

**EXHIBIT "A"**  
**CENTRAL REGIONAL WASTEWATER SYSTEM**  
**MOUNTAIN CREEK INTERCEPTOR SUBSYSTEM**  
**MC-5 & MC-6 INTERCEPTOR PROJECT**  
**PARCEL NO. 18**

**20.0' PERMANENT SANITARY SEWER EASEMENT**  
**AARON B. WILSON SURVEY, ABSTRACT NO. 1549**  
**CITY OF GRAND PRAIRIE**  
**DALLAS COUNTY, TEXAS**

Being a 20.0' sanitary sewer easement out of the Aaron B. Wilson Survey, Abstract No. 1549, in the City of Grand Prairie, Dallas County, Texas and being a portion of an 8.328 tract of land (by deed) deeded to City of Grand Prairie as recorded in Instrument No. 20070316442 of the Official Public Records of Dallas County, Texas, said 20.0' sanitary sewer easement being more particularly described by metes and bounds as follows:

**COMMENCING** at a point for the southeast corner of Lot 10 of Country Club Park, Section No. 1, an addition to the City of Grand Prairie, Dallas County, Texas as recorded in Volume 77060, Page 2025 of the Deed Records of Dallas County, Texas, said point being the northeast corner of said 8.328 acre tract of land, said point also being an angle point in the west line of a 169.465 acre tract of land (by deed) deeded to Rowsco, Inc. as recorded in Volume 2001179, Page 2194 of said Deed Records of Dallas County, Texas, from which a 1/2 inch iron rod found for reference bears North 02 degrees 00 minutes 58 seconds West, a distance of 0.41 feet, and from which a 1/2 inch iron rod found for an angle point in the southerly line of Lot 8 of said Country Club Park, Section No. 1 bears South 76 degrees 32 minutes 44 seconds West, a distance of 248.76 feet; **THENCE** South 04 degrees 30 minutes 42 seconds West, with the east line of said 8.328 acre tract of land and with the west line of said 169.465 acre tract of land, a distance of 89.60 feet to the **POINT OF BEGINNING** of the herein described 20.0' permanent sanitary sewer easement, said point having a grid coordinate of N=6,936,714.56 and E=2,431,428.20;

**THENCE** South 04 degrees 30 minutes 42 seconds West, with the east line of said 8.328 acre tract of land and with the west line of said 169.465 acre tract of land, a distance of 20.01 feet to a point for corner, from which a 1/2 inch iron rod found for an angle point in the east line of said 8.328 acre tract of land bears South 04 degrees 30 minutes 42 seconds West, a distance of 139.13 feet, said 1/2 inch iron rod being a corner in the west line of said 169.465 acre tract of land;

**THENCE** North 87 degrees 30 minutes 11 seconds West, a distance of 120.02 feet to a point for corner in the northeasterly line of a 20.0' Easement and Right-of-Way granted to the Trinity River Authority of Texas as recorded in Volume 69194, Page 1487 and Volume 70159, Page 2216 of said Deed Records of Dallas County, Texas;

(Exhibit "A") Page 1 of 3

**THENCE** North 47 degrees 15 minutes 06 seconds West, with the northeasterly line of said 20.0' Easement and Right-of-Way to Trinity River Authority of Texas, a distance of 30.95 feet to a point for corner;

**THENCE** South 87 degrees 30 minutes 11 seconds East, a distance of 144.35 feet to the **POINT OF BEGINNING** and containing 2,644 square feet or 0.061 acres of land, more or less.

**NOTE:** All bearings and coordinates are referenced to the Texas Coordinate System, NAD-83, The North Central Zone, based on the City of Grand Prairie GPS Monuments #12 and #19, the surface scale factor for this project is 1.000127386, distances and areas shown are surface.

**\* SURVEYOR'S CERTIFICATE \***

TO ALL PARTIES INTERESTED IN TITLE TO THE PREMISES SURVEYED, I DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED FROM PUBLIC RECORDS AND FORM AN ACTUAL AND ACCURATE SURVEY UPON THE GROUND AND THAT SAME IS TRUE AND CORRECT.

Company Name: Gorrondona & Associates, Inc.

By: \_\_\_\_\_

Surveyor's Name: Jon L. Cooper  
Registered Professional Land Surveyor Texas No. 5254  
Firm NO. 10106900

Date of Survey: January 28, 2014



(Exhibit "A") Page 2 of 3



# EXHIBIT "A"

NOTE: ALL BEARINGS AND COORDINATES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD-83, THE NORTH CENTRAL ZONE, BASED ON THE CITY OF GRAND PRAIRIE GPS MONUMENT #12 AND #19, THE SURFACE SCALE FACTOR FOR THIS PROJECT IS 1.000127386 DISTANCES AND AREAS SHOWN ARE SURFACE.

COUNTRY CLUB PARK, SECTION NO. 1  
VOLUME 77080, PAGE 2025  
D.R.D.C.T.

P.O.C.  
POINT FROM  
WHICH A FOUND  
1/2" IRON ROD BEARS  
N 02°00'58"W 0.41'

FOUND  
1/2" IRON ROD

20.0' PERMANENT SANITARY  
SEWER EASEMENT (EXHIBIT "A")

P.O.B.  
(GRID COORDINATE)  
N=8,936,714.56  
E=2,431,428.20

8.328 ACRES (BY DEED)  
CITY OF GRAND PRAIRIE  
INSTRUMENT NO. 20070316442  
O.P.R.D.C.T.

AARON B. WILSON SURVEY  
ABSTRACT NO. 1549

20.0' EASEMENT & RIGHT-OF-WAY  
TRINITY RIVER AUTHORITY OF TEXAS  
VOLUME 69194, PAGE 1487 AND  
VOLUME 70159, PAGE 2216  
D.R.D.C.T.

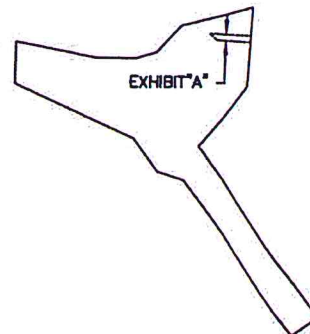
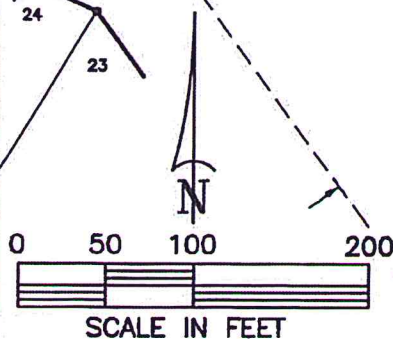
FOUND  
1/2" IRON ROD

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S 04°30'42"W	89.60'
L-2	S 04°30'42"W	20.01'
L-3	S 04°30'42"W	139.13'
L-4	N 87°30'11"W	120.02'
L-5	N 47°15'08"W	30.95'
L-6	S 67°30'11"E	144.35'

COUNTRY CLUB PARK  
SECTION NO. 3  
VOLUME 78195, PAGE 1316  
D.R.D.C.T.

189.485 ACRES (BY DEED)  
ROWSCO, INC.  
VOLUME 2001179, PAGE 2194  
D.R.D.C.T.

100' TEXAS POWER & LIGHT  
CO. RIGHT-OF-WAY EASEMENT  
VOLUME 40, PAGE 1232  
D.R.D.C.T.



WHOLE PROPERTY AND  
LOCATION MAP OF EASEMENT

**TRINITY RIVER AUTHORITY OF TEXAS**  
5300 SOUTH COLLINS • P. O. BOX 60 • ARLINGTON, TEXAS 76004

**CENTRAL REGIONAL WASTEWATER SYSTEM  
MOUNTAIN CREEK INTERCEPTOR SUBSYSTEM  
MC-5 & MC-6 INTERCEPTOR PROJECT**

PARCEL NO. 18

SURVEY: AARON B. WILSON SURVEY, ABSTRACT NO. 1549

LOCATION: CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS

EASEMENT ACQUISITION ACREAGE: 2,644 SQ. FT. OR 0.061 ACRES

WHOLE PROPERTY ACREAGE: 8.328 ACRES (BY DEED)

JOB NO. 0508-1863

DRAWN BY: JLC

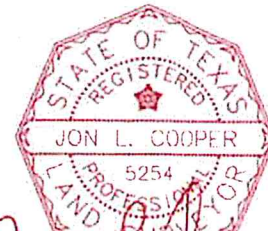
CADD FILE: MCS-TRA-ESMTS.DWG

DATE: 01/28/2014

CHK. BY: CA

SCALE: 1" = 100' | PAGE 3 OF 3

GORRONDONA & ASSOCIATES, INC. 7524 JACK NEWELL BLVD. SO. FORT WORTH, TX. 76118 PH. 817/496-1424 FAX 817/496-1768



JON L. COOPER  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 5254 FIRM NO. 10106900