

EXHIBIT "A"
DRAINAGE EASEMENT

BEING a tract of land in the Charles Gibbs Survey, Abstract No. 534 in the City of Grand Prairie, Dallas County, Texas, being a part of that tract of land described in Warranty Deed to Rawjee Holdings, LLC, as recorded in County Clerk's Document No. 201700130241 in the Official Public Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a point for the common southeast corner of said Rawjee tract and the southwest corner of Grand Oaks Estates, an addition to the City of Grand Prairie, Dallas County, Texas, as recorded in Volume 72184, Page 2300 in the Plat Records of Dallas County, Texas, being on the north right-of-way line of W. Marshall Drive, from which a 1/2-inch found iron rod bears North 19 degrees 06 minutes 54 seconds East, a distance of 1.60 feet;

THENCE North 60 degrees 30 minutes 00 seconds West, along said north right-of-way line, a distance of 187.92 feet to the point of curvature of a circular curve to the left, having a radius of 307.14 feet, whose chord bears North 61 degrees 52 minutes 58 seconds West, a distance of 14.82 feet, from which a 1/2-inch found iron rod bears South 14 degrees 36 minutes 06 seconds West, a distance of 1.84 feet;

THENCE Northwesterly, continuing along said north right-of-way line and along said circular curve to the left, through a central angle of 02 degrees 45 minutes 56 seconds, an arc length of 14.83 feet to a point for corner;

THENCE North 29 degrees 06 minutes 41 seconds East, departing said north right-of-way line, a distance of 185.83 feet to the point of curvature of a circular curve to the right, having a radius of 285.00 feet, whose chord bears North 33 degrees 52 minutes 44 seconds East, a distance of 47.37 feet;

THENCE Northeasterly, along said circular curve to the right, through a central angle of 09 degrees 32 minutes 06 seconds, an arc length of 47.43 feet to a point for corner;

THENCE North 38 degrees 38 minutes 47 seconds East, a distance of 180.09 feet to a point for corner;

THENCE North 40 degrees 04 minutes 09 seconds East, a distance of 88.30 feet to the point of curvature of a circular curve to the right, having a radius of 309.00 feet, whose chord bears North 44 degrees 32 minutes 32 seconds East, a distance of 48.20 feet;

THENCE Northeasterly, along said circular curve to the right, through a central angle of 08 degrees 56 minutes 44 seconds, an arc length of 48.24 feet to a point for corner;

THENCE North 49 degrees 00 minutes 54 seconds East, a distance of 85.94 feet to a point for corner;

THENCE South 46 degrees 58 minutes 30 seconds East, a distance of 168.00 feet to a point for corner on the west line of said Grand Oaks Estates;

THENCE South 43 degrees 01 minute 30 seconds West, along said west line, a distance of 216.95 feet to an angle point for corner;

THENCE South 29 degrees 14 minutes 00 seconds West, continuing along said west line, a distance of 374.64 feet to the POINT OF BEGINNING AND CONTAINING 115,370 square feet or 2.649 acres of land, more or less.

A plat accompanies this legal description.

EXHIBIT 'A'

LOCATION MAP
N.T.S.

CHARLES GIBBS SURVEY
ABSTRACT NO. 534

WARRANTY DEED
RAWJEE HOLDINGS, LLC
DOC. NO. 201700130241
O.P.R.D.C.T.

DRAINAGE EASEMENT
2.649 ACRES
115,370 SQ. FT.

GENERAL EASEMENT
THE CITY OF GRAND PRAIRIE
VOL. 600, PG. 20
D.R.D.C.T.

GRAND OAKS ESTATES
VOL. 72184, PG. 2300
P.R.D.C.T.

W. MARSHALL DR.

NEW CASTLE ADDITION
VOL. 311, PG. 1075
P.R.D.C.T.

CHARLES GIBBS SURVEY
ABSTRACT NO. 534

GENERAL WARRANTY DEED
TEXAS MIDSTREAM GAS
SERVICES, L.L.C.
DOC. # 20070380336
O.P.R.D.C.T.

POINT OF BEGINNING

5/8" FIR

5/8" FIR (CM)

3/8" FIR (CM)

1/2" FIR BEARS
S14°36'06"E, 1.84'

1/2" FIR

1/2" FIR BEARS
N19°06'54"E, 1.60'

1/2" SIR W/
"HALF" ESMT"
CAP

FND 60D
NAIL

5/8" FIR

3/4" FIR

185.83'
N29°06'41"E

180.09'
N38°38'47"E

168.00'
S46°58'30"E

216.95'
S43°01'30"W

374.64'
S29°14'00"W

187.92'
N60°30'00"W

85.94'
N49°00'54"E

88.30'
N40°04'09"E

48.24'
L= 48.24'
T= 24.17'
R= 309.00'
Δ= 08°56'44"

47.37'
CL= 47.37'
CB= N33°52'44"E

14.83'
CL= 14.83'
CB= N61°52'58"W

7.41'
L= 7.41'
T= 307.14'
R= 307.14'
Δ= 02°45'56"

0 50 100 150 200

SCALE: 1"=100'

N

A LEGAL DESCRIPTION

EXHIBIT "A"

2.649 ACRES
DRAINAGE EASEMENT
IN THE

CHARLES GIBBS SURVEY
ABSTRACT NO. 534
CITY OF GRAND PRAIRIE, DALLAS COUNTY TEXAS

Basis of Bearing is the Texas Coordinate System NAD 83, North Central Zone (4202), observed by GPS using Western Data Systems Dallas/Fort Worth area RTK Cooperative Network on 08/25/2015. Checking to City of Grand Prairie monuments GPS14, GPS34, GPS38, GPS39, and GPS74. Control brought to surface using the Tarrant County Scale Factor of 1.00012.




4000 FOSSIL CREEK BLVD. FORT WORTH, TEXAS 76137 (817) 847-1422
TBR'S FIRM NO. 10029605

DGN: EXH01-DE-30927-PH03.dgn

DATE: JUNE 8, 2018

LEGEND

FIR ●	FOUND IRON ROD
PFCO	POINT FOR A CORNER
(CM)	CONTROL MONUMENT
	PROPOSED EASEMENT
---	RIGHT-OF-WAY LINE
---	EXISTING EASEMENT LINE
P.R.D.C.T.	PLAT RECORDS DALLAS COUNTY TEXAS
D.R.D.C.T.	DEED RECORDS DALLAS COUNTY TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORD DALLAS COUNTY TEXAS

AVO: 30927-PH03

PAGE NO.: 2 OF 2

I, Douglas A. Cahoun, Registered Professional Land Surveyor, do hereby certify that this parcel was prepared from a survey made on the ground under my supervision and direction.