

EXHIBIT "A"
DRAINAGE EASEMENT
ABANDONMENT

BEING a tract of land situated in the J. Childress Survey, Abstract No. 268, being part of that 37.40 acre tract of land described in Special Warranty Deed to GSW PHASE II BLDGS 4-5, LLC, as recorded in Document No. D216063886 in the Official Public Records of Tarrant County, Texas, and being part of Lot 1 and Lot 2, Block 1 Great Southwest Phase II Addition, an addition to the City of Grand Prairie, Texas, as recorded in Document No. D216098734 in the Official Records of Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING from a 1/2-inch found iron rod with yellow plastic cap stamped "HALFF ASSOC. INC." for the most southerly southwest corner of said Lot 2, Block 1, the northwest corner of Lot 3R, Block 1, of the Great Southwestern Development (GSD Lot 3R), an addition to the City of Grand Prairie, Texas, as recorded in Cabinet A, Slide 10277 in the Plat Records of Tarrant County, Texas (P.R.T.C.T.), and being on the east line of Lot 2R, Block 3, of the Lincoln Industrial Centre, as recorded in Cabinet A, Slide 1427, P.R.T.C.T.;

THENCE North 89 degrees 25 minutes 54 seconds East, along the south line of said Lot 2, a distance of 319.15 feet to the POINT OF BEGINNING;

THENCE North 44 degrees 25 minutes 54 seconds East, a distance of 355.43 feet to a point for corner;

THENCE North 45 degrees 34 minutes 06 seconds West, a distance of 10.00 feet to a point for corner;

THENCE North 44 degrees 25 minutes 54 seconds East, a distance of 183.80 feet to a point for corner;

THENCE North 16 degrees 36 minutes 05 seconds East, a distance of 84.81 feet to a point for corner;

THENCE South 73 degrees 23 minutes 55 seconds East, a distance of 40.00 feet to a point for corner;

THENCE South 16 degrees 36 minutes 05 seconds West, a distance of 86.75 feet to a point for corner;

THENCE South 00 degrees 34 minutes 06 seconds East, a distance of 376.12 feet to a point for corner;

THENCE South 89 degrees 25 minutes 54 seconds West, a distance of 10.00 feet to a point for corner;

THENCE South 00 degrees 34 minutes 06 seconds East, a distance of 121.53 feet to a point for corner;

THENCE South 44 degrees 25 minutes 54 seconds West, a distance of 36.41 feet to a point for corner being on the southwesterly line of said Lot 1;

THENCE North 00 degrees 34 minutes 17 seconds West, along said southwesterly line, a distance of 15.60 feet to a point for corner;

THENCE North 39 degrees 55 minutes 36 seconds West, continuing along said southwesterly line, a distance of 9.02 feet to a point for corner;

THENCE North 44 degrees 25 minutes 54 seconds East, departing said southwesterly line, a distance of 16.21 feet to a point for corner;

THENCE North 00 degrees 34 minutes 06 seconds West, a distance of 113.24 feet to a point for corner;

THENCE South 89 degrees 25 minutes 54 seconds West, a distance of 10.00 feet to a point for corner;

THENCE North 00 degrees 34 minutes 06 seconds West, a distance of 330.86 feet to a point for corner;

THENCE South 44 degrees 25 minutes 54 seconds West, a distance of 140.47 feet to a point for corner;

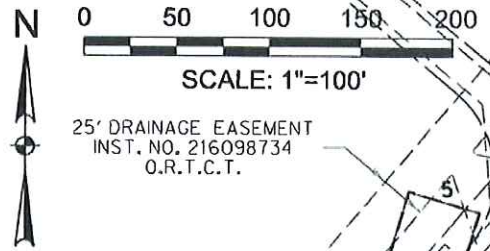
THENCE North 45 degrees 34 minutes 06 seconds West, a distance of 10.00 feet to a point for corner;

THENCE South 44 degrees 25 minutes 54 seconds West, a distance of 335.43 feet to a point for corner;

THENCE South 89 degrees 25 minutes 54 seconds West, along the south line of said Lot 2, a distance of 28.28 feet to the POINT OF BEGINNING containing 34,920 square feet or 0.8017 acres of land, more or less.

NO.	BEARING	DISTANCE(FT.)
1	N44°25'54"E	355.43
2	N45°34'06"W	10.00
3	N44°25'54"E	183.80
4	N16°36'05"E	84.81
5	S73°23'55"E	40.00
6	S16°36'05"W	86.75
7	S00°34'06"E	376.12
8	S89°25'54"W	10.00
9	S00°34'06"E	121.53
10	S44°25'54"W	36.41

NO.	BEARING	DISTANCE(FT.)
11	N00°34'17"W	15.60
12	N39°55'36"W	9.02
13	N44°25'54"E	16.21
14	N00°34'06"W	113.24
15	S89°25'54"W	10.00
16	N00°34'06"W	330.86
17	S44°25'54"W	140.47
18	N45°34'06"W	10.00
19	S44°25'54"W	335.43
20	S89°25'54"W	28.28



NORMAN UNDERWOOD SURVEY
ABSTRACT NO. 268

J. CHILDRESS SURVEY
ABSTRACT NO. 268

15' ONCOR ELECTRIC DELIVERY
COMPANY, LLC EASEMENT
INST. NO. 216098734
O.R.T.C.T.

15' WATER EASEMENT
INST. NO. 216098734
O.R.T.C.T.

LOT 2, BLOCK 1
GREAT SOUTHWEST
PHASE II ADDITION
DOC. NO. D216098734
O.R.T.C.T.

GSW PHASE II BLDGS 4-5, LLC
CALLED 37.40 AC
DOC. NO. D216063886
O.P.R.T.C.T.

60' RECIPROCAL
NO-BUILD EASEMENT
INST. NO. 216098734
O.R.T.C.T.

CITY OF GRAND PRAIRIE
20' DRAINAGE ESMT.
VOL. 15217, PG. 58
D.R.T.C.T.

25' DRAINAGE EASEMENT
INST. NO. 216098734
O.R.T.C.T.

VARIABLE WIDTH
ACCESS EASEMENT
INST. NO. 216098734
O.R.T.C.T.

25' DRAINAGE EASEMENT
INST. NO. 216098734
O.R.T.C.T.

CITY OF GRAND PRAIRIE
40' DRAINAGE ESMT.
VOL. 15217, PG. 58
D.R.T.C.T.

CITY OF GRAND PRAIRIE
40' DRAINAGE ESMT.
VOL. 15217, PG. 58
D.R.T.C.T.

LOT 1, BLOCK 1
GREAT SOUTHWEST
PHASE II ADDITION
DOC. NO. D216098734
O.R.T.C.T.

25' DRAINAGE EASEMENT
INST. NO. 216098734
O.R.T.C.T.

CITY OF GRAND PRAIRIE
20' DRAINAGE ESMT.
VOL. 15217, PG. 58
D.R.T.C.T.

RECIPROCAL NO-BUILD
RESTRICTION AGREEMENT
CC #D205363062
D.R.T.C.T.

RECIPROCAL NO-BUILD
RESTRICTION AGREEMENT
CC #D205363062
D.R.T.C.T.

25' UTILITY ESMT.
CAB. A, SLIDE 10277
P.R.T.C.T.

POINT OF
COMMENCING

POINT OF
BEGINNING

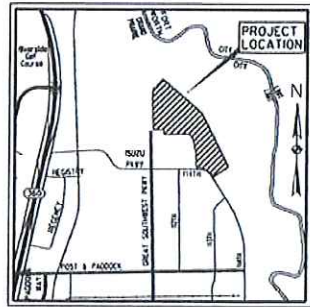
N89°25'54"E
319.15'

1/2" FIR W/
HALFF CAP

25' UTIL. ESMT.
CAB. A, SLIDE 10277
P.R.T.C.T.

15' UTIL. ESMT.
VOL. 14828, PG. 341
D.R.T.C.T.

LOT 3R, BLOCK 1
12.77 ACRES
CABINET A, SLIDE 10277
P.R.T.C.T.



LOCATION MAP
NOT TO SCALE

NOTES:

1. The Basis of Bearings is Lot 1R-land Lot 1R-2, Block 1, Stellar Way Addition, an addition to the City of Grand Prairie, Dallas County, Texas, as recorded in Instrument Number 201500300041 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.).

2. This survey was prepared without the benefit of a title commitment. Easement may exist where none are shown.

3. A legal description of even date accompanies this exhibit.

LEGEND

- FIR FOUND IRON ROD
- W/CAP WITH YELLOW CAP STAMPED "HALFF"
- 1" FIP ONE INCH FOUND IRON PIPE
- C.M. CONTROL MONUMENT
- DOC. NO. DOCUMENT NUMBER



EXHIBIT "B"

DRAINAGE EASEMENT ABANDONMENT
(34,920 OF 40,913 SQ. FT. OR 0.80 OF 0.94 ACRES)

LOT 1 & 2, BLOCK 1
GREAT SOUTHWEST PHASE II ADDITION
SITUATED IN THE
J. CHILDRESS SURVEY, ABSTRACT NO. 268
CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS
FOR

CITY OF GRAND PRAIRIE



TBPLS FIRM NO. 10029605
HALFF ASSOCIATES, INC. ENGINEERS - SURVEYORS
4000 FOSSIL CREEK BLVD. ~ FORT WORTH, TEXAS ~ 76137
SCALE: 1"=100' TELE. 817-847-1422 AVO. 30411 MARCH, 2017