

## Exhibit "A"

**UTILITY EASEMENT  
PART OF LOT 1, BLOCK 1  
LANDMARK AT THE GROVE ADDITION  
JOHN SPOON SURVEY, ABSTRACT NO. 1326  
CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS**

### EASEMENT DESCRIPTION

**BEING** a tract of land situated in the John Spoon Survey, Abstract No. 1326, Dallas County, Texas and being part of Lot 1, Block 1, Landmark at the Grove Addition, an addition to the City of Grand Prairie, according to the plat recorded in Instrument No. 202100349734, Official Public Records, Dallas County, Texas, and being part of a tract of land described as TRACT 1 in Special Warranty Deed to BLUSV I TX 804 WEST SHADY GROVE ROAD LLC, recorded in Instrument No. 202200243221 of said Official Public Records, and being more particularly described as follows:

**COMMENCING** at a 5/8-inch iron rod with plastic cap stamped "KHA" found for the northwest corner of said Lot 1 and the northeast corner of a called 14.3238 acre tract described in Deed without Warranty to Scannell Properties #741, LLC, recorded in Instrument No. 202400090404 of said Official Public Records, in the south line of a tract of land described in Warranty Deed to Robert M. Nelson recorded in Volume 84094, Page 4806, Deed Records, Dallas County, Texas, from which a 1/2-inch iron rod with plastic cap stamped "FELS" found bears North 15°43'08" East, 6.74 feet, from said point a 5/8-inch iron rod with plastic cap stamped "KHA" found bears South 89°57'15" West, 513.97 feet;

**THENCE** departing said south line of the Robert M. Nelson tract, over and across said Lot 1, the following courses and distances:

South 08°11'30" East, a distance of 91.73 feet to the **POINT OF BEGINNING**;

South 89°22'04" East, a distance of 15.70 feet to a point for corner;

South 00°37'56" West, a distance of 23.48 feet to a point for corner in a north line of an existing Utility Easement dedicated by said Landmark at the Grove Addition;

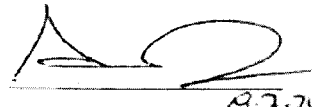
**THENCE** continuing over and across said Lot 1, with said north line of the Utility Easement, the following courses and distances:

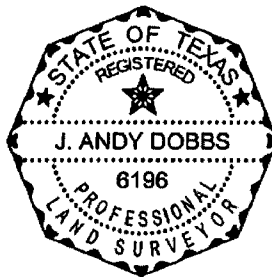
North 45°02'46" West, a distance of 7.29 feet to a point for corner;

South 44°57'14" West, a distance of 15.00 feet to a point for corner;

**THENCE** departing said north line of the Utility Easement, continuing over and across said Lot 1, North 00°37'56" East, a distance of 29.12 feet to the **POINT OF BEGINNING** and containing 358 square feet or 0.0082 acres of land.

The basis of bearings is based on State Plane Coordinate System, Texas North Central Zone 4202, North American datum of 1983 (2011).

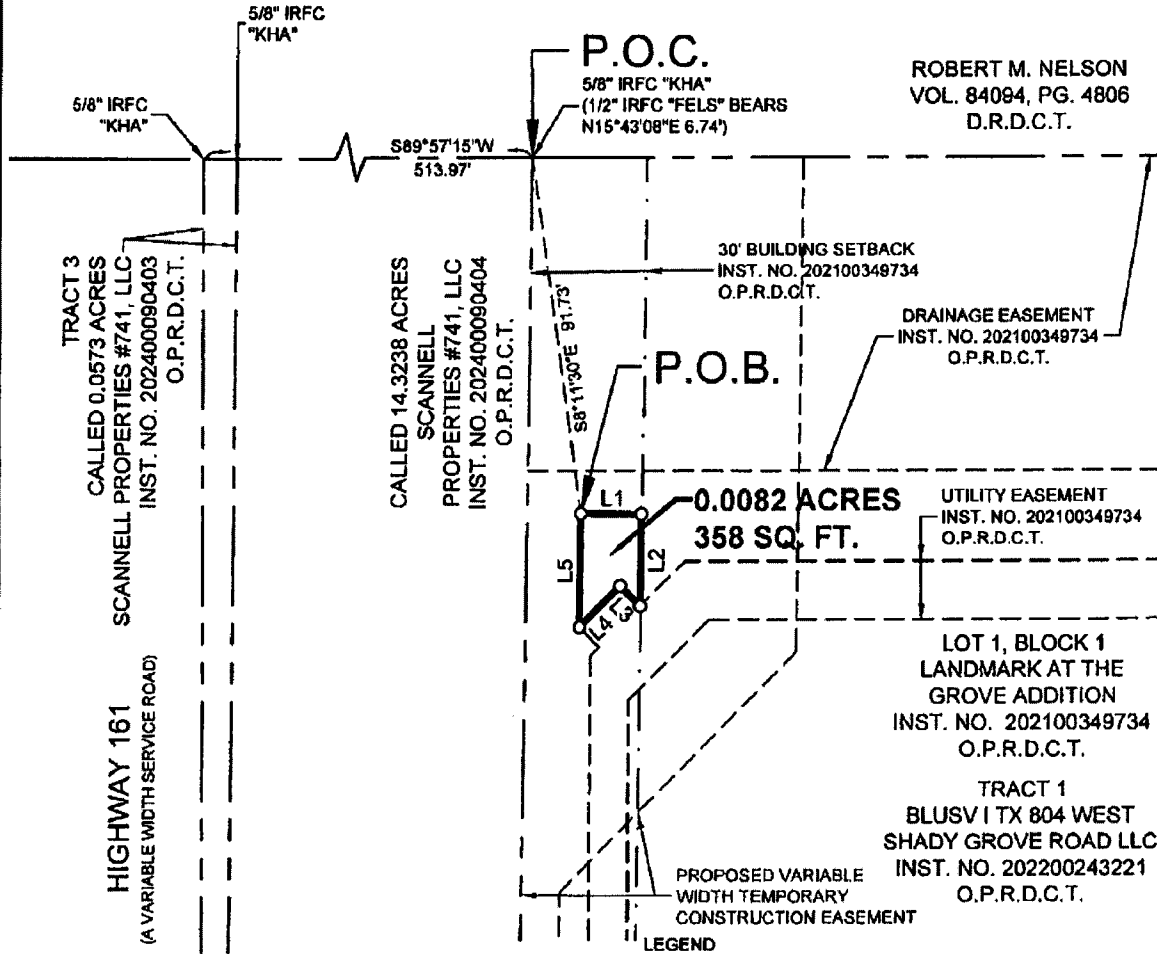
  
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JZ	JAD	Aug. 2024	064493221	1 OF 2

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LINE TABLE		
NO.	BEARING	LENGTH
L1	S89°22'04"E	15.70'
L2	S00°37'56"W	23.48'
L3	N45°02'46"W	7.29'
L4	S44°57'14"W	15.00'
L5	N00°37'56"E	29.12'

The basis of bearings is based on State Plane Coordinate System, Texas North Central Zone 4202, North American datum of 1983 (2011).

# Kimley»»Horn

Tel No. (468) 718-8849

<u>Scale</u> 1" = 40'	<u>Drawn by</u> JZ	<u>Checked by</u> JAD	<u>Date</u> AUG. 2024	<u>Project No.</u> 064483221	<u>Sheet No.</u> 2 OF 2
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