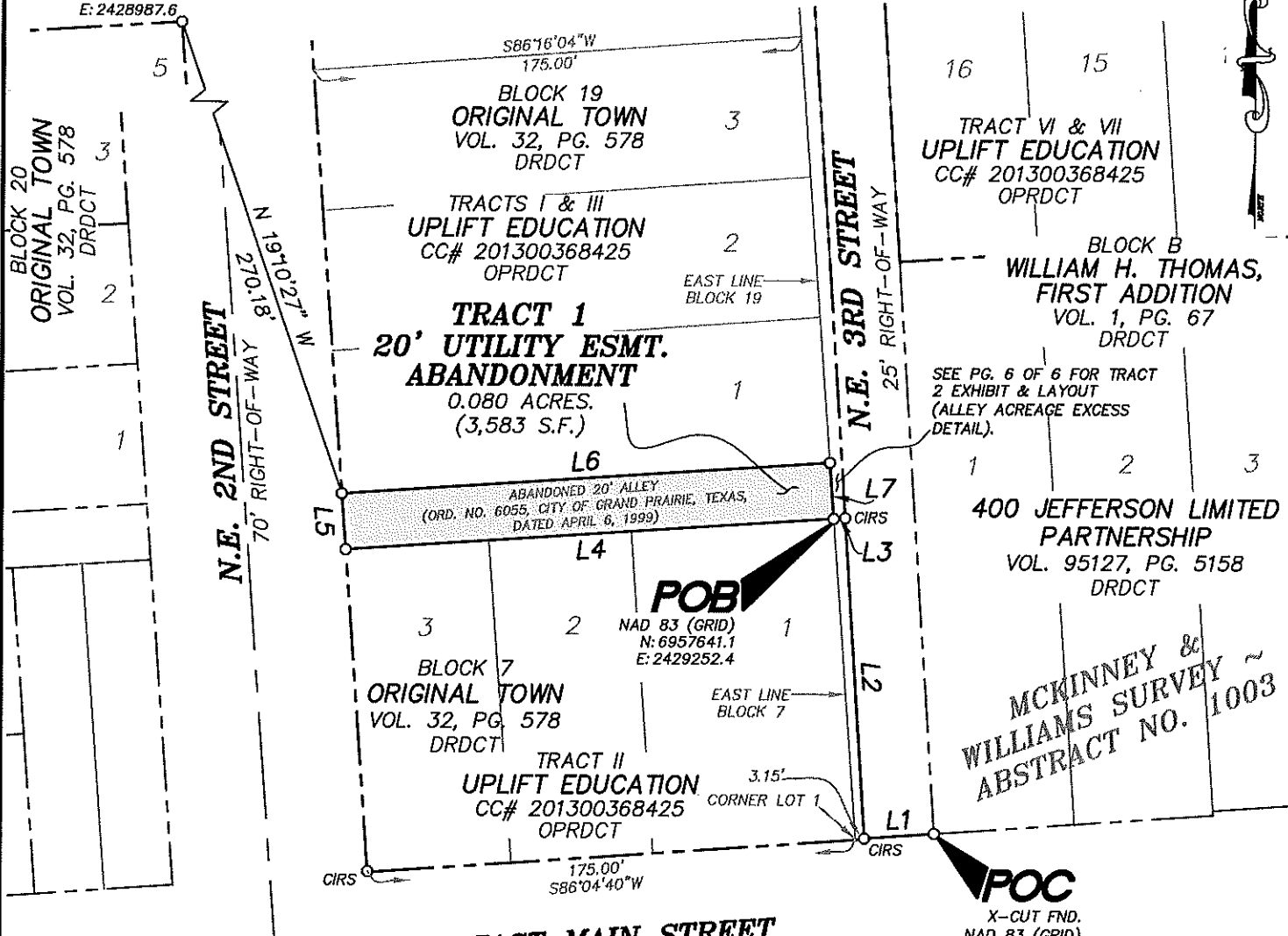
OCTOBER 10, 2016



Application to Vacate/Abandon a 20' UTILITY EASEMENT

Exhibit "B"

PK FND
NAD 83 (GRID)
N: 6957904.9
E: 2428987.6

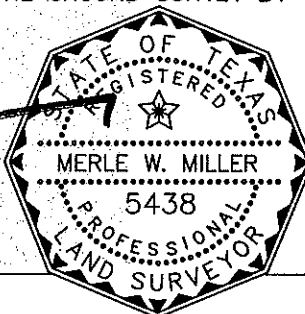


LINE	BEARING	DISTANCE
L1	S 86°04'40" W	25.00'
L2	N 03°41'32" W	114.28'
L3	S 86°16'24" W	4.08'
L4	S 86°16'24" W	175.00'
L5	N 04°09'31" W	20.00'
L6	N 86°16'24" E	175.00'
L7	S 04°09'31" E	20.00'

**EAST MAIN STREET
(US HIGHWAY 180)**
(RIGHT-OF-WAY VARIES)

I, MERLE W. MILLER, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY STATE THAT THIS EXHIBIT WAS MADE FROM AN ACTUAL ON THE GROUND SURVEY BY ME OR UNDER MY DIRECT SUPERVISION.

MERLE W. MILLER
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5438
STATE OF TEXAS



NOTES:

1. BEARINGS SHOWN HEREON ARE IN REFERENCE TO THE NAD 83 - TEXAS COORDINATE SYSTEM - NORTH CENTRAL ZONE, 4202, BASED ON GPS OBSERVATIONS UTILIZING THE LEICA GPS REFERENCE NETWORK.

2. SEE ACCOMPANYING LEGAL DESCRIPTION PAGE 1 AND 2 OF 6 DATED 10-10-16.

DATE: 10/10/16 SCALE: 1" = 60' DRAWN BY: MM CHECKED BY: MMW JOB NO.: 2707-01-01

LEGEND & ABBREVIATIONS

POC POINT OF COMMENCING
POB POINT OF BEGINNING
IRF IRON ROD FOUND
DRDCT DEED RECORDS, DALLAS COUNTY, TEXAS
OPRDCT OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
MRDCT MAP RECORDS, DALLAS COUNTY, TEXAS
ESMT. EASEMENT

m/m/a

mycoskie+mcinnis+associates
civil engineering surveying landscape architecture planning

tbpe registration number: f - 2759
tbpls registration/license number: 10088000

200 east abram
arlington, texas 76010
817-469-1671
fax: 817-274-8757
www.mmatexas.com

EXHIBIT "A1"
METES & BOUNDS DESCRIPTION
TRACT 2

BEING A 0.002 ACRE TRACT OF LAND LOCATED IN THE MCKINNEY & WILLIAMS SURVEY, ABSTRACT NO. 1003, CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, BEING AN EXCESS ACREAGE AREA LYING EAST OF A 20-FOOT WIDE ABANDONED ALLEY AS DESCRIBED IN CITY ORDINANCE NO. 6055, SAID ORDINANCE PROVIDING FOR THE ABANDONMENT AND QUITCLAIM TO FIRST BAPTIST CHURCH OF GRAND PRAIRIE, SAID ALLEY BEING SITUATED BETWEEN BLOCK 7 AND BLOCK 19, OF THE ORIGINAL TOWN OF GRAND PRAIRIE, ACCORDING TO THE PLAT RECORDED IN VOLUME 32, PAGE 578, DEED RECORDS, DALLAS COUNTY, TEXAS (DRDCT), AND AS APPROVED BY THE CITY OF GRAND PRAIRIE, TEXAS, DATED APRIL 6, 1999, SAID 0.002 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

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THENCE NORTH 03 DEGREES 41 MINUTES 32 SECONDS WEST, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID N.E. 3RD STREET, A DISTANCE OF 114.28 FEET, TO THE **POINT OF BEGINNING**, SAID BEGINNING POINT HAVING A NAD 83 – TEXAS COORDINATE SYSTEM POSITION (GRID) OF N:6957641.4 E:2429256.4;


THENCE SOUTH 86 DEGREES 16 MINUTES 24 SECONDS WEST, DEPARTING SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 4.08 FEET, TO A POINT FOR CORNER, BEING THE SOUTHEAST CORNER OF SAID 20-FOOT WIDE ABANDONED ALLEY, SAME BEING THE NORTHEAST CORNER OF LOT 1, BLOCK, 7, OF SAID ORIGINAL TOWN;

THENCE NORTH 04 DEGREES 09 MINUTES 31 SECONDS WEST, ALONG THE EAST LINE OF SAID 20 WIDE ABANDONED ALLEY, A DISTANCE OF 20.00 FEET, TO A POINT FOR CORNER, BEING THE SOUTHEAST CORNER OF LOT 1, BLOCK 19, OF SAID ORIGINAL TOWN, SAME BEING THE NORTHEAST CORNER OF SAID 20-FOOT WIDE ABANDONED ALLEY;

THENCE NORTH 86 DEGREES 16 MINUTES 24 SECONDS EAST, DEPARTING SAID EAST LINE, A DISTANCE OF 4.24 FEET, TO A POINT FOR CORNER, BEING ON THE WEST RIGHT-OF-WAY LINE OF SAID NE 3RD STREET;

THENCE SOUTH 03 DEGREES 41 MINUTES 32 SECONDS EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 20.00 FEET, TO THE **POINT OF BEGINNING**, AND CONTAINING 0.002 ACRES (83 SQUARE FEET) OF LAND, MORE OR LESS.

* SEE ACCOMPANYING EXHIBIT "B1" DATED 10-10-2016 (PAGE 6 OF 6)



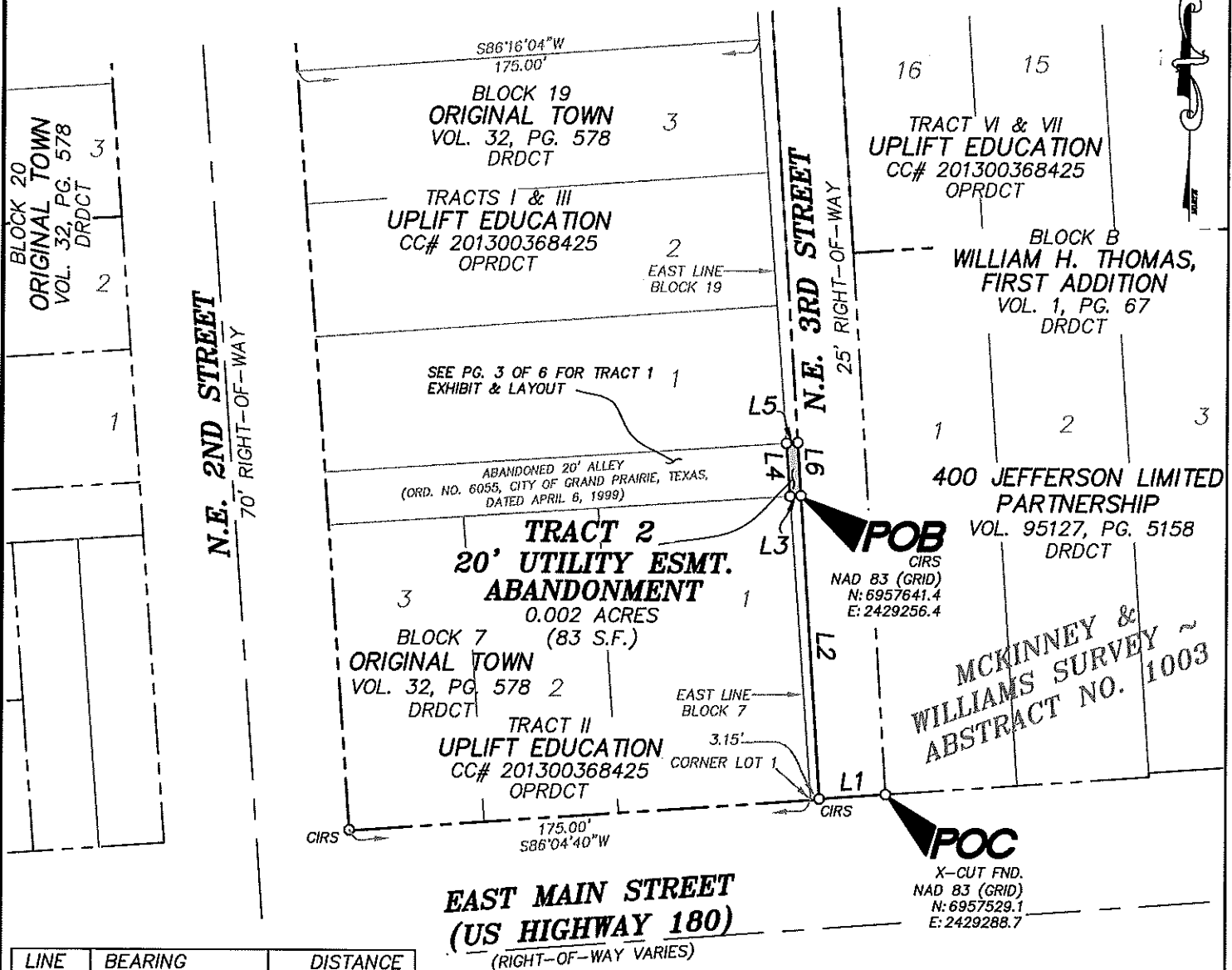
MERLE W. MILLER
REGISTERED PROFESSIONAL LAND
SURVEYOR NO. 5438
STATE OF TEXAS

OCTOBER 10, 2016



Application to Vacate/Abandon a 20' UTILITY EASEMENT

Exhibit "B1"

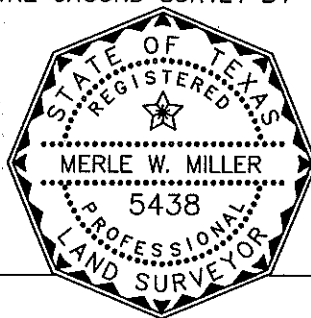


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I, MERLE W. MILLER, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY STATE THAT THIS EXHIBIT WAS MADE FROM AN ACTUAL ON THE GROUND SURVEY BY ME OR UNDER MY DIRECT SUPERVISION.

[Signature]

MERLE W. MILLER
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5438
STATE OF TEXAS



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OPRDCT OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
MRDCT MAP RECORDS, DALLAS COUNTY, TEXAS
ESMT. EASEMENT

m|ma

mycoskie+mcinnis+associates
civil engineering surveying landscape architecture planning

type registration number: f - 2759
tblps registration/license number: 10088000
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