

# EXHIBIT 'A'

## EXHIBIT "A" SLOPE EASEMENT (SE-3)

BEING a tract of land in the P. H. Ford Survey, Abstract No. 1713 in the City of Grand Prairie, Dallas County, Texas, being a part of that tract of land described in Substitute Trustee's Deed to Preston National Bank, as recorded in County Clerk's Document No. 20080352737 in the Official Public Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8-inch found iron rod with plastic cap (unreadable) for the common northwest corner of said Preston National Bank tract and the northeast corner of Lot 2, Block A of Houseman/NCS Addition, an addition to the City of Grand Prairie, Tarrant County, Texas, as recorded in Volume 388-192, Page 43 in the Plat Records of Tarrant County, Texas, and being on the south right-of-way line of Tarrant Road (100 foot wide right-of-way);

THENCE North 89 degrees 20 minutes 45 seconds East, along said south right of way line, a distance of 55.88 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 South 00 degrees 38 minutes 02 seconds East, departing said south right of way line, a distance of 24.69 feet to a 1/2-inch set iron rod with blue cap for corner;

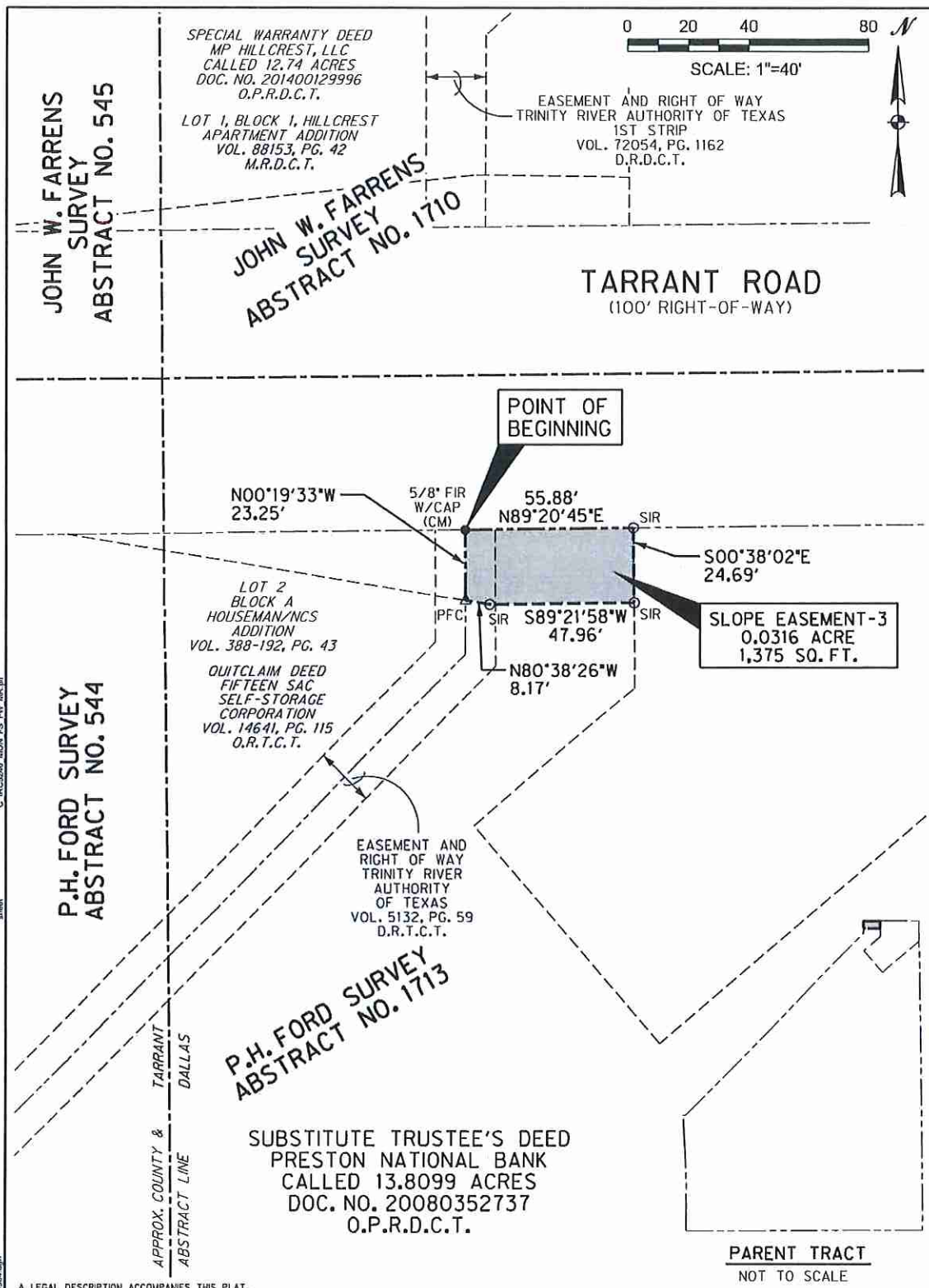
THENCE South 89 degrees 21 minutes 58 seconds West, a distance of 47.96 feet to a 1/2-inch set iron rod with blue cap for corner;

THENCE North 80 degrees 38 minutes 26 seconds West, a distance of 8.17 feet to a point for corner on the common line between the west line of said Preston National Bank tract and the east line of said Lot 2, Block A;

THENCE North 00 degrees 19 minutes 33 seconds West, along said common line, a distance of 23.25 feet to the POINT OF BEGINNING AND CONTAINING 1,375 square feet or 0.0316 acres of land, more or less.

A plat accompanies this legal description.

# EXHIBIT 'A'



**EXHIBIT "A"**

**SLOPE EASEMENT (SE-3)**  
**0.0316 AC.**  
**1,375 SQ. FT.**

OUT OF THE

P.H. FORD SURVEY  
 ABSTRACT NO. 1713  
 CITY OF GRAND PRAIRIE,  
 DALLAS COUNTY, TEXAS

**LEGEND**

- PROPOSED EASEMENT
- EXISTING EASEMENT LINE
- EXISTING PROPERTY LINE
- CONTROL MONUMENT
- FOUND IRON ROD (UNLESS NOTED OTHERWISE)
- 1/2" SET IRON ROD WITH BLUE CAP STAMPED "HALFF ESMT"
- POINT FOR A CORNER

**STATE OF TEXAS**  
**REGISTERED**  
**DOUGLAS A. CALHOUN**  
**5619**  
**PROFESSIONAL**  
**LAND SURVEYOR**

**HALFF**

4000 FORBELL CREEK BLVD  
 FORT WORTH, TEXAS 76137-2787  
 TEL (817) 647-1422  
 FAX (817) 252-9784

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# EXHIBIT 'A'

## EXHIBIT "A" DRAINAGE EASEMENT (DE-3)

BEING a tract of land in the P. H. Ford Survey, Abstract No. 1713 in the City of Grand Prairie, Dallas County, Texas, being a part of that tract of land described in Substitute Trustee's Deed to Preston National Bank, as recorded in County Clerk's Document No. 20080352737 in the Official Public Records of Dallas County, Texas, and being more particularly described as follows:

COMMENCING from a 5/8-inch found iron rod with plastic cap (unreadable) for the common northwest corner of said Preston National Bank tract and the northeast corner of Lot 2, Block A of Houseman/NCS Addition, an addition to the City of Grand Prairie, Tarrant County, Texas, as recorded in Volume 388-192, Page 43 in the Plat Records of Tarrant County, Texas, and being on the south right-of-way line of Tarrant Road (100 foot wide right-of-way);

THENCE North 89 degrees 20 minutes 45 seconds East, along said south right-of-way line, a distance of 55.88 feet to a 1/2-inch set iron rod with blue plastic cap stamped "HALFF ESMT" (hereinafter referred to as "with blue cap") for the POINT OF BEGINNING;

THENCE North 89 degrees 20 minutes 45 seconds East, continuing along said south right-of-way line, a distance of 128.99 feet to a point for the common northeast corner of said Preston National Bank tract and the northwest corner Lot 1, Block A of Prairie Estates Villas, an addition to the City of Grand Prairie, Dallas County, Texas, as recorded in Volume 98220, Page 83 in the Map Records of Dallas County, Texas,

THENCE South 00 degrees 55 minutes 46 seconds East, along the common line between the east line of said Preston National Bank tract and the west line of said Lot 1, Block A, a distance of 68.75 feet to a point for corner;

THENCE South 49 degrees 31 minutes 34 seconds West, departing said common line, a distance of 159.23 feet to a 1/2-inch set iron rod with blue cap for corner;

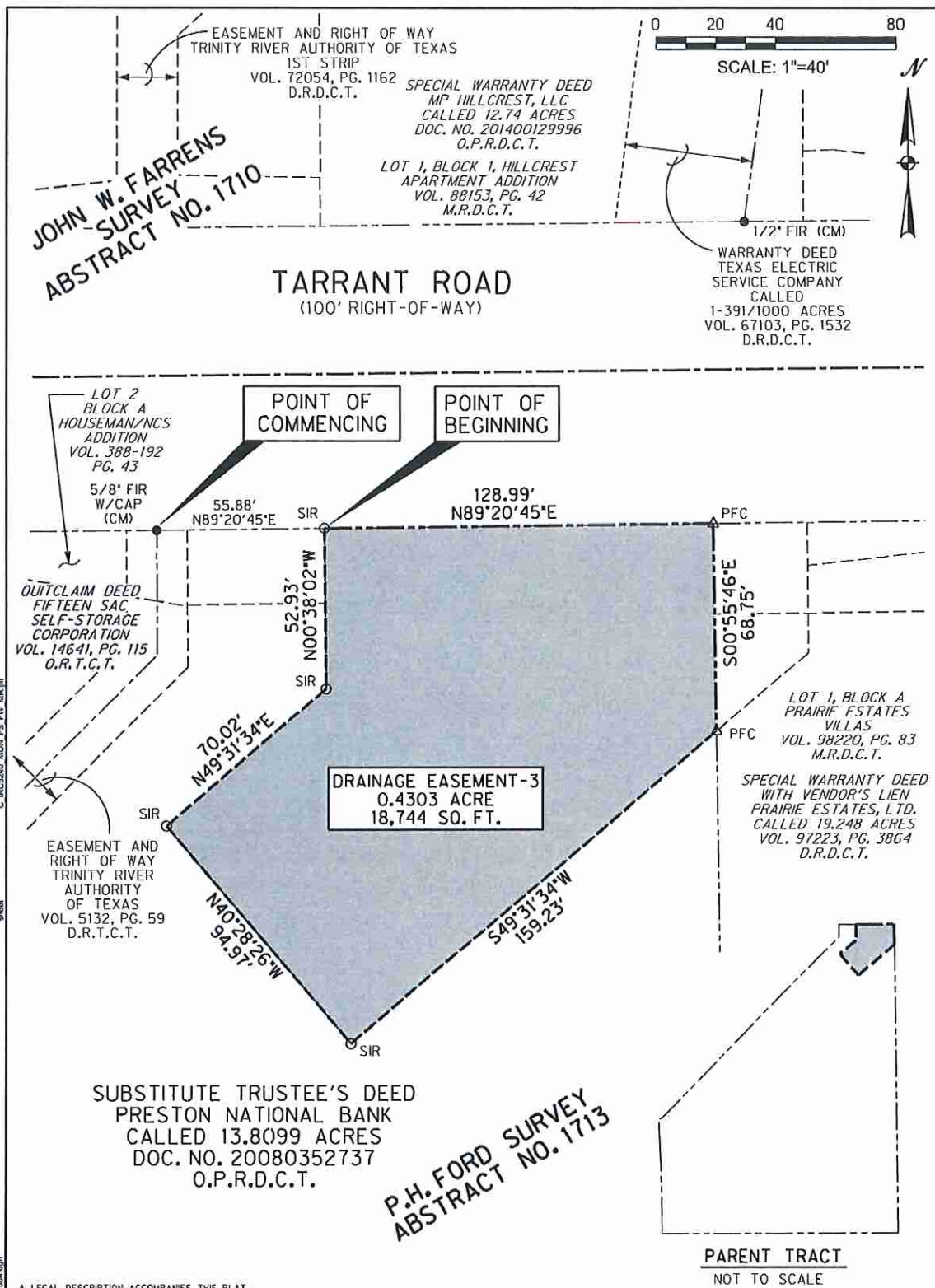
THENCE North 40 degrees 28 minutes 26 seconds West, a distance of 94.97 feet to a 1/2-inch set iron rod with blue cap for corner;

THENCE North 49 degrees 31 minutes 34 seconds East, a distance of 70.02 feet to a 1/2-inch set iron rod with blue cap for corner;

THENCE North 00 degrees 38 minutes 02 seconds West, a distance of 52.93 feet to the POINT OF BEGINNING AND CONTAINING 18,744 square feet or 0.4303 acres of land, more or less.

A plat accompanies this legal description.

EXHIBIT 'A'



**EXHIBIT "A"**

**DRAINAGE EASEMENT (DE-3)**  
**0.4303 ACRE**  
**18,744 SQ. FT.**

**OUT OF THE**

**P.H. FORD SURVEY**  
**ABSTRACT NO. 1713**  
**CITY OF GRAND PRAIRIE,**  
**DALLAS COUNTY, TEXAS**

**HALFF**

TBPLS FIRM NO. 10029005

4000 FOSSIL CREEK BLVD  
FORT WORTH, TEXAS 76117-2797  
TEL (817) 847-1422  
FAX (817) 232-9154

**LEGEND**

- PROPOSED EASEMENT
- EXISTING EASEMENT LINE
- EXISTING PROPERTY LINE
- CONTROL MONUMENT
- FOUND IRON ROD (UNLESS NOTED OTHERWISE)
- 1/2" SET IRON ROD WITH BLUE CAP STAMPED "HALFF ESMT"
- POINT FOR A CORNER

**STATE OF TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR**  
**DOUGLAS A. CALHOUN**  
**5819**

**7/21/16**

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