

# 1. GENERAL UTILITY EASEMENT TO CITY OF GRAND PRAIRIE



## **EXHIBIT "A"** **15' GRAND PRAIRIE UTILITY EASEMENT** **ABANDONMENT**

BEING a tract of land out of the Joseph Graham Survey, Abstract No. 506, City of Grand Prairie, Dallas County, Texas, being a portion of that tract of land described in Special Warranty Deed to Mac Crossing, L.L.C., as recorded in Document No. 201700041753, of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and being a portion of Lot 2, Block 1, of Lot 1 and Lot 2, Block 1, MacArthur Crossing Addition, an addition to the City of Grand Prairie, Dallas County, Texas, as recorded in County Clerk's Document No. 201700205298 O.P.R.D.C.T., and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2-inch found iron rod with yellow plastic cap stamped "HALFF ASSOC. INC." (hereinafter referred to as "with cap") for the southeast corner of said Lot 2;

THENCE South 89 degrees 36 minutes 16 seconds West, along the south line of said Lot 2, a distance of 381.81 feet to a 1/2-inch found iron rod with cap for corner;

THENCE North 87 degrees 27 minutes 54 seconds West, continuing along said south line, a distance of 160.25 feet for the POINT OF BEGINNING being at the intersection of said south line and the east line of City of Grand Prairie 15 foot utility easement as recorded in Document No. 2000196, Page 2671 and Volume 89236, Page 1917 Deed Records Dallas County, Texas;

THENCE North 87 degrees 27 minutes 54 seconds West, continuing along said south line, a distance of 15.05 feet to a point for corner being at the intersection of said south line and the west line of said City of Grand Prairie 15 foot utility easement;

THENCE North 02 degrees 09 minutes 17 seconds West, departing said south line and along the west line of said 15 foot utility easement line, a distance of 906.94 feet to a point for corner;

THENCE North 89 degrees 45 minutes 30 seconds East, along the northern line of said 15 foot utility easement, a distance of 464.50 feet to a point for corner being at the intersection of said 15 foot utility easement line and the west line of 15 foot water line easement as recorded in said Lot 1 and Lot 2, Block 1, MacArthur Crossing Addition;

THENCE South 00 degrees 41 minutes 29 seconds East, along the west line of said 15 foot water line easement, a distance of 15.00 feet to a point for corner;

THENCE South 89 degrees 45 minutes 30 seconds West, departing said west line and along the south line of said 15 foot utility easement, a distance of 449.11 feet to a point for corner;

THENCE South 02 degrees 09 minutes 17 seconds East, along the east line of said 15 foot utility easement, a distance of 892.66 feet to the POINT OF BEGINNING AND CONTAINING 20,349 square feet or 0.4672 acres of land, more or less.

A plat accompanies this legal description.



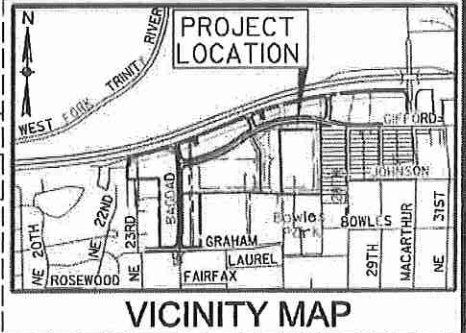
# BEARING/DISTANCE TABLE

1	S89° 36' 16"W 381.81'	3	N87° 27' 54"W 15.05'
2	N87° 27' 54"W 160.25'		

**INTERSTATE HIGHWAY 30**  
(VARIABLE WIDTH RIGHT-OF-WAY)

WARRANTY DEED  
I-30 MEYERS  
JOINT VENTURE II  
VOL. 90251, PG. 2394  
VOL. 90251, PG. 2402 &  
VOL. 90251, PG. 2410  
O.P.R.D.C.T.

4.837 ACRES



## VICINITY MAP

**GIFFORD STREET**  
75' PUBLIC RIGHT-OF-WAY

15' WATER LINE  
EASEMENT  
DOC. NO.  
201700205298  
O.P.R.D.C.T.

N89° 45' 30"E  
464.50'

S89° 45' 30"W  
449.11'

1/2" FIR  
W/ CAP  
FND MAG  
NAIL

S00° 41' 29"E  
15.00'

COGP 15' UTILITY  
EASEMENT  
VOL. 2000196, PG. 2671  
AND  
VOL. 89236, PG. 1917  
D.R.D.C.T.

UTILITY  
EASEMENT  
DOC. NO.  
201700205298  
O.P.R.D.C.T.

N02° 09' 17"E  
906.94'

20,349 SF  
0.4672 ACRE  
TRACT

15' WATER LINE  
EASEMENT  
DOC. NO. 201700205298  
O.P.R.D.C.T.

**BLOCK 1, LOT 2**  
**MacARTHUR CROSSING**  
**ADDITION**  
DOC. NO. 201700205298  
O.P.R.D.C.T.

**JOSEPH GRAHAM**  
**SURVEY,**  
**ABSTRACT NO. 506**

15' SANITARY  
SEWER EASEMENT  
VOL. 80096, PG. 284  
D.R.D.C.T.

**POINT OF  
BEGINNING**

**BURBANK GARDENS**  
**VICTOR BOWLES ESTATE**  
VOLUME 5, PAGE 109  
D.R.D.C.T.

VARIABLE WIDTH  
DRAINAGE EASEMENT  
DOC. NO. 201700205298  
O.P.R.D.C.T.

SANITARY  
SEWER EASEMENT  
DOC. 200900212973  
O.P.R.D.C.T.

**POINT OF  
COMMENCING**

0 100 200 300

SCALE: 1"=200'

A LEGAL DESCRIPTION  
ACCOMPANIES THIS EXHIBIT

## EXHIBIT "A" 15' GENERAL UTILITY EASEMENT ABANDONMENT IN THE JOSEPH GRAHAM SURVEY ABSTRACT NO. 506 CITY OF GRAND PRAIRIE, DALLAS COUNTY TEXAS

Basis of bearing is the right-of-way for Gifford Street and Bagdad Road,  
as recorded in Document No. 200900074254, of the Official Public  
Records of Dallas County, Texas.



DGN: EXH02-ABND-32079.dgn

### LEGEND

FND MAG NAIL	FOUND MAGNETIC NAIL
PFC	POINT FOR A CORNER
1/2" FIR W/ CAP (CM)	1/2" FOUND IRON ROD W/ YELLOW CAP STAMPED "HALFF ASSOC INC"
---	CONTROL MONUMENT
---	PROPERTY BOUNDARY
---	EXISTING EASEMENT LINE
---	EASEMENT TO BE ABANDONED

**PRELIMINARY**

AVO: 32709

DATE: 12/13/2018

PAGE NO.: 2 OF 2

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

12/13/2018 10:16:35 PM J:\320005\32079\CA\003\Legal\Easement Abandonment Exhibit\EXH02-ABND-32079.dgn

PG# 2/3 MON MW MR 800-218

Donlin

4600 FOSSIL CREEK BLVD., FORT WORTH, TEXAS 76137 (817) 847-1022  
TBPFS FIRM NO. 10029605

## 2. GENERAL UTILITY EASEMENT TO CITY OF GRAND PRAIRIE

### **EXHIBIT "A"** **15' GENERAL UTILITY EASEMENT** **ABANDONMENT**



BEING a tract of land out of the Joseph Graham Survey, Abstract No. 506, City of Grand Prairie, Dallas County, Texas, being a portion of that tract of land described in Special Warranty Deed to Mac Crossing, L.L.C., as recorded in Document No. 201700041753, of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and being a portion of Lot 1, Block 1, of Lot 1 and Lot 2, Block 1, MacArthur Crossing Addition, an addition to the City of Grand Prairie, Dallas County, Texas, as recorded in County Clerk's Document No. 201700205298 O.P.R.D.C.T., and being more particularly described by metes and bounds as follows:

COMMENCING at a point for corner being the southeast corner of said Lot 1 and the southwest corner of said Lot 2;

THENCE North 87 degrees 27 minutes 54 seconds West, along the south line of said Lot 1, a distance of 154.00 feet to a found Mag Nail for the common corner between said Lot 1 and the northeast corner of H.P. Garcia Elementary School, an addition to the City of Grand Prairie, Texas, as recorded in Volume 98159, Page 944 D.R.D.C.T.;

THENCE South 89 degrees 09 minutes 24 seconds West, continuing along said south line, a distance of 43.94 feet for the POINT OF BEGINNING, being at the intersection of said south line and the east line of the General Easement as recorded in Volume 75010, Page 888 Deed Records Dallas County, Texas;

THENCE South 89 degrees 09 minutes 24 seconds West, continuing along said south line, a distance of 15.01 feet to a point for corner being at the intersection of said south line and the west line of said General Easement;

THENCE North 03 degrees 03 minutes 13 seconds West, departing said south line and along the west line of said General Easement line, a distance of 201.45 feet to a point for corner;

THENCE North 88 degrees 29 minutes 53 seconds East, along the northern line of said General Easement, a distance of 15.01 feet to a point for corner;

THENCE South 03 degrees 03 minutes 13 seconds East, along the east line of said General Easement, a distance of 201.63 feet to the POINT OF BEGINNING AND CONTAINING 3,023 square feet or 0.0694 acres of land, more or less.

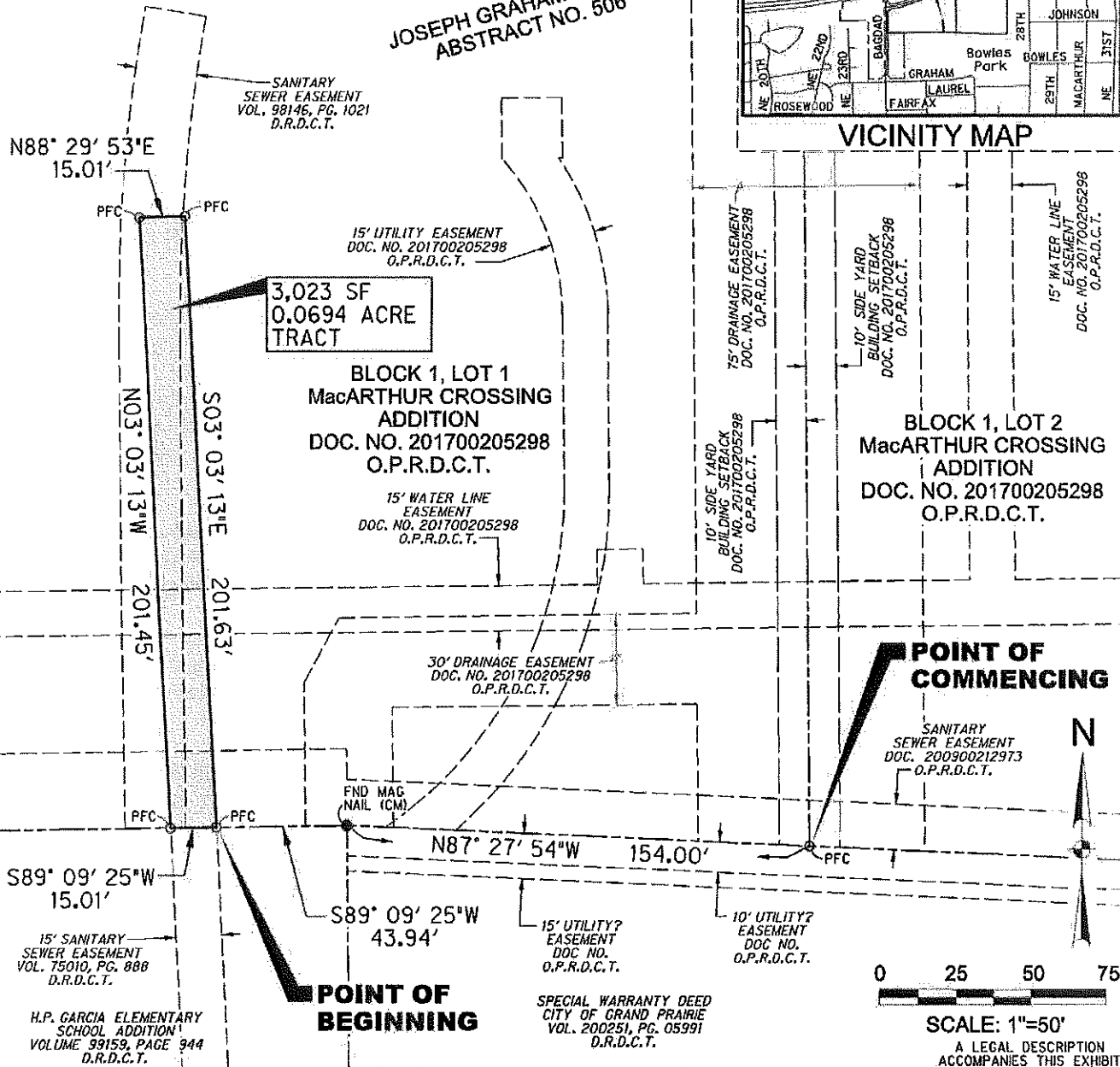
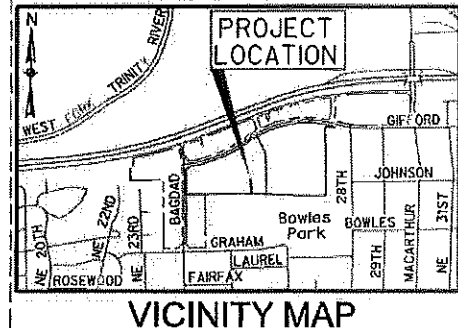
A plat accompanies this legal description.



2

SPECIAL WARRANTY DEED  
MAC CROSSING, L.L.C.  
CALLED 38.10 ACRES  
DOC. NO. 201700041753  
O.P.R.D.C.T.

JOSEPH GRAHAM SURVEY,  
ABSTRACT NO. 506



**EXHIBIT "A"**  
**15' GENERAL UTILITY**  
**EASEMENT ABANDONMENT**  
IN THE  
**JOSEPH GRAHAM SURVEY**  
**ABSTRACT NO. 506**  
**CITY OF GRAND PRAIRIE, DALLAS COUNTY TEXAS**

- LEGEND**
- FOUND MAGNETIC NAIL
  - POINT FOR A CORNER
  - (CM) CONTROL MONUMENT
  - PROPERTY BOUNDARY
  - EXISTING EASEMENT LINE
  - EASEMENT TO BE ABANDONED

**PRELIMINARY**

Basis of bearing is the right-of-way for Gifford Street and Bagdad Road,  
as recorded in Document No. 200900074254, of the Official Public  
Records of Dallas County, Texas.



DGN: EXH01-ABND-32079.dgn

AVO: 32709

DATE: 12/13/2018

PAGE NO.: 2 OF 2

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

### 3. SANITARY SEWER EASEMENT TO CITY OF GRAND PRAIRIE

3

JUL-21-98 TUE 14:11

G P DEVELOPMENT CTR

FAX NO. 972 237 8118

P.02

## CITY OF GRAND PRAIRIE SANITARY SEWER EASEMENT (WITH TEMPORARY CONSTRUCTION EASEMENT)

234206

STATE OF TEXAS

07/28/98

1112179

\$15.00

COUNTY OF DALLAS

KNOW ALL PERSONS BY THESE PRESENTS

That, I 30 MEYERS JOINT VENTURE II, a Texas joint venture, for and in consideration of the sum of ONE DOLLAR (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, does hereby grant, sell and convey to the City of Grand Prairie, Texas, 206 W. Church Street, Grand Prairie, Texas 75050, a municipal corporation, hereinafter referred to as "City", a sanitary sewer easement and the right to construct, reconstruct and perpetually maintain sanitary sewer facilities, together with all necessary appurtenances thereto, and with the right and privilege at any and all times, to enter said premises, or any part thereof, as is necessary to the proper use of any other right granted herein, and for the purpose of constructing, reconstructing and maintaining said sanitary sewer facilities, and for making connections therewith, in, upon and across that certain tract or parcel of land, described as follows:

All those certain tracts or parcels of land more fully described in field notes and a plat both marked EXHIBIT "A", attached hereto and made a part hereof for all purposes.

NOTWITHSTANDING any other right or privilege granted herein, the temporary Construction Easement described in EXHIBIT "A" will be permanently abandoned following completion of construction of said public utility or two years from the date of this instrument, whichever comes first, without any further action by the City, or Grantor, of this easement, other than this recorded document.

TO HAVE AND TO HOLD the same unto said City, its successors and assigns forever, and Grantor does hereby bind itself and its successors to WARRANT AND FOREVER DEFEND all and singular the said premises unto said City, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise.

WITNESS my hand, this 23 day of July, 1998.

I 30 MEYERS JOINT VENTURE II  
a Texas Joint Venture

By First Southwest Properties Management  
Company, Manager

By Debbie Hobbs  
Debbie Hobbs Vice President

98146 01021

JUL-21-98 TUE 14:12

G P DEVELOPMENT CTR

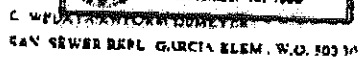
FAX NO. 972 237 8116

P. 03

## STATE OF TEXAS

COUNTY OF DALLAS

This instrument was acknowledged before me on the 23 day of July, 1998, by Debbie Hobbs Vice President of First Southwest Properties Management Company, Manager of I 30 MEYERS JOINT VENTURE II on behalf of said joint venture.



Notary Public in and for the State of

Notary's Name (Printed)

**My commission expires**

98146 01022

③

JUL-21-98 TUE 14:12

G P DEVELOPMENT CTR

FAX NO. 972 237 8116

P.04

Sanitary Sewer Replacement  
Hector P. Garcia Elementary School

EXHIBIT "A"

Being a tract of land out of the Joseph Graham Survey, Abstract No. 506 in the City of Grand Prairie, Dallas County, Texas, and being a portion of the land conveyed to I-30 Meyers Joint Venture II as recorded in Volume 90251, pages 2394, 2402 and 2410, Deed Records, Dallas County, Texas and being a twenty foot-wide sanitary sewer easement with its center line described as follows:

COMMENCING at a 5/8" Iron Rod in the north east corner of Lot 1, Block 1, Hector P. Garcia Addition, an addition to the City of Grand Prairie as recorded in Deed Records, Dallas County, Texas.

THENCE S 89° 28'56" W along the north line of the above said school tract a distance of 64.0 feet to the POINT OF BEGINNING, said point being the center line of a 20-foot wide sanitary easement.

THENCE N 00° 31'49.36" W a distance of 160 feet to a Point of Curve to the right.

THENCE along said curve Radius = 600.0 feet, Central Angle = 10° 30'15", Tangent Length = 55.15 feet, Curve Length = 110.0 feet, Chord Length = 109.95 feet, and Chord bearing = N 04° 43'18" E and containing 5400.0 square feet or 0.124 acre.

Also included in this instrument is a 30-foot wide temporary construction easement immediately adjacent to the west line of the 20-foot sanitary sewer easement. The area of the said temporary construction easement being 8100.0 square feet or 0.186 acre.

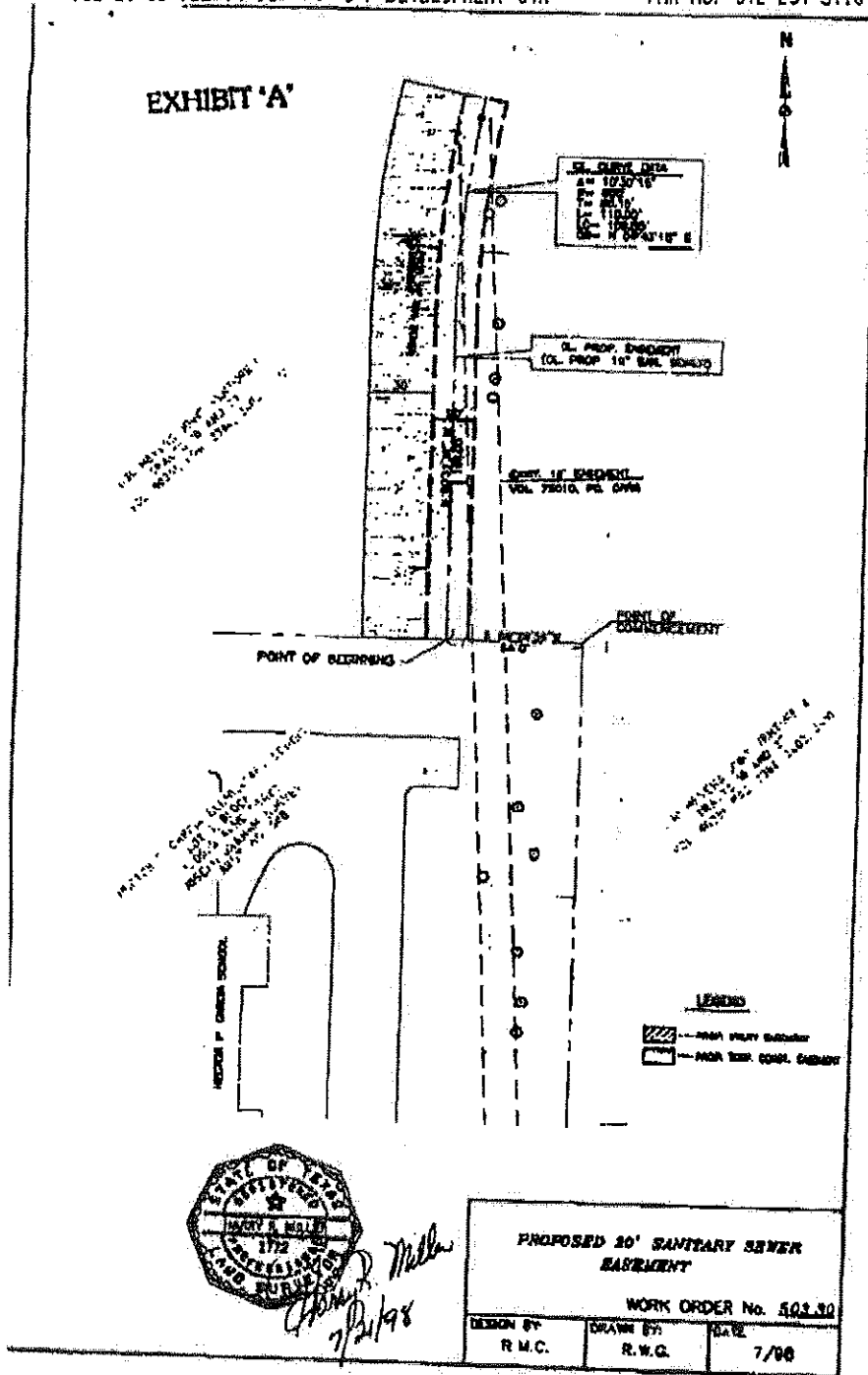
Said temporary construction easement to expire upon completion of above sanitary sewer project or two years from the date of this instrument, whichever comes first.



98146 01023

*Harry R. Miller*  
7/21/98

F. 05



42010 94188



3. SANITARY SEWER EASEMENT TO CITY OF GRAND PRAIRIE

3

FILED  
98 JUL 28 AM 9:20  
E.A. JACK  
COUNTY CLERK  
DALLAS COUNTY

CLAUDE B. BOWEN  
COUNTY CLERK, Dallas County, Texas



JUL 28 1998

Any person who signs this document is hereby certifying that the same is a true and correct copy of the original as the same appears in the records of the County of Dallas, Texas. The undersigned is a duly qualified and sworn County Clerk of Dallas County, Texas, and is authorized to execute this document.

Return to R.O.W. Agent  
City of Grand Prairie  
P.O. Box 534045  
Grand Prairie, Tx 75053-4045

Return to R.O.W. Agent  
City of Grand Prairie  
P.O. Box 534045  
Grand Prairie, Tx 75053-4045

98146 01025

# 4. SANITARY SEWER EASEMENT TO CITY OF GRAND PRAIRIE

UTILITY EASEMENT

DEED RECORD

STATE OF TEXAS X

COUNTY OF DALLAS X

KNOW ALL MEN BY THESE PRESENTS:

I, or We, MARIE J. KENNEDY and RITA KENNEDY of DALLAS County, Texas, for and in consideration of the sum of \$ 1<sup>00</sup> and other good and valuable consideration, receipt of which is hereby acknowledged, do hereby give and grant to the City of Grand Prairie, Texas, a municipal corporation of said State and County, a utility easement, for sanitary sewer, on, over and across the following described property: 7289 0 1 05/14/80

Being a tract of land out of the Joseph Graham Survey, Abstract No. 506, Dallas County, Texas, and being a portion of the land as conveyed to Marie Kennedy, a femme sole, ~~Renee Kennedy~~, and Rita Kennedy, a femme sole, and being more particularly described as follows:

BEGINNING at the northwest corner of a 6.643 acre tract as conveyed to the City of Grand Prairie by deed as recorded in Vol. 77183, page 0356-0357 of the Deed Records of Dallas County, Texas;

THENCE N 1° 15' E, a distance of 250.0 feet to a point for corner;

THENCE S 89° 33' E, a distance of 15.0 feet to a point for corner;

THENCE S 1° 15' W, a distance of 250.0 feet to a point for corner in the north line of said 6.643 acre City tract;

THENCE N 89° 33' W, along the north line of said 6.643 acre tract, a distance of 15.0 feet to the place of Beginning and containing 3750 sq. ft. or 0.086 acres of land.

Also to be included with this easement is a 15 foot temporary construction easement to be located on either side of the above described easement.

This temporary construction easement will automatically expire upon completion of the installation of sanitary sewerage improvements and the acceptance of same by the City of Grand Prairie, and restore said premises to the condition in which they were found before such work was undertaken.

TO HAVE AND TO HOLD the same perpetually to said City, its successors and assigns, together with the right and privilege at any and all times to enter upon said easement for the purpose of construction or reconstruction on and maintenance of this utility easement, upon the condition that said City and all others claiming any right or privilege hereunder, will at all times after doing any work in connection with this easement, restore said premises to the condition in which they were found before such work was undertaken and that in the use of said right and privilege herein granted to the City of Grand Prairie and its successors, will not create a nuisance.

WITNESS my, or Our, hands this 7 day of April A.D., 19 80.



David Stinson

Notary Public in and for  
Dallas County, Texas

TARRANT

Expires: Oct. 15, 1981

Marie J. Kennedy  
Rita B. Kennedy

VOLUME PAGE

80096 0284

4. SANITARY SEWER EASEMENT TO CITY OF GRAND PRAIRIE

4

CITY SECRETARY  
CITY OF GRAND PRAIRIE  
P.O. BOX 11  
GRAND PRAIRIE, TEXAS 75050

STATE OF TEXAS COUNTY OF DALLAS  
I hereby certify that this instrument was filed on the  
date and time stamped herein by me and was duly re-  
corded in the volume and page of the record records  
of Dallas County, Texas as stamped herein by me.

MAY 14 1980



*R. E. Meadows*

COUNTY CLERK, Dallas County, Texas

VOL. 1-1-1

80096 0285

00 MAY 13 AM 6:33

*R. E. Meadows*  
FILED