

# EXHIBIT "A-1"

**METES AND BOUNDS DESCRIPTION OF  
0.265 ACRE (11553 Sq. Ft.) SANITARY SEWER EASEMENT,  
ON THE PROPERTY OF GRAND PRAIRIE HOUSING FINANCE CORPORATION  
CITY OF GRAND PRAIRIE  
PABLO MANSOLA SURVEY A-991 and  
DALLAS COUNTY, TEXAS**

Being 0.265 acres (11553 square feet) of land, situated in the Pablo Mansola Survey A-991, Dallas County, Texas, and being a portion of a tract of record in Volume 95041, Page 3917, Dallas County Deed Records (DCDR), said 0.265 acres (11553 square feet) of land being more particularly described by metes and bounds as follows;

**BEGINNING** at a point in the west boundary line of the above mentioned tract of record in Volume 95041, Page 3917 DCDR, the same being the east boundary line of a 12.257 acre tract of record in instrument number 202000045350, DCDR, and having Texas State Plane Coordinate System (NAD83) North Central zone values of N=6946034.34 and E=2423205.31;

**THENCE** N 84°03'11" W, along the common line between 12.257 acre tract and said tract of record in Volume 95041, Page 3917, DCDR, a distance of 12.08 feet, to an angle point;

**THENCE** N 36°53'10" W, continuing along said common line, a distance of 56.45 feet, to a point for corner;

**THENCE** N 29°50'24" W, a distance of 48.35 feet, to a point for corner;

**THENCE** N 01°42'35" E, a distance of 274.04 feet, to a point for corner;

**THENCE** N 15°26'16" W, a distance of 101.90 feet, to a point for corner, a ½" iron rod with a plastic cap found at an angle point in said common line bears S 46°15'02" W, 8.59 feet;

**THENCE** N 43°40'31" W, a distance of 106.46 feet, to the point of intersection with said common line, a ½" iron rod with a plastic cap found at an angle point in said common line bears S 44°10'22" W, 16.82 feet;

**THENCE** N 44°10'22" E, a distance of 20.01 feet, to a point for corner;

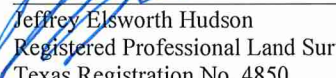
**THENCE** S 43°40'31" E, a distance of 112.24 feet, to a point for corner;

**THENCE** S 15°26'16" E, a distance of 109.34 feet, to a point for corner;

**THENCE** S 01°42'35" E, a distance of 271.99 feet, to a point for corner;

**THENCE** S 26°50'24" E, a distance of 106.01 feet, to the **PLACE OF BEGINNING**, and containing, 0.265 acres, (11553 square feet), of land, more or less.

Bearings and coordinates are based on the Texas State Plane Coordinate System (NAD83) North Central Zone. This description and corresponding plat were prepared from a survey made on the ground under my supervision.

  
Jeffrey Elsworth Hudson  
Registered Professional Land Surveyor  
Texas Registration No. 4850  
KSA ENGINEERS INC.  
TBPELS Firm Reg No. 1011500

Date

8-11-2024



# EXHIBIT "A-1"

PABLO MANSOLA SURVEY  
A-991

BENJAMIN ADAIR SURVEY  
A-19

S 44°10'22" W  
16.82'

Fnd 1/2" IR w/cap

Fnd 1/2" IR w/cap  
S 46°15'02" W, 8.59'

Variable Width Temporary  
Construction Easement

0.265 ACRES (11553 sq. ft.)  
SANITARY SEWER  
EASEMENT

Variable Width Temporary  
Construction Easement

12.257 Ac  
City of Grand Prairie, Texas  
int202000045350

Grand Prairie Housing Finance Corporation  
Vol. 95041, Page 3917

LINE	BEARING	DISTANCE
L1	N 84°03'11" W	12.08'
L2	N 36°53'10" W	56.45'
L3	N 26°50'24" W	48.35'
L4	N 15°26'16" W	101.90'
L5	N 4°34'03" W	106.46'
L6	N 44°10'22" E	20.01'
L7	S 43°40'31" E	112.24'
L8	S 15°26'16" E	109.34'
L9	S 29°28'02" E	109.41'

P.O.B.  
N:6946034.69  
E:2423201.50

6.79 Ac  
1933 State Partners LLC.,  
INT 202200322133

3.694 Ac  
DRTCO, Inc.  
Vol. 69225, Pg. 782

- o Indicates 1/2" Iron rod with a plastic cap stamped  
"KSA ENG" set for corner unless otherwise noted.

Bearings based on the Texas State Plane Coordinate  
System (NAD 83), North Central Zone.

This plat and corresponding metes and bounds  
description were prepared from a survey made  
on the ground under my supervision.

*Jeffrey Elsworth Hudson*  
Jeffrey Elsworth Hudson  
Registered Professional Land Surveyor  
Texas Registration No. 4850

Date



0 100  
SCALE: 1"=100'

**KSA**

140 E. Tyler St., Suite 600 Longview, Texas 75601  
T. 903-236-7700 F. 903-236-7779  
www.ksaeng.com  
TBPLS FIRM REG. NO. 1011500

CITY OF GRAND PRAIRIE  
PABLO MANSOLA SURVEY A-991  
DALLAS COUNTY, TEXAS

0.265 ACRES (11553 sq. ft.)  
SANITARY SEWER EASEMENT  
ON THE PROPERTY OF  
GRAND PRAIRIE HOUSING FINANCE  
CORPORATION