

# EXHIBIT "A-2"

**METES AND BOUNDS DESCRIPTION OF  
0.205 ACRE (8961 Sq. Ft.) TEMPORARY CONSTRUCTION EASEMENT,  
IN TWO PARTS  
ON THE PROPERTY OF GRAND PRAIRIE HOUSING FINANCE CORPORATION  
CITY OF GRAND PRAIRIE  
PABLO MANSOLA SURVEY A-991 and  
DALLAS COUNTY, TEXAS**

Being 0.205 acres (8961 square feet) of land, in two parts, 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 0.205 acres (8961 square feet) of land, in two parts, being more particularly described by metes and bounds as follows;

**PART 1, 0.051 ACRES (2243 sq. ft.)**

**BEGINNING** at a point in the northwest 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=6946587.37 and E=2423042.72;

**THENCE** N 44°10'22" E, along said northwest boundary line, a distance of 10.01 feet, to a point for corner;

**THENCE** S 43°40'31" E, a distance of 115.13 feet, to a point for corner;

**THENCE** S 15°26'16" E, a distance of 111.85 feet, to a point for corner;

**THENCE** S 74°33'44" W, a distance of 10.00 feet, to a point for corner;

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

**THENCE** N 43°40'31" W, a distance of 112.24 feet, to the **PLACE OF BEGINNING**, and containing, 0.051 acres, (2243 square feet), of land, more or less.

**PART 2, 0.154 ACRES (6718 sq. ft.)**

**BEGINNING** at a point in the northwest 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=6946565.84 and E=2423021.80, a ½" iron rod with a plastic cap found at the most westerly corner of said tract of record in Volume 95041, Page 3917, DCDR bears S 44°10'22" W, 6.81 feet;

**THENCE** N 44°10'22" E, a distance of 10.01 feet, to a point for corner;

**THENCE** S 43°40'31" E, a distance of 106.46 feet, to a point for corner;

**THENCE** S 15°26'16" E, a distance of 101.90 feet, to a point for corner;

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

**THENCE** S 26°50'24" E, a distance of 48.35 feet, to the point of intersection with the east boundary line of said 12.257 acre tract;

**THENCE** N 36°53'10" W, along said east boundary line, a distance of 70.36 feet, to a point for corner;

**THENCE** N 01°42'35" W, a distance of 172.25 feet, to the point of intersection with said east boundary line;

**THENCE** N 15°16'58" E, along said east boundary line, a distance of 1.40 feet, to a point for corner;

**THENCE** N 07°04'54" E, continuing along said east boundary line, a distance of 89.22 feet, to a point for corner;

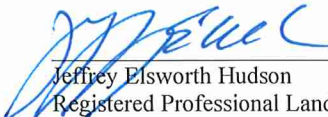
**THENCE** N 16°43'02" W, continuing along said east boundary line, a distance of 95.02 feet, to a ½" iron rod with a plastic cap found for corner;

## EXHIBIT "A-2"

THENCE N 48°06'51" W, continuing along said east boundary line, a distance of 18.21 feet, to a point for corner;  
THENCE N 43°40'31" W, a distance of 87.93 feet, to the **PLACE OF BEGINNING**, and containing, 0.154 acres, (6718 square feet), of land, more or less.

The above described two parts contain a total of 0.205 acres (8961 square feet) of land for temporary construction easement.

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-2"

BENJAMIN ADAIR SURVEY  
A-19

P.O.B.  
N:6946587.37  
E:2423042.72

P.O.B.  
N:6946565.84  
E:2423021.80  
IR Found, Bears  
S 44°10'22" W  
6.81'

PABLO MANSOLA SURVEY  
A-991

Temporary Construction  
Easement Part 1  
0.051 Ac. (2243 sq. ft.)



0 100  
SCALE: 1"=100'

Grand Prairie Housing Finance Corporation  
Vol. 95041, Page 3917

Temporary Construction  
Easement Part 2  
0.154 Ac. (6718 sq. ft.)

12.257 Ac  
City of Grand Prairie, Texas  
int202000045350

LINE	BEARING	DISTANCE
L1	N 44°10'22" E	10.01'
L2	S 74°33'44" W	10.00'
L3	N 15°26'16" W	109.34'
L4	N 43°40'31" W	112.24'
L5	N 44°10'22" E	10.01'
L6	S 43°40'31" E	106.46'
L7	S 15°26'16" E	101.90'
L8	S 26°50'24" E	48.35'
L9	N 36°53'10" W	70.36'
L10	N 15°16'58" E	1.40'
L11	N 07°04'54" E	89.22'
L12	N 48°06'51" W	18.21'
L13	N 43°40'31" W	87.93'

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  
Registered Professional Land Surveyor  
Texas Registration No. 4850

Date



**KSA**

140 E. Tyler St., Suite 600 Longview, Texas 75601  
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TBPLS FIRM REG. NO. 1011500

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

0.205 ACRES (8961 sq. ft.)  
TEMPORARY CONSTRUCTION  
EASEMENT, IN TWO PARTS  
ON THE PROPERTY OF  
GRAND PRAIRIE HOUSING FINANCE  
CORPORATION