

EXHIBIT "A"

BEING a tract of land situated in the Allen Jenkins Survey, Abstract No. 713, Dallas County, Texas and being a portion of Lot 1, Block A of Bush & Pioneer Centre, a subdivision recorded in Instrument No. 201600194923 of the Official Public Records of Dallas County Texas, (O.P.R.D.C.T.), being located within a Water Main Easement granted to the City of Grand Prairie recorded in Instrument No. 201100217139, O.P.R.D.C.T., and being more particularly described as follows:

COMMENCING at a point for the northeast corner of said Lot 1, being the northwest corner of a cutback corner, and being in the south right-of-way of line of Southgate Drive;

THENCE South 87°54'38" West, over and across said Lot 1 and said Water Main Easement, 193.00 feet to a point for the **BEGINNING** of the herein described tract;

THENCE South 00°04'42" East, continuing over and across said Lot 1 and said Water Main Easement, 10.13 feet to a point in the south line of said Water Main Easement, from which a 5/8-inch iron rod found capped (stamped "KHA") for the southeast corner of said Lot 1 bears, South 14°37'46" East, 788.98 feet;

THENCE South 89°43'12" West, continuing over and across said Lot 1, and along the south line of said Water Main Easement, 188.34 feet to a point;

THENCE North 00°04'42" West, continuing over and across said Lot 1 and said Water Main Easement, 9.18 feet to a point, from which a northeast corner of said Lot 1 bears, North 74°55'07" West, 26.41 feet;

THENCE continuing over and across said Lot 1 and said Water Main Easement the following courses:


North 89°42'48" East, 8.16 feet to a point;

North 00°17'12" West, 1.58 feet to a point;

North 89°55'18" East, 180.18 feet to the **POINT OF BEGINNING** and containing 1,957 square feet or 0.045 acres of land.

WATER MAIN EASEMENT ENCROACHMENT EXHIBIT

ALLEN JENKINS SURVEY
ABSTRACT NO. 713
CITY OF GRAND PRAIRE
DALLAS COUNTY, TEXAS


DANIEL R. ARTHUR
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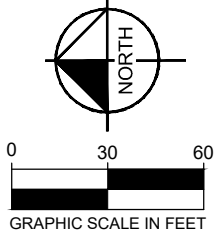
Kimley»Horn

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| Scale | Drawn by | Checked by | Date | Project No. | Sheet No. |
|-------|----------|------------|-----------|-------------|-----------|
| N/A | MJS | KHA | Mar. 2024 | 064125093 | 1 OF 2 |

EXHIBIT "A"



P.O.C.

CITY OF GRAND PRAIRIE
WATER MAIN ESMT.
INST. NO. 201100217139

LINE TABLE

| NO. | BEARING | LENGTH |
|-----|-------------|---------|
| L1 | S00°04'42"E | 10.13' |
| L2 | S89°43'12"W | 188.34' |
| L3 | N00°04'42"W | 9.18' |
| L4 | N89°42'48"E | 8.16' |
| L5 | N00°17'12"W | 1.58' |
| L6 | N89°55'18"E | 180.18' |

P.O.B.

S14°37'46"E 788.98'

SOUTHGATE DRIVE

LOT 1, BLOCK A
BUSH & PIONEER CENTRE
INSTRUMENT NO. 201500252467
O.P.R.D.C.T.

0.045 ACRES
1,957 SQ. FT.

N74°55'07"W
26.41'


CITY OF GRAND PRAIRIE
WATER MAIN ESMT.
INST. NO. 201100217139

NOTE:

Bearing system based on the Texas State Plane Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

WATER MAIN EASEMENT ENCROACHMENT EXHIBIT

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| 1" = 60' | MJS | KHA | Mar. 2024 | 064125093 | 2 OF 2 |