



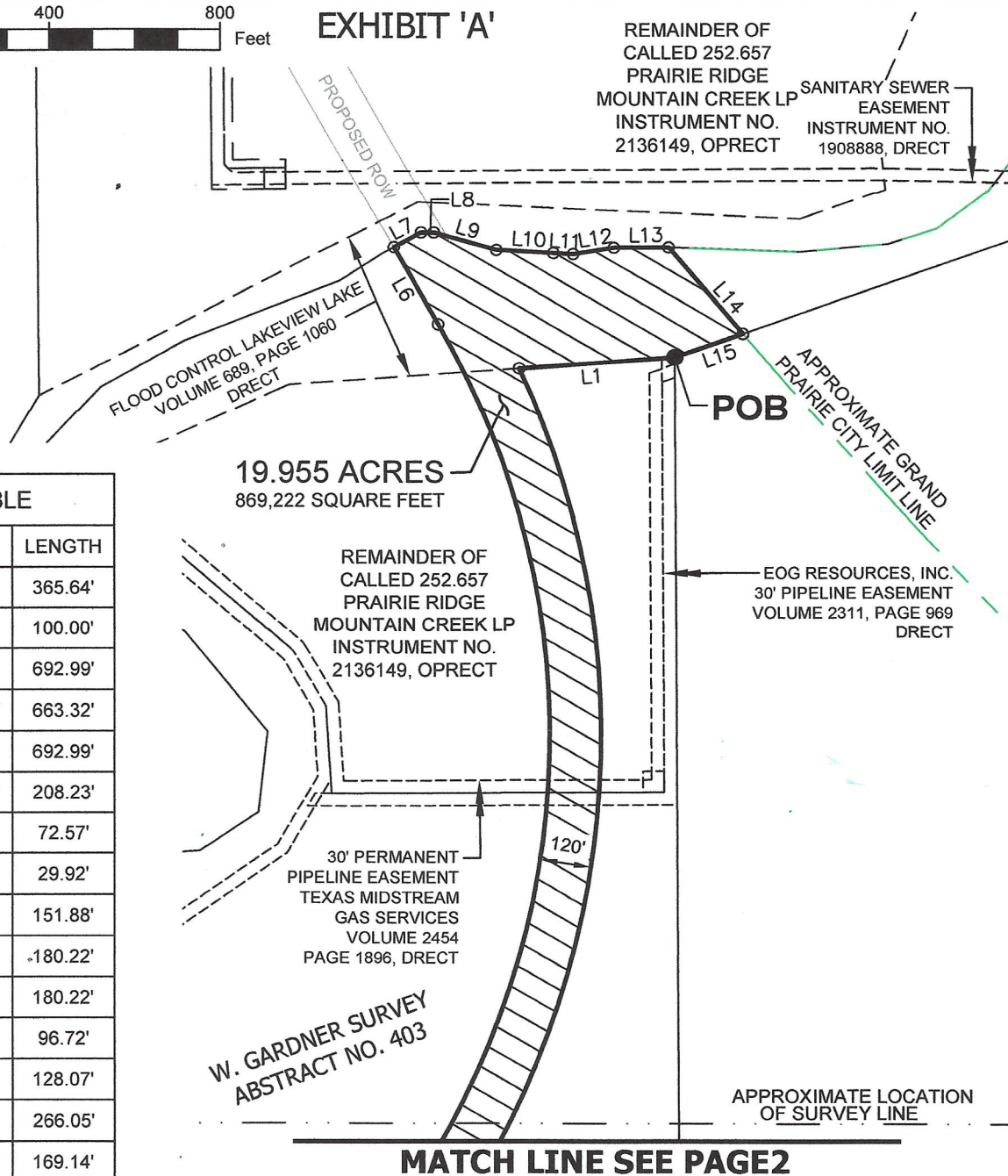
SCALE
1" = 400'

0 400 800 Feet

EXHIBIT 'A'

REMAINDER OF
CALLED 252.657
PRAIRIE RIDGE
MOUNTAIN CREEK LP
INSTRUMENT NO.
2136149, OPRECT

SANITARY SEWER
EASEMENT
INSTRUMENT NO.
1908888, DRECT



LINE TABLE

NO.	BEARING	LENGTH
L1	S85°56'28"W	365.64'
L2	S43°25'26"E	100.00'
L3	S59°37'22"W	692.99'
L4	N00°46'38"W	663.32'
L5	N59°37'22"E	692.99'
L6	N30°00'27"W	208.23'
L7	N61°33'55"E	72.57'
L8	S89°59'26"E	29.92'
L9	S74°07'49"E	151.88'
L10	S86°59'45"E	180.22'
L11	S86°59'45"E	180.22'
L12	N81°10'00"E	96.72'
L13	N89°40'15"E	128.07'
L14	S40°49'20"E	266.05'
L15	S70°47'56"W	169.14'

NOTES:

1. OPRJCT = Official Public Records, Johnson County, Texas
2. DRJCT = Deed Records, Johnson County, Texas
3. DRECT = Deed Records, Ellis County, Texas
4. POC = Point of Commencing / POB = Point of Beginning

A metes and bounds description of even
date accompanies this exhibit.

YAZEL PEEBLES & ASSOCIATES LLC

P.O. Box 210097
Bedford, TX 76095

TBPELS 10194022

817.268.3316

ypassociates.com

info@ypassociates.com



FEBRUARY 26, 2025

LAND SWAP

19.955 ACRE TRACT

BEING PART OF A TRACT OF LAND TO PRAIRIE RIDGE
MOUNTAIN CREEK LP AND A TRACT OF LAND TO
PRAIRIE RIDGE NORTH LP

SITUATED IN THE W. GARDNER SURVEY ABSTRACT
NO. 403, THE R. WINES SURVEY ABSTRACT NO. 1178,
AND THE I. GARDNER SURVEY ABSTRACT NO. 1291
ELLIS COUNTY, TEXAS

This document was prepared under 22 TAC §663.21, does not reflect the
results of an on the ground survey, and is not to be used to convey or
establish interests in real property except those rights and interests
implied or established by the creation or reconfiguration of the boundary
of the political subdivision for which it was prepared.



SCALE
1" = 400'

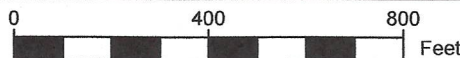
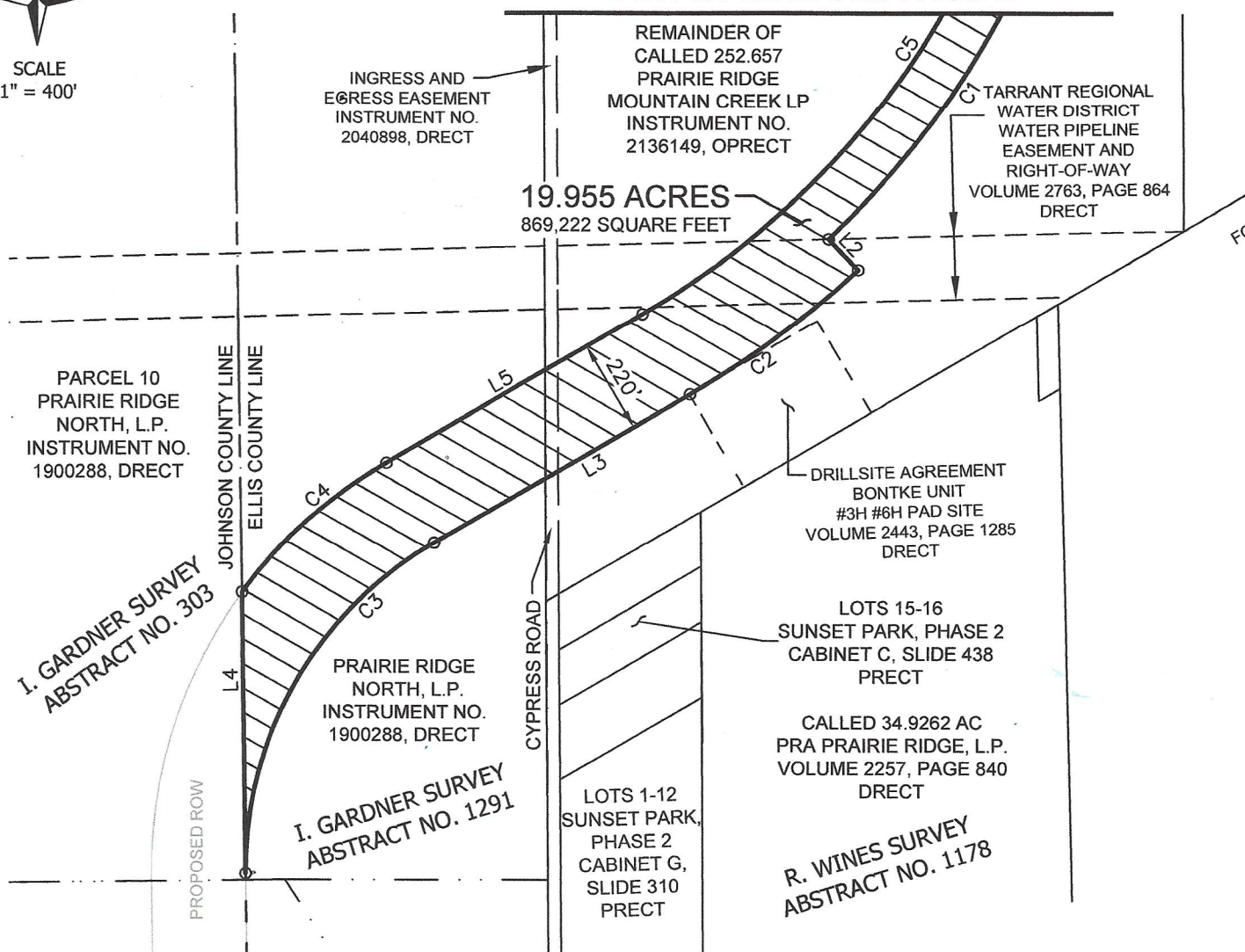


EXHIBIT 'A'

MATCH LINE SEE PAGE 1



CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	71°27'42"	2060.00'	2569.32'	S10°50'43"W	2405.99'
C2	13°02'48"	2160.00'	491.85'	S53°05'58"W	490.79'
C3	60°24'00"	890.00'	938.22'	S29°25'22"W	895.38'
C4	23°42'09"	1110.00'	459.19'	N47°46'17"E	455.93'
C5	89°37'49"	1940.00'	3034.83'	N14°48'28"E	2734.71'

NOTES:

1. OPRJCT = Official Public Records, Johnson County, Texas
2. DRJCT = Deed Records, Johnson County, Texas
3. DRECT = Deed Records, Ellis County, Texas
4. POC = Point of Commencing / POB = Point of Beginning

A metes and bounds description of even date accompanies this exhibit.

YAZEL PEEBLES & ASSOCIATES LLC

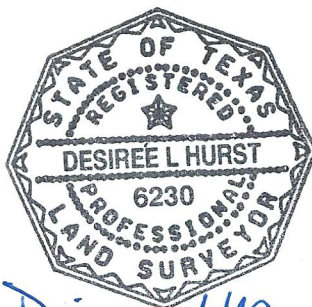
P.O. Box 210097
Bedford, TX 76095

TBPELS 10194022

817.268.3316

ypassociates.com

info@ypassociates.com



Desiree L. Hurst
FEBRUARY 26, 2025

LAND SWAP

19.955 ACRE TRACT

BEING PART OF A TRACT OF LAND TO PRAIRIE RIDGE MOUNTAIN CREEK LP AND A TRACT OF LAND TO PRAIRIE RIDGE NORTH LP SITUATED IN THE W. GARDNER SURVEY ABSTRACT NO. 403, THE R. WINES SURVEY ABSTRACT NO. 1178, AND THE I. GARDNER SURVEY ABSTRACT NO. 1291 ELLIS COUNTY, TEXAS

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

EXHIBIT 'A'

METES AND BOUNDS DESCRIPTION

BEING a 19.955 acre tract of land situated in the W. Gardner Survey, Abstract Number 403, and the R. Wines Survey, Abstract Number 1178, in, Ellis County, Texas, and being a portion of a 252.657 acre tract of land described in Special Warranty Deed to Prairie Ridge Mountain Creek LP recorded in Instrument Number 2136149, Official Public Records, Ellis County, Texas (OPRECT) and being a portion of tract of land described in Special Warranty Deed to Prairie Ridge North LP recorded in Instrument Number 1900288, Deed Records, Ellis County, Texas (DRECT), said 19.955 acre tract being more particularly described as follows:

BEGINNING at an inner ell corner along the east line of said Prairie Ridge Mountain Creek tract;

THENCE over and across said Prairie Ridge Mountain Creek tract and said Prairie Ridge North tract the following eleven (11) courses and distances:

1. South 85° 56' 28" West for a distance of 365.64 feet to the beginning of a non-tangent curve to the right and having a radius of 2060.00 feet;
2. Southerly along said curve to the right through an angle of 71° 27' 42" and whose chord bears South 10° 50' 43" West for a distance of 2405.99 feet to a point;
3. South 43° 25' 26" East for a distance of 100.00 feet to the beginning of a non-tangential curve to the right and having a radius of 2160.00 feet;
4. Southerly along said curve to the right through an angle of 13° 02' 48" and whose chord bears South 53° 05' 58" West for a distance of 490.79 feet;
5. South 59° 37' 22" West, for a distance of 692.99 feet to the beginning of a curve to the left and having a radius of 890.00 feet;
6. Southerly along said curve to the left through an angle of 60° 24' 00" and whose long chord bears South 29° 25' 22" West for a distance of 895.38 feet to a point in the Ellis County Johnson County line;
7. North 00° 46' 38" West, with said County Line, for a distance of 663.32 feet to the beginning of a non-tangential curve to the right and having a radius of 1110.00 feet;
8. Northerly along said curve to the right through an angle of 23° 42' 09" and whose long chord bears North 47° 46' 17" East for a distance of 455.93 feet;
9. North 59° 37' 22" East for a distance of 692.99 feet to the beginning of a curve to the left and having a radius of 1940.00 feet;
10. Northerly along said curve to the left through an angle of 89° 37' 49" and whose long chord bears North 14° 48' 28" East for a distance of 2734.71 feet;
11. Thence North 30° 00' 27" West for a distance of 208.23 feet to the approximate centerline of Mountain Creek, a tributary of the Mountain Creek Watershed of the Trinity River Watershed

THENCE with the approximate centerline of said Mountain Creek the following six (6) courses and distances:

1. North 61° 33' 55" East for a distance of 72.57 feet to a point;
2. South 89° 59' 26" East for a distance of 29.92 feet to a point;
3. South 74° 07' 49" East for a distance of 151.88 feet to a point;
4. South 86° 59' 45" East for a distance of 180.22 feet to a point;
5. North 81° 10' 00" East for a distance of 96.72 feet to a point;
6. North 89° 40' 15" East for a distance of 128.07 feet to a point on the City of Grand Prairie City Limit line;

THENCE South 40° 49' 20" East, with said City Limit Line, for a distance of 266.05 feet to a point on the East line of said Prairie Ridge Mountain Creek tract;

THENCE South 70° 47' 56" West, a distance of 169.14 feet to the POINT OF BEGINNING and containing 19.955 acres of land, more or less.

An exhibit of even date accompanies this
metes and bounds description.

**YAZEL PEEBLES &
ASSOCIATES LLC**

P.O. Box 210097
Bedford, TX 76095

TBPELS 10194022

817.268.3316

ypassociates.com

info@ypassociates.com



LAND SWAP

19.955 ACRE TRACT

BEING PART OF A TRACT OF LAND TO PRAIRIE RIDGE
MOUNTAIN CREEK LP AND A TRACT OF LAND TO
PRAIRIE RIDGE NORTH LP

SITUATED IN THE W. GARDNER SURVEY ABSTRACT
NO. 403, THE R. WINES SURVEY ABSTRACT NO. 1178,
AND THE I. GARDNER SURVEY ABSTRACT NO. 1291
ELLIS COUNTY, TEXAS

This document was prepared under 22 TAC §663.21, does not reflect the
results of an on the ground survey, and is not to be used to convey or
establish interests in real property except those rights and interests
implied or established by the creation or reconfiguration of the boundary
of the political subdivision for which it was prepared.

