

# EXHIBIT 'A'

## DRAINAGE EASEMENT FOR HIGHWAY PURPOSES

**THE STATE OF TEXAS**

§ ROW CSJ: 2374-04-078, Parcel 8E

§

**COUNTY OF DALLAS**

§ **KNOW ALL MEN BY THESE PRESENTS:**

That, The City of Grand Prairie of the County of Dallas, State of Texas, hereinafter referred to as Grantors, whether one or more, for and in consideration of the sum of Twelve Thousand, Six Hundred Dollars (\$12,600.00) to Grantors in hand paid by the State of Texas, acting by and through the Texas Transportation Commission, receipt of which is hereby acknowledged, and for which no lien is retained, either expressed or implied, do by these presents Grant, Bargain, Sell and Convey unto the State of Texas an easement in, along, upon and across the property which is situated in the County of Dallas, State of Texas, which is more particularly described in Exhibit "A", which is attached hereto and incorporated herein for any and all purposes.

This easement conveyed herein is for the purpose of opening, constructing and maintaining a permanent channel or drainage easement in, along, upon and across said premises described in Exhibit "A" together with the right and privilege at all times of the Grantee herein, its agents, employees and representatives of ingress and egress to and from said premises for the purpose of making any improvements, modifications or repairs which the State deems necessary.

And for the same consideration described above and upon the same conditions, the Grantors have this day granted and conveyed and by these presents do grant and convey unto the State of Texas any and all improvements presently existing upon the property described in said Exhibit "A"; SAVE and EXCEPT, *-none-*

HOWEVER, it is expressly understood and agreed that Grantors are retaining title to the following improvements located on the aforesaid property, to wit: *-none-*.

Grantors covenant and agree to remove the above-described improvements from said land 30 days after close of escrow, subject, however, to such extensions of time as may be granted by the State in writing; and if, for any reason, Grantors fail or refuse to remove same within said period of time prescribed, then, without any further consideration, the title to all or any part of such improvements not so removed shall pass to and vest in the State of Texas forever.

As a part of the grant hereby made it is agreed between the parties hereto that any stone, earth, gravel or caliche which may be excavated in the opening, construction or maintenance of said channel or drainage easement may be removed from said premises by the State.

**TO HAVE AND TO HOLD** the premises described in Exhibit "A" for said purposes together with all and singular the rights, privileges and appurtenances thereto in any manner belonging, unto the State of Texas forever; and Grantor hereby binds itself, its heirs, successors or assigns, to Warrant and Forever Defend, all and singular, the said easement herein conveyed unto the State of Texas, its successors and



assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

EXECUTED on the date(s) of acknowledgement indicated below.

ATTEST:

\_\_\_\_\_  
City Secretary

**CITY OF GRAND PRARIE, TEXAS**

By: \_\_\_\_\_  
Tom Hart, City Manager

APPROVED AS TO FORM

\_\_\_\_\_  
City Attorney

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**Acknowledgment**

**State of Texas**  
**County of Dallas**

This instrument was acknowledged before me on the \_\_\_\_\_ of \_\_\_\_\_, 2016 by Tom Hart, City Manager of the City of Grand Prairie, Texas, a municipal corporation, on behalf of said corporation.

\_\_\_\_\_  
Notary Public's Signature

After recording, Please return to:  
WFG National Title insurance Company  
3165 S. Carrier Parkway  
Grand Prairie, Texas 75052

Exhibit "A"

County: Dallas  
Highway: Interstate Highway 20  
STA. 103+67.91 to STA. 104+67.89  
R.O.W. CSJ: 2374-04-078

Page 1 of 3  
November 22, 2014

Description for Parcel 8(E)

BEING a 4,000 square foot tract of land, situated in the Leonidas O'Gwinn Survey, Abstract No. 1105, City of Grand Prairie, Dallas County, Texas, and being part of Lot 6 in Block A of "Carrier Parkway Plaza East Addition" an addition to the City of Grand Prairie, Texas, as dedicated to the City of Grand Prairie, Texas for Drainage and Right of Way, recorded in Volume 95013, Page 3145 of the Deed Records of Dallas County, Texas (D.R.D.C.T.), said 4,000 square foot tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a found TxDOT Type I monument, controlling monument (CM), at an angle point in the common northerly line of said Lot 6 and the existing southerly right of way line of Interstate Highway 20 (variable width R.O.W.), from which point a found TxDOT Type I monument (CM) located at the northeast corner of said Lot 6 bears South 75°26'44" East, a distance of 261.94 feet;

THENCE North 83°02'44" West, along the common northerly line of said Lot 6 and the existing southerly right of way line of said Interstate Highway 20, a distance of 236.82 feet to a set 5/8" iron rod with pink plastic cap marked "TXDOT SURVEY MARKER & RIGHT OF WAY MONUMENT", (hereafter referred to as set 5/8" iron rod) for the POINT OF BEGINNING at Station 104+67.89, 235.31 feet Right; having N.A.D. 83 (2011) Texas State Plane, North Central Zone (4202) surface coordinate of Northing 6932372.15 and Easting 2429672.45;

- 1) THENCE South 06°57'32" West, departing the last stated common line, a distance of 40.00 feet to a set 5/8" iron rod for corner;
- 2) THENCE North 83°02'44" West, a distance of 100.00 feet to a set 5/8" iron rod for corner;
- 3) THENCE North 06°57'32" East, a distance of 40.00 feet to a set 5/8" iron rod in the common northerly line of said Lot 6 and the existing southerly right of way line of said Interstate Highway 20, at Station 103+67.91, 237.49 feet Right;
- 4) THENCE South 83°02'44" East, a distance of 100.00 feet to the POINT OF BEGINNING containing 4,000 square feet [0.0918 acres] of land, more or less.

Exhibit "A"

County: Dallas  
Highway: Interstate Highway 20  
STA. 103+67.91 to STA. 104+67.89  
R.O.W. CSJ: 2374-04-078

Page 2 of 3  
November 22, 2014

Description for Parcel 8(E)

Basis of Bearings is the Texas State Plane Coordinate System, North American Datum 1983 (2011), Position (Epoch 2010), North Central Zone (4202).

All coordinates shown are surface unless otherwise noted and may be converted to grid by dividing by the TxDOT combined scale factor of 1.000136506.

This property description is accompanied by a separate plat of even date.

I, Marvin King, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that the land description and plat represent an actual survey made on the ground under my supervision.



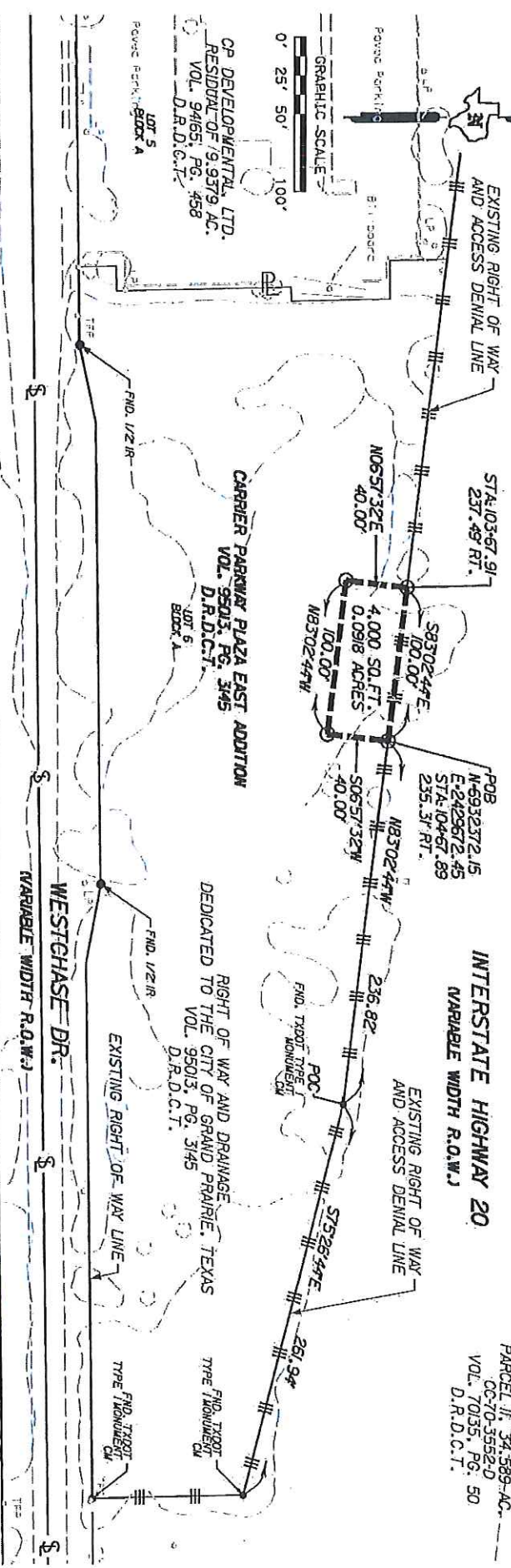
*Marvin King 12/9/14*

Marvin King, R.P.L.S.                      Date  
Texas Registration No. 5581  
3320 Belt Line Road  
Farmers Branch, Texas 75234  
Ph. 214-979-1144  
TBPLS FIRM NO. 10140700

# LEONIDAS OGWINN SURVEY ABSTRACT NO. 1105

STATE OF TEXAS  
PARCEL 11: 34.589 AC.  
OC-10-3552-D  
VOL. 70135, PG. 50  
D.R.D.C.T.

INTERSTATE HIGHWAY 20  
VARIABLE WIDTH R.O.W.



## LEGEND

- EXISTING ROADWAY RIGHT OF WAY BOUNDARY LINE
- EXISTING RIGHT OF WAY LINE
- NEW EASEMENT LINE
- PROPERTY LINE
- SURVEY LINE
- PROJECT BASELINE
- EXISTING EASEMENT LINE
- ACCESS DENIAL LINE
- ACCESS IS PROHIBITED ACROSS THE "ACCESS DENIAL LINE" TO THE HIGHWAY FACILITY FROM ADJACENT PROPERTY.
- SET 3/4 INCH IRON ROD WITH PINK CAP MARKED "TXDOT SURVEY MARKER & ROW MONUMENT", UNLESS OTHERWISE NOTED.
- SET 3/4 INCH IRON ROD WITH ALUMINUM CAP MARKED "ACCESS DENIAL", UNLESS OTHERWISE NOTED
- FOUND MONUMENT (AS NOTED)
- CONTROLLING MONUMENT
- CALCULATED POINT

## THOMAS J. TONE SURVEY ABSTRACT NO. 1460

A PLAT OF A SURVEY OF  
PARCEL 8(E)  
FOR INTERSTATE HIGHWAY 20  
RIGHT OF WAY CSJ: 2374-04-078  
A 4,000 SQ. FT., [0.0918 AC.]  
TRACT OF LAND IN THE  
LEONIDAS OGWINN SURVEY  
ABSTRACT NO. 1105  
CITY OF GRAND PRAIRIE  
DALLAS COUNTY, TEXAS

BASIS OF BEARINGS IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983 (2011). POSITION (EPOCH 2010) - NORTH CENTRAL ZONE (14202). ALL COORDINATES SHOWN ARE SURFACE UNLESS OTHERWISE NOTED AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE TXDOT COMBINED SCALE FACTOR OF 1.00013506. THIS PLAT IS ACCOMPANIED BY A SEPARATE PROPERTY DESCRIPTION OF EVEN DATE.



MARVIN KING, R.P.L.S. NO. 5581  
DATE



LINA T. RAMEY & ASSOCIATES, INC.  
3320 Belt Line Rd.  
Former's Branch, Texas 75234  
214-979-1144  
TBPUS FIRM NO. 10140700

# EXHIBIT 'A'

## DRAINAGE EASEMENT FOR HIGHWAY PURPOSES

THE STATE OF TEXAS

§ ROW CSJ: 2374-04-079, Parcel 9E

§

COUNTY OF DALLAS

§ KNOW ALL MEN BY THESE PRESENTS:

That, The City of Grand Prairie of the County of Dallas, State of Texas, hereinafter referred to as Grantors, whether one or more, for and in consideration of the sum of One Thousand Dollars (\$1,000.00) to Grantors in hand paid by the State of Texas, acting by and through the Texas Transportation Commission, receipt of which is hereby acknowledged, and for which no lien is retained, either expressed or implied, do by these presents Grant, Bargain, Sell and Convey unto the State of Texas an easement in, along, upon and across the property which is situated in the County of Dallas, State of Texas, which is more particularly described in Exhibit "A", which is attached hereto and incorporated herein for any and all purposes.

This easement conveyed herein is for the purpose of opening, constructing and maintaining a permanent channel or drainage easement in, along, upon and across said premises described in Exhibit "A" together with the right and privilege at all times of the Grantee herein, its agents, employees and representatives of ingress and egress to and from said premises for the purpose of making any improvements, modifications or repairs which the State deems necessary.

And for the same consideration described above and upon the same conditions, the Grantors have this day granted and conveyed and by these presents do grant and convey unto the State of Texas any and all improvements presently existing upon the property described in said Exhibit "A"; SAVE and EXCEPT, *-none-*

HOWEVER, it is expressly understood and agreed that Grantors are retaining title to the following improvements located on the aforesaid property, to wit: *-none-*.

Grantors covenant and agree to remove the above-described improvements from said land 30 days after close of escrow, subject, however, to such extensions of time as may be granted by the State in writing; and if, for any reason, Grantors fail or refuse to remove same within said period of time prescribed, then, without any further consideration, the title to all or any part of such improvements not so removed shall pass to and vest in the State of Texas forever.

As a part of the grant hereby made it is agreed between the parties hereto that any stone, earth, gravel or caliche which may be excavated in the opening, construction or maintenance of said channel or drainage easement may be removed from said premises by the State.

**TO HAVE AND TO HOLD** the premises described in Exhibit "A" for said purposes together with all and singular the rights, privileges and appurtenances thereto in any manner belonging, unto the State of Texas forever; and Grantor hereby binds itself, its heirs, successors or assigns, to Warrant and Forever Defend, all and singular, the said easement herein conveyed unto the State of Texas, its successors and



as signs, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

EXECUTED on the date(s) of acknowledgement indicated below.

ATTEST:

\_\_\_\_\_  
City Secretary

**CITY OF GRAND PRARIE, TEXAS**

By: \_\_\_\_\_  
Tom Hart, City Manager

APPROVED AS TO FORM

\_\_\_\_\_  
City Attorney

---

**Acknowledgment**

**State of Texas**  
**County of Dallas**

This instrument was acknowledged before me on the \_\_\_\_\_ of \_\_\_\_\_, 2016 by Tom Hart, City Manager of the City of Grand Prairie, Texas, a municipal corporation, on behalf of said corporation.

\_\_\_\_\_  
Notary Public's Signature

After recording, Please return to:  
WFG National Title insurance Company  
3165 S. Carrier Parkway  
Grand Prairie, Texas 75052

Exhibit "A"

County: Dallas  
Highway: Interstate Highway 20  
STA. 80+17.93 to STA. 82+43.81  
R.O.W. CSJ: 2374-04-079

Page 1 of 3  
November 18, 2014

Description for Parcel 9(E)

BEING a 9,571 square foot tract of land, situated in the Stephen B. McCommas Survey, Abstract No. 887, City of Grand Prairie, Dallas County, Texas, and being part of Lot 4 in Block 1 of "Westchester Village Addition" an addition to the City of Grand Prairie, Texas, as dedicated to the City of Grand Prairie, Texas for Drainage, Floodway, Street, and Park Trails and recorded in Volume 96224, Page 372 of the Deed Records of Dallas County, Texas (D.R.D.C.T.), said 9,571 square foot tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a found 5/8" iron rod with cap marked "JDJR", controlling monument (CM), at the most northerly corner of Lot 1R and the most westerly corner of Lot 2 in Block A of "Westchester Commercial Addition" an addition to the City of Grand Prairie, Texas as recorded in Volume 2000202, Page 902 (D.R.D.C.T.), same being the most northerly corner of a tract of land conveyed to Preferred Associates, LLC., a New York limited liability company by deed recorded in Volume 2004145, Page 13454 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), the most westerly corner of a tract of land conveyed to Carroll Family Investments, Ltd., a Texas limited partnership by deed recorded in Volume 2005072, Page 1546 (O.P.R.D.C.T.), and located in the southeasterly line of Lot 4 in said Westchester Village Addition, from which point a found 5/8" iron rod with cap marked "GSES INC. RPLS 4804" (CM) at the most westerly corner of said Lot 1R bears South 56°41'01" West, a distance of 203.05 feet;

THENCE North 12°53'10" East, departing the northeasterly line of said Lot 1R and along the common northwesterly line of said Lot 2 and the southeasterly line of said Lot 4, a distance of 20.40 feet to a set 5/8" iron rod with pink plastic cap marked "TXDOT SURVEY MARKER & RIGHT OF WAY MONUMENT", (hereafter referred to as set 5/8" iron rod) for the POINT OF BEGINNING at Station 82+39.73, 347.76 feet Right; having N.A.D. 83 (2011) Texas State Plane, North Central Zone (4202) surface coordinate of Northing 6932578.81 and Easting 2427451.04;

- 1) THENCE North 77°25'08" West, departing the common northwesterly line of said Lot 2 and the southeasterly line of said Lot 4, a distance of 222.45 feet to a point located under water (not monumented) at the intersection with the common northwesterly line of said Lot 4 and the southeasterly line of a called 1.0 acre tract of land conveyed to John H. Heep by deed recorded in Volume 81122, Page 83 (D.R.D.C.T.), at Station 80+17.93, 330.78 feet Right;
- 2) THENCE North 65°02'51" East, along the common northwesterly line of said Lot 4 and the southeasterly line of a said 1.0 acre John H. Heep tract, a distance of 57.16 feet to a point located under water (not monumented);

Exhibit "A"

County: Dallas  
Highway: Interstate Highway 20  
STA. 80+17.93 to STA. 82+43.81  
R.O.W. CSJ: 2374-04-079

Page 2 of 3  
November 18, 2014

Description for Parcel 9(E)

- 3) THENCE North 47°50'17" East, continuing along the last stated common line, a distance of 18.59 feet to a point located under water (not monumented) at the most easterly corner of said 1.0 acre John H. Heep tract, the most northerly corner of said Lot 4, and located in the existing southerly right of way line of Interstate Highway 20 (variable width R.O.W.);
- 4) THENCE South 77°25'08" East, departing the southeasterly line of said 1.0 acre John H. Heep tract and along the common northerly line of said Lot 4 and the existing southerly right of way line of said Interstate Highway 20, a distance of 166.66 feet to a set 5/8" iron rod at the most easterly corner of said Lot 4 and the most northerly corner of said Lot 2, at Station 82+43.81, 297.92 feet Right;
- 5) THENCE South 12°53'10" West, departing the existing southerly right of way line of said Interstate Highway 20 and along the common southeasterly line of said Lot 4 and the northwesterly line of said Lot 2, a distance of 50.00 feet to the POINT OF BEGINNING containing 9,571 square feet [0.2197 acres] of land, more or less.

Basis of Bearings is the Texas State Plane Coordinate System, North American Datum 1983 (2011), Position (Epoch 2010), North Central Zone (4202).

All coordinates shown are surface unless otherwise noted and may be converted to grid by dividing by the TxDOT combined scale factor of 1.000136506.

This property description is accompanied by a separate plat of even date.

I, Marvin King, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that the land description and plat represent an actual survey made on the ground under my supervision.

Marvin King 12/5/14  
Marvin King, R.P.L.S. Date  
Texas Registration No. 5581  
3320 Belt Line Road  
Farmers Branch, Texas 75234  
Ph. 214-979-1144  
TBPLS FIRM NO. 10140700



STATE OF TEXAS  
PARCEL 7, 10.129 AC.  
VOL. 69202, PG. 118  
D.R.D.C.T.

STATE OF TEXAS  
PARCEL 8, 1.926 AC.  
VOL. 69130, PG. 112  
D.R.D.C.T.

BASIS OF BEARINGS IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983 (2011). POSITION EPOCH 2010. NORTH CENTRAL ZONE, (4202). ALL COORDINATES SHOWN ARE SURFACE UNLESS OTHERWISE NOTED AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE TDOOT/COMBINED SCALE FACTOR OF 1.000165506. THIS PLAT IS ACCOMPANIED BY A SEPARATE PROPERTY DESCRIPTION OF EVEN DATE.

INTERSTATE HIGHWAY 20  
VARIABLE WIDTH R.O.W.

JOHN H. HEEP  
CALLED 1.0 AC.  
VOL. 81122, PG. 83  
D.R.D.C.T.

LOCATED UNDER WATER  
(NOT MONUMENTED)

STA-80+7 93.330.78 RT.

N65°02'51"E  
51.16'

N47°50'17"E  
18.59'

9.51' SO. FT.  
0.287 ACRES  
TO DRAINAGE & UTILITY ESENT.  
VOL. 65003, PG. 62  
D.R.D.C.T.

222.45'

S12°53'10"W  
50.00'

STA-82+3.81  
297.92 RT.

FIND BROKEN TDOOT  
TYPE MONUMENT

DRAINAGE, FLOODWAY, STREET, AND PARK TRAILS  
DEDICATED TO CITY OF  
GRAND PRAIRIE, TEXAS  
VOL. 96224, PG. 372  
D.R.D.C.T.

WESTCHESTER VILLAGE ADDITION  
VOL. 96224, PG. 372  
D.R.D.C.T.

CONSTRUCTION

CARROLL FAMILY INVESTMENTS, LTD.,  
A TEXAS-LIMITED PARTNERSHIP  
VOL. 2005072-76-1546  
O.P.R.D.C.T.

WESTCHESTER COMMERCIAL ADDITION  
VOL. 2002022, PG. 902  
D.R.D.C.T.

LOT 2  
BLOCK A

PREFERRED ASSOCIATES, LLC.,  
A NEW YORK LIMITED  
LIABILITY COMPANY  
VOL. 2004145, PG. 13454  
O.P.R.D.C.T.

LOT 3  
BLOCK A

LOT 4  
BLOCK A

LOT 1R  
BLOCK A

FIND 5/8" IR W/ CAP  
GSES INC. P.R.S. 4804  
OK

FIND 3/4" IR  
W/ CAP 120 CM

POB  
N-69332578.81  
E-2427451.04  
S74°82'39.73  
347.16 RT.

N12°53'10"E  
20.40'

# STEPHEN B. MCCOMMAS SURVEY ABSTRACT NO. 887

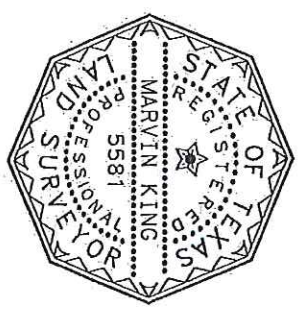
## LEGEND

- EXISTING ROADWAY RIGHT OF WAY BOUNDARY LINE
- EXISTING RIGHT OF WAY LINE
- NEW EASEMENT LINE
- PROPERTY LINE
- SURVEY LINE
- PROJECT BASELINE
- EXISTING EASEMENT LINE
- ACCESS DENIAL LINE
- ACCESS IS PROHIBITED ACROSS THE "ACCESS DENIAL LINE" TO THE HIGHWAY FACILITY FROM ADJACENT PROPERTY.
- SET 3/4" INCH IRON ROD WITH PINK CAP MARKED "TDOOT SURVEY MARKER & ROW MONUMENT", UNLESS OTHERWISE NOTED.
- SET 3/4" INCH IRON ROD WITH ALUMINUM CAP MARKED "ACCESS DENIAL", UNLESS OTHERWISE NOTED
- FOUND MONUMENT (AS NOTED)
- CONTROLLING MONUMENT
- CALCULATED POINT



GRAPHIC SCALE  
0' 25' 50' 100'

A PLAT OF A SURVEY OF  
PARCEL 9(E)  
FOR INTERSTATE HIGHWAY 20  
RIGHT OF WAY CSJ: 2374-04-079  
A 9,571 SQ. FT., [O.2197 AC.]  
TRACT OF LAND IN THE  
STEPHEN B. MCCOMMAS SURVEY  
ABSTRACT NO. 887  
CITY OF GRAND PRAIRIE  
DALLAS COUNTY, TEXAS



Marvin King 12/5/14  
MARVIN KING, R.P.L.S. NO. 5581  
DATE

LINA T. RAMEY & ASSOCIATES, INC.  
3320 Belt Line Rd.  
Former's Branch, Texas 75234  
214-979-1144  
TBRPLS FIRM NO. 10140700

EXHIBIT "A"  
PAGE 3 OF 3

# EXHIBIT 'A'

## SPECIAL WARRANTY DEED

**TxDOT ROW CSJ:** 2374-04-079

**TxDOT Parcel No.:** 11

**Grantor(s), whether one or more:**

The City of Grand Prairie

**Grantor's Mailing Address (including county):** County of Dallas

City of Grand Prairie  
206 W. Church Street  
Grand Prairie, TX 75050

**Grantee:**

The State of Texas, acting by and through the Texas Transportation Commission

**Grantee's Authority:**

The Texas Transportation Commission is authorized under the Texas Transportation Code to purchase land and such other property rights (including requesting that counties and municipalities acquire highway right of way) deemed necessary or convenient to a state highway or turnpike project to be constructed, reconstructed, maintained, widened, straightened, or extended, or to accomplish any purpose related to the location, construction, improvement, maintenance, beautification, preservation, or operation of a state highway or turnpike project.

The Texas Transportation Commission is also authorized under the Texas Transportation Code, Chapter 203 to acquire or request to be acquired such other property rights deemed necessary or convenient for the purposes of operating a state highway or turnpike project, with control of access as necessary to facilitate the flow of traffic and promote the public safety and welfare on both non-controlled facilities and designated controlled access highways and turnpike projects.

**Grantee's Mailing Address (including county):**

State of Texas Department of Transportation  
4777 US Highway 80 E  
Mesquite, TX 75150

**Consideration:**

The sum of ONE THOSAND DOLLARS and no/100 Dollars (\$1,000.00) to Grantor in hand paid by Grantee, receipt of which is hereby acknowledged, and for which no lien is retained, either expressed or implied.

**Property:**

All of that certain tract or parcel of land in Dallas County, Texas, being more particularly described in the attached Exhibit "A" (the "**Property**").

**Reservations from and Exceptions to Conveyance and Warranty:**

This conveyance is made by Grantor and accepted by Grantee subject to the following:

1. Visible and apparent easements not appearing of record.
2. Any discrepancies, conflicts, or shortages in area or boundary lines or any encroachments or any overlapping of improvements which a current survey would show.
3. Easements, restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and encumbrances for taxes and assessments (other than liens and conveyances) presently of record in the Official Public Records of Ellis County, Texas, that affect the property, but only to the extent that said items are still valid and in force and effect at this time.

Grantors reserve all of the oil, gas and sulphur and other minerals in and under said land but waive any and all rights of ingress and egress to the surface thereof for the purpose of exploring, developing, mining or drilling for the same; provided, however, that operations for exploration or recovery of any such minerals shall be permissible so long as all surface operations in connection therewith are located at a point outside the above described property and upon the condition that none of such operations shall be conducted so near the surface of said land as to interfere with the intended use thereof or in any way interfere with, jeopardize, or endanger the facilities of the Texas Department of Transportation or create a hazard to the public users thereof; it being intended, however, that nothing in this reservation shall affect the title and the rights of the State to take and use without additional compensation any water, stone, earth, gravel, caliche, iron ore, gravel or any other road building materials upon, in and under said land for the construction and maintenance of the State Highway System of Texas.

Grantor is retaining title to the following improvements ("**Retained Improvements**") located on the Property, to wit: - *none*-.

Grantor covenants and agrees to remove the Retained Improvements from the Property 30 days after closing, subject to such extensions of time as may be granted by Grantee in writing. In the event Grantor fails, for any reason, to remove the Retained Improvements within the time prescribed, then, without further consideration, title to all or part of such Retained Improvements not so removed shall pass to and vest in Grantee, its successors and assigns, forever.

Access on and off Grantor's remaining property to and from the State highway facility shall be permitted except to the extent that such access is expressly prohibited by the provisions set out in Exhibit "A". Grantor acknowledges that such access on and off the State highway facility is subject to regulation as may be determined by the Texas Department of Transportation to be necessary in the interest of public safety or by applicable local municipal or county zoning, platting or permitting requirements.

**GRANTOR**, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, to have and to hold it to Grantee and Grantee's successors and assigns forever. Grantor binds Grantor and Grantor's heirs, successors and assigns to Warrant and Forever Defend all and singular the Property to Grantee and Grantee's successors and assigns against every person whomsoever lawfully claiming or to the claim the same or any part thereof, by, through or

under Grantor, but not otherwise, subject however, to the permitted exceptions and the provisions of this Deed, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

EXECUTED on the date(s) of acknowledgement indicated below.

ATTEST:

\_\_\_\_\_  
City Secretary

**CITY OF GRAND PRARIE, TEXAS**

By: \_\_\_\_\_  
Tom Hart, City Manager

APPROVED AS TO FORM

\_\_\_\_\_  
City Attorney

**State of Texas**  
**County of Dallas**

**Acknowledgment**

This instrument was acknowledged before me on the \_\_\_\_\_ of \_\_\_\_\_, 2016 by Tom Hart, City Manager of the City of Grand Prairie, Texas, a municipal corporation, on behalf of said corporation.

\_\_\_\_\_  
Notary Public's Signature

After recording, Please return to:  
WFG National Title insurance Company  
3165 S. Carrier Parkway  
Grand Prairie, Texas 75052

Exhibit "A"

County: Dallas  
Highway: Interstate Highway 20  
STA. 58+38.50 to STA. 59+07.69  
R.O.W. CSJ: 2374-04-079

Page 1 of 3  
November 22, 2014  
Revised August 21, 2015

Description for Parcel 11

BEING a 0.0291 square foot tract of land, situated in the Stephen B. McCommas Survey, Abstract No. 888, City of Grand Prairie, Dallas County, Texas, and being part of a called 5.6046 acre tract of land conveyed in a Special Warranty Deed from L & N Consultants, Inc. to the City of Grand Prairie, recorded in Volume 79112, Page 297 of the Deed Records of Dallas County, Texas (D.R.D.C.T.), said 0.0291 square foot tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a found 5/8" iron rod, controlling monument (CM), at the most southerly southwest corner of Lot 71 in Block B of the "Woodcrest Addition" Phase Two, an addition to the City of Grand Prairie, Texas as recorded in Volume 80238, Page 872 (D.R.D.C.T.), from which point a found 5/8" iron rod (CM), located at the most southerly southwest corner of said Lot 71 bears South 24°16'38" East, along the existing right of way of said Robinson Road, and the westerly property line of said 5.6046 acre City of Grand Prairie tract, a distance of 326.38 feet to a set 5/8" iron rod\*\* for a POINT OF BEGINNING at Station 58+38.50, 542.81 feet Right; having N.A.D. 83 (2011) Texas State Plane, North Central Zone (4202) surface coordinate of Northing 6933582.63 and Easting 2425101.73;

- 1) THENCE South 33°15'19" East, departing the common westerly line of said 5.6046 acre City of Grand Prairie tract and the existing easterly right of way line of Robinson Road, and along the new easterly right of way line of said Robinson Road, a distance of 128.16 feet to set 5/8" iron rod\*\* for a corner;
- 2) THENCE South 65°43'23" West, along the existing easterly right of way line of said Robinson Road, a distance of 20.00 feet to a found "X Cut" at the southwest corner of said 5.6046 acre City of Grand Prairie tract, and located in the existing southerly right of way line of said Robinson Road for a corner;
- 3) THENCE North 24°16'38" West, along the existing easterly right of way line of said Robinson Road and along the common westerly line of said 5.6046 acre City of Grand Prairie tract, a distance of 126.59 feet to the POINT OF BEGINNING containing 1266 square feet [0.0291 acres] of land, more or less.

Access is prohibited across the "Access Denial Line" to the highway facility from the adjacent property.

Basis of Bearings is the Texas State Plane Coordinate System, North American Datum 1983 (2011), Position (Epoch 2010), North Central Zone (4202).

All coordinates shown are surface unless otherwise noted and may be converted to grid by dividing by the TxDOT combined scale factor of 1.000136506.

Exhibit "A"

County: Dallas  
Highway: Interstate Highway 20  
STA. 58+38.50 to STA. 59+07.69  
R.O.W. CSJ: 2374-04-079

Page 2 of 3  
November 22, 2014  
Revised August 21, 2015

Description for Parcel 11

This property description is accompanied by a separate plat of even date.

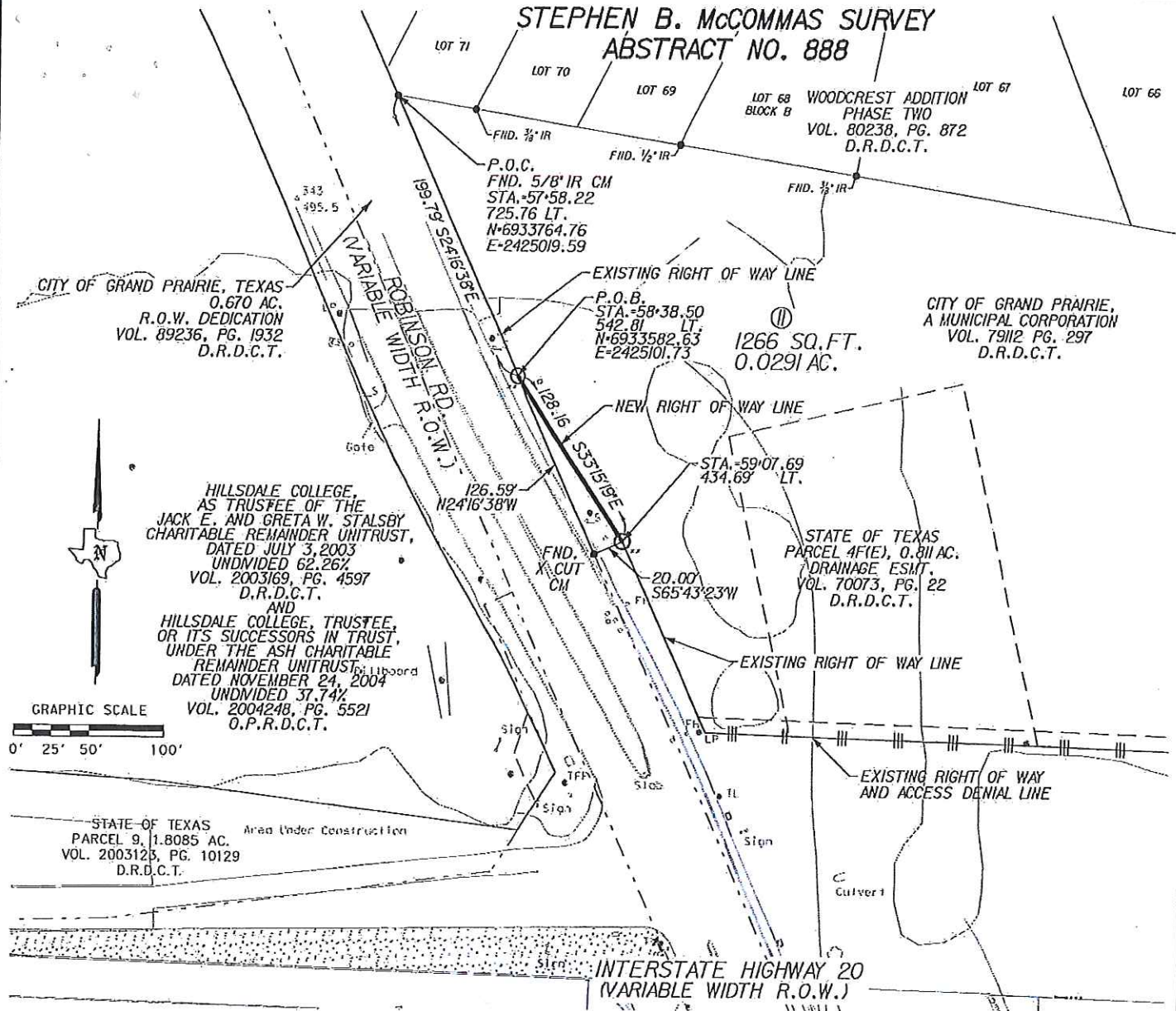
\*\* The monument described and set in this call, if destroyed during construction, may be replaced with a TxDOT Type II Right of Way Marker upon the completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

I, Stanley M. Brewer, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that the land description and plat represent an actual survey made on the ground under my supervision.

Stanley M. Brewer 8-28-2015  
Stanley M. Brewer, R.P.L.S.      Date  
Texas Registration No. 6072  
3320 Belt Line Road  
Farmers Branch, Texas 75234  
Ph. 214-979-1144  
TBPLS FIRM NO. 10140700



# STEPHEN B. McCOMMAS SURVEY ABSTRACT NO. 888



## LEGEND

EXISTING ROADWAY RIGHT OF WAY BOUNDARY LINE	---
EXISTING ACCESS DENIAL LINE	
EXISTING RIGHT OF WAY LINE	---
NEW RIGHT OF WAY LINE	---
PROPERTY LINE	P
SURVEY LINE	S
PROJECT BASELINE	---
EXISTING EASEMENT LINE	---
NEW ACCESS DENIAL LINE	

ACCESS IS PROHIBITED ACROSS THE "ACCESS DENIAL LINE" TO THE HIGHWAY FACILITY FROM ADJACENT PROPERTY.

○ = SET 3/4" INCH IRON ROD WITH PINK CAP MARKED "TXDOT SURVEY MARKER & ROW MONUMENT", UNLESS OTHERWISE NOTED.

● = SET 3/4" INCH IRON ROD WITH ALUMINUM CAP MARKED "ACCESS DENIAL", UNLESS OTHERWISE NOTED

• = FOUND MONUMENT (AS NOTED)

CM = CONTROLLING MONUMENT

△ = CALCULATED POINT

\*\*THE MONUMENT DESCRIBED AND SET IN THIS CALL, IF DESTROYED DURING CONSTRUCTION, MAY BE REPLACED WITH A TXDOT TYPE II RIGHT OF WAY MARKER UPON THE COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TXDOT.

BASIS OF BEARINGS IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983 (2011), POSITION (EPOCH 2010), NORTH CENTRAL ZONE (4202). ALL COORDINATES SHOWN ARE SURFACE UNLESS OTHERWISE NOTED AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE TXDOT COMBINED SCALE FACTOR OF 1.000136506. THIS PLAT IS ACCOMPANIED BY A SEPARATE PROPERTY DESCRIPTION OF EVEN DATE.

A PLAT OF A SURVEY OF  
PARCEL 11  
FOR INTERSTATE HIGHWAY 20  
RIGHT OF WAY CSJ: 2374-04-079  
A 1266 SQ. FT., [0.0291 AC.]  
TRACT OF LAND IN THE  
STEPHEN B. McCOMMAS SURVEY  
ABSTRACT NO. 888  
CITY OF GRAND PRAIRIE  
DALLAS COUNTY, TEXAS

EXHIBIT "A"  
PAGE 3 OF 3



STANLEY M. BREWER, R.P.L.S. NO. 6072  
DATE

LINA T. RAMEY & ASSOCIATES, INC.  
3320 Belt Line Rd.  
Farmers Branch, Texas 75234  
214-979-1144  
TBPLS FIRM NO. 10140700

