

**METES AND BOUNDS DESCRIPTION OF
0.486 ACRE (21183 Sq. Ft.) SANITARY SEWER EASEMENT
ON THE PROPERTY OF CONCETTA M. NOLAN
CITY OF GRAND PRAIRIE
PABLO MANSOLA SURVEY A-991 and
ALLEN JENKINS SURVEY A-713
DALLAS COUNTY, TEXAS**

Being 0.486 acres (21183 square feet) of land, situated in the D. R. Cameron Survey, A-295, the Pablo Mansola Survey A-991 and the Allen Jenkins Survey A-713, Dallas County, Texas, and being a portion of a 11.79 acre tract, of record in Volume 98144, Page 8436, Dallas County Deed Records (DCDR), said 0.486 acres (21183 square feet) of land being more particularly described by metes and bounds as follows;

BEGINNING at a point in the north boundary line of the above mentioned 11.79 acre tract, the same being the southeast corner of a 6.79 acre tract of record in instrument number 202200322133 DCDR, the same also being the southwest corner of a 3.694 acre tract of record in Volume 69255, Page 782 DCDR, and having Texas State Plane Coordinate System (NAD83) North Central zone values of N=6945440.62 and E=2422909.91, a ½" iron rod found bears N 02°07'19" E, 62.64 feet;

THENCE S 89°55'20" E, continuing along said north boundary line, the same being the south boundary line of a 3.694 acre tract of record in Volume 69225, Page 782 DCDR, a distance of 107.72 feet, to a point for corner;

THENCE S 84°03'56" W, a distance of 86.00 feet, to a point for corner;

THENCE S 35°44'33" W, a distance of 269.17 feet, to a point for corner;

THENCE S 00°23'32" W, a distance of 260.53 feet, to a point for corner;

THENCE S 03°20'07" W, a distance of 401.56 feet, to a point for corner;

THENCE S 06°43'56" W, a distance of 98.79 feet, to the point of intersection with the south boundary line of said 11.79 acre tract, a 1 1/2" iron rod found bears S 83°47'57" E, 68.91 feet;

THENCE N 83°47'57" W, along said south boundary line, the same being the north right-of-way line of West Pioneer Parkway, a distance of 20.00 feet, to a point for corner, a ½" iron rod found bears N 83°47'57" W, 5.83 feet;

THENCE N 06°43'56" E, a distance of 98.38 feet, to a point for corner;

THENCE N 03°20'07" E, a distance of 400.45 feet, to a point for corner;

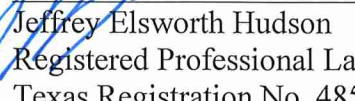
THENCE N 00°23'32" E, a distance of 266.39 feet, to a point for corner;

Exhibit "A-1"

THENCE N 35°44'33" E, a distance of 247.68 feet, to a point for corner;

THENCE N 27°21'02" E, a distance of 22.48 feet, to the **PLACE OF BEGINNING**, and containing, 0.486 acres (21183 square feet) of land, more or less.

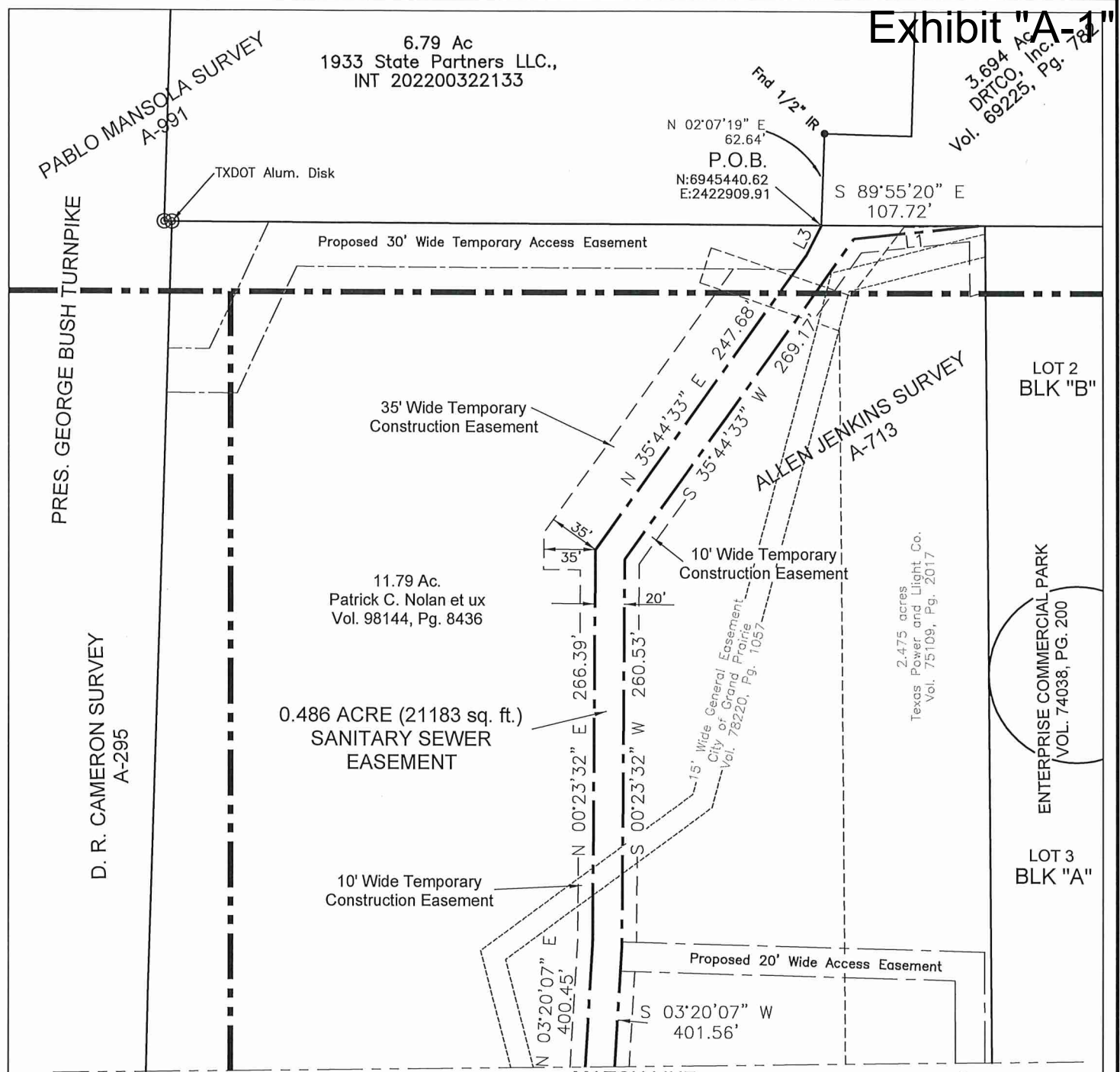
Bearings and coordinates are based on the Texas State Plane Coordinate System (NAD83) North Central Zone. This description and corresponding plat were prepared from a survey made on the ground under my supervision.


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

6 Feb 2025

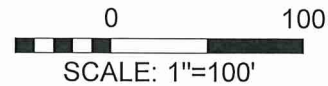
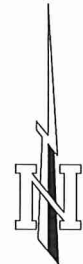
Date



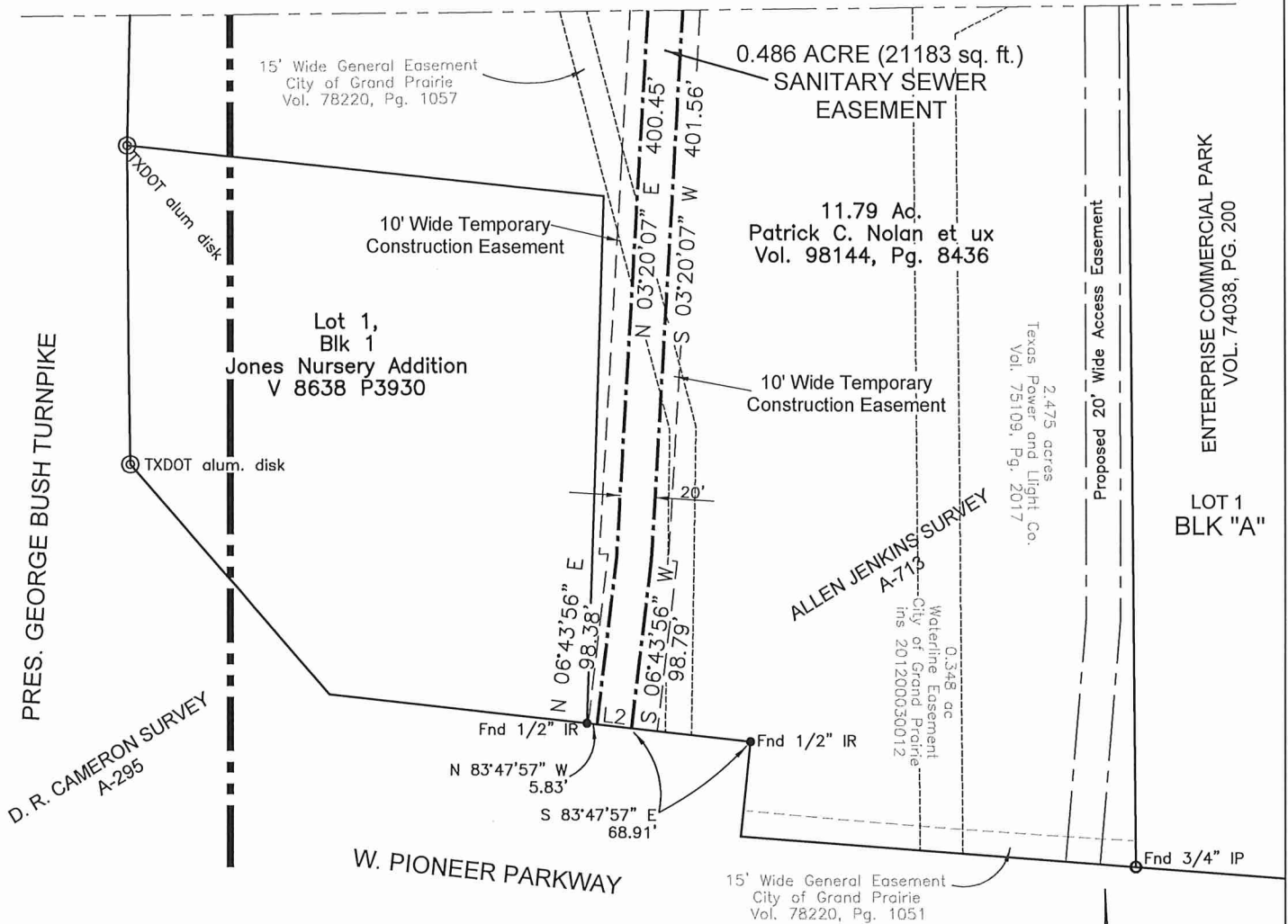


LINE	BEARING	DISTANCE
L1	S 84°03'56" W	86.00'
L2	N 83°47'57" W	20.00'
L3	N 27°21'02" E	22.48'

MATCH LINE
SEE SHEET 2



MATCH LINE
SEE SHEET 1



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.

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Texas Registration No. 4850

Date

6 Feb 2025



SHEET 2 OF 2



0 100
SCALE: 1"=100'

LINE	BEARING	DISTANCE
L1	S 84°03'56" W	86.00'
L2	N 83°47'57" W	20.00'
L3	N 27°21'02" E	22.48'

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CITY OF GRAND PRAIRIE
D. R. CAMERON SURVEY A-295
PABLO MANSOLA SURVEY A-991
ALLEN JENKINS SURVEY A-713
DALLAS COUNTY, TEXAS

0.486 ACRES (21183 sq. ft.)
SANITARY SEWER EASEMENT
ON THE PROPERTY OF
CONCETTA M. NOLAN

**METES AND BOUNDS DESCRIPTION OF
0.567 ACRE (24706 sq. ft.) TEMPORARY CONSTRUCTION EASEMENT,
IN 3 PARTS
ON THE PROPERTY OF CONCETTA M. NOLAN
CITY OF GRAND PRAIRIE
PABLO MANSOLA SURVEY A-991 and
ALLEN JENKINS SURVEY, A-713
DALLAS COUNTY, TEXAS**

Being 0.567 acres (24706 square feet) of land, in 3 parts, situated in the Pablo Mansola Survey A-991 and the Allen Jenkins Survey A-713, Dallas County, Texas, and being a portion of a 11.79 acre tract, of record in Volume 98144, Page 8436, Dallas County Deed Records (DCDR), said 0.567 acres (24706 square feet) of land, in 3 parts, being more particularly described by metes and bounds as follows;

PART 1, 0.296 ACRES (12911 sq. ft.)

BEGINNING at a point having Texas State Plane Coordinate System (NAD83) North Central Zone values of N=6945410.82, and E=2422849.38;

THENCE S 89°48'56" E, a distance of 43.02 feet, to a point for corner;

THENCE S 35°44'33" W, a distance of 235.39 feet, to a point for corner;

THENCE S 00°23'32" W, a distance of 266.39 feet, to a point for corner;

THENCE S 03°20'07" W, a distance of 400.45 feet, to a point for corner;

THENCE S 06°43'56" W, a distance of 98.38 feet, to the point of intersection with the south boundary line of said 11.79 acre tract, the same being the north right-of-way line of West Pioneer Parkway;

THENCE N 83°47'57" W, along said north right-of-way line, a distance of 5.00 feet, to a ½" iron rod found at the southeast corner of Lot 1, Block 1 of the Jones Nursery Addition according to the plat of record in Volume 8638, Page 3930 Dallas County Deed Records;

THENCE N 06°43'56" E, a distance of 98.43 feet, to a point for corner;

THENCE S 89°57'01" W, a distance of 5.02 feet, to a point for corner;

THENCE N 03°20'07" E, a distance of 400.45 feet, to a point for corner;

THENCE N 00°23'32" E, a distance of 252.28 feet, to a point for corner;

THENCE N 89°36'22" W, a distance of 25.00 feet, to a point for corner;

THENCE N 00°23'38" E, a distance of 25.00 feet, to a point for corner;

THENCE N 35°44'33" E, a distance of 221.53 feet, to the **PLACE OF BEGINNING**, and containing, 0.296 acres, (12911 square feet), of land, more or less.

PART 2, 0.149 ACRES (6500 sq. ft.)

BEGINNING at the northeast corner of the above mentioned 11.79 acre tract, the same being the northwest corner of Lot 2, Block B of Enterprise Commercial Park according to the plat recorded in Volume 74038, Page 200, DCDR, and having Texas State Plane Coordinate System (NAD83) North Central zone values of N=6945440.47 and E=2423021.90;

THENCE S 00°28'11" E, along the common line between said 11.79 acre tract and said Lot 2, a distance of 44.73 feet, to a point for corner;

THENCE S 73°06'55" W, a distance of 11.06 feet, to a point for corner;

THENCE N 00°28'11" W, a distance of 37.25 feet, to a point for corner;

THENCE S 84°03'35" W, a distance of 74.19 feet, to a point for corner;

THENCE S 35°44'33" W, a distance of 261.50 feet, to a point for corner;

THENCE S 00°23'32" W, a distance of 257.38 feet, to a point for corner;

THENCE N 88°33'57" W, a distance of 10.00 feet, to a point for corner;

THENCE N 00°23'32" E, a distance of 260.39 feet, to a point for corner;

THENCE N 35°44'33" E, a distance of 269.17 feet, to a point for corner;

THENCE N 84°03'56" E, a distance of 86.00 feet, to the point of intersection with the north boundary line of said 11.79 acre tract, the same being the south boundary line of a 3.694 acre tract which was conveyed to DRTCO, Inc. by an instrument recorded in Volume 69225, Page 782, DCDR;

THENCE S 89°55'20" E, along said north boundary line, a distance of 4.27 feet, to the **PLACE OF BEGINNING**, and containing, 0.149 acres, (6500 square feet), of land, more or less.

PART 3, 0.122 ACRES (5295 sq. ft.)

BEGINNING at a point in the south boundary line of said 11.79 acre tract, the same being the north right-of-way line of West Pioneer Parkway, and having Texas State Plane Coordinate System (NAD83) North Central Zone values of N=6944451.98 and E=2422753.04, a ½" iron rod found

bears S 83°47'57" E, 53.91 feet;

THENCE N 83°47'57" W, along said south boundary line, a distance of 15.00 feet, to a point for corner;

THENCE N 06°43'56" E, a distance of 98.79 feet, to a point for corner;

THENCE N 03°20'07" E, a distance of 381.69 feet, to a point for corner;

THENCE S 88°33'57" E, a distance of 10.00 feet, to a point for corner;

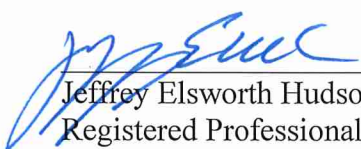
THENCE S 03°20'25" W, a distance of 382.61 feet, to a point for corner;

THENCE S 83°16'04" E, a distance of 5.02 feet, to a point for corner;

THENCE S 06°43'56" W, a distance of 98.65 feet, to the **PLACE OF BEGINNING**, and containing, 0.122 acres, (5295 square feet), of land, more or less.

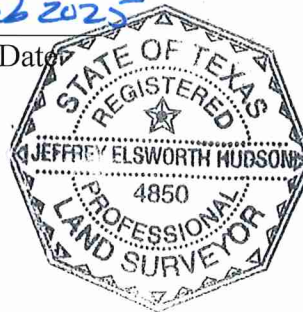
The above described 3 parts contain a total of 0.567 acres (24706 square feet) of land for Temporary Construction Easement.

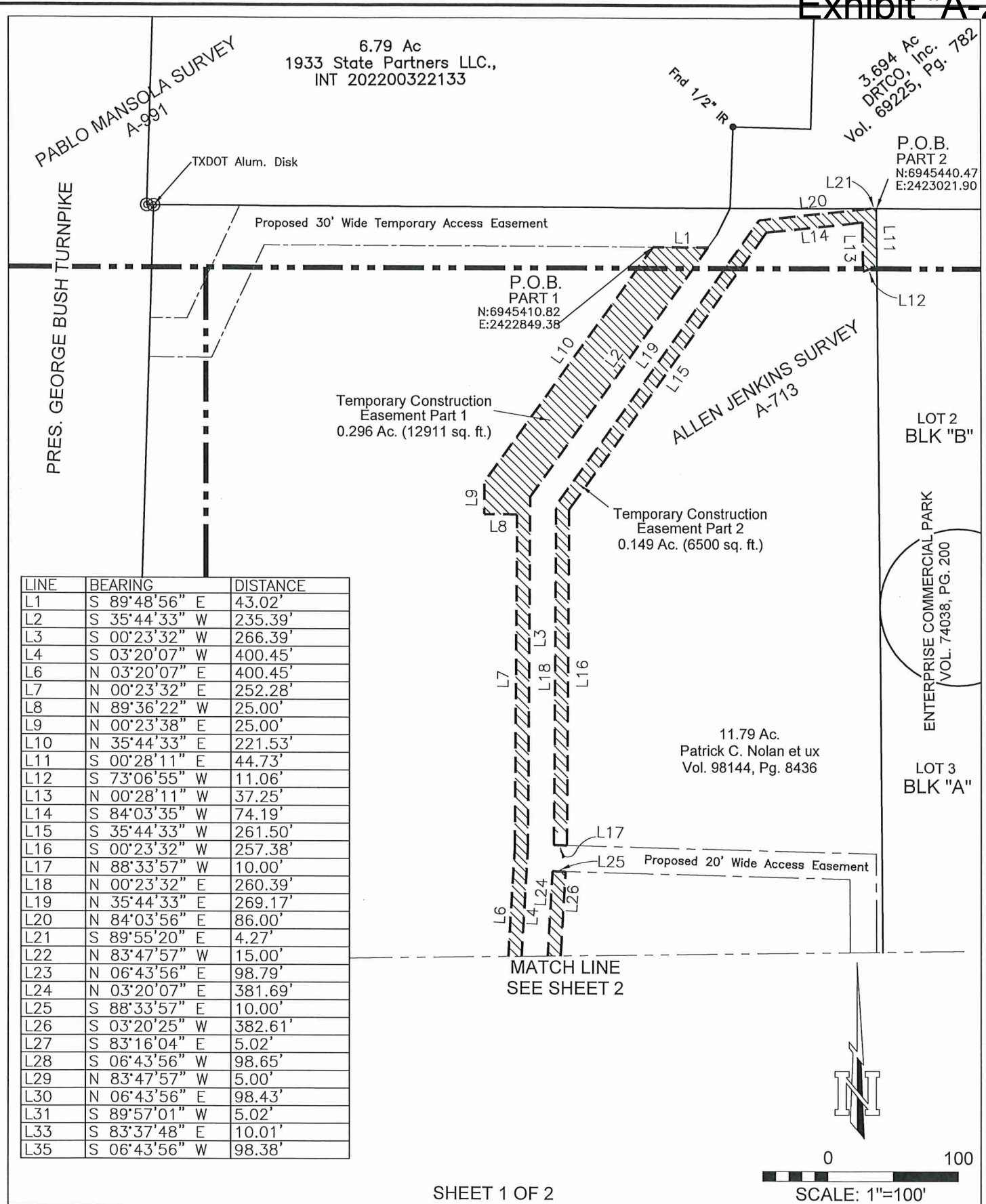
Bearings and coordinates are based on the Texas State Plane Coordinate System (NAD83) North Central Zone. This description and corresponding plat were prepared from a survey made on the ground under my supervision.


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

Date

6 Feb 2025





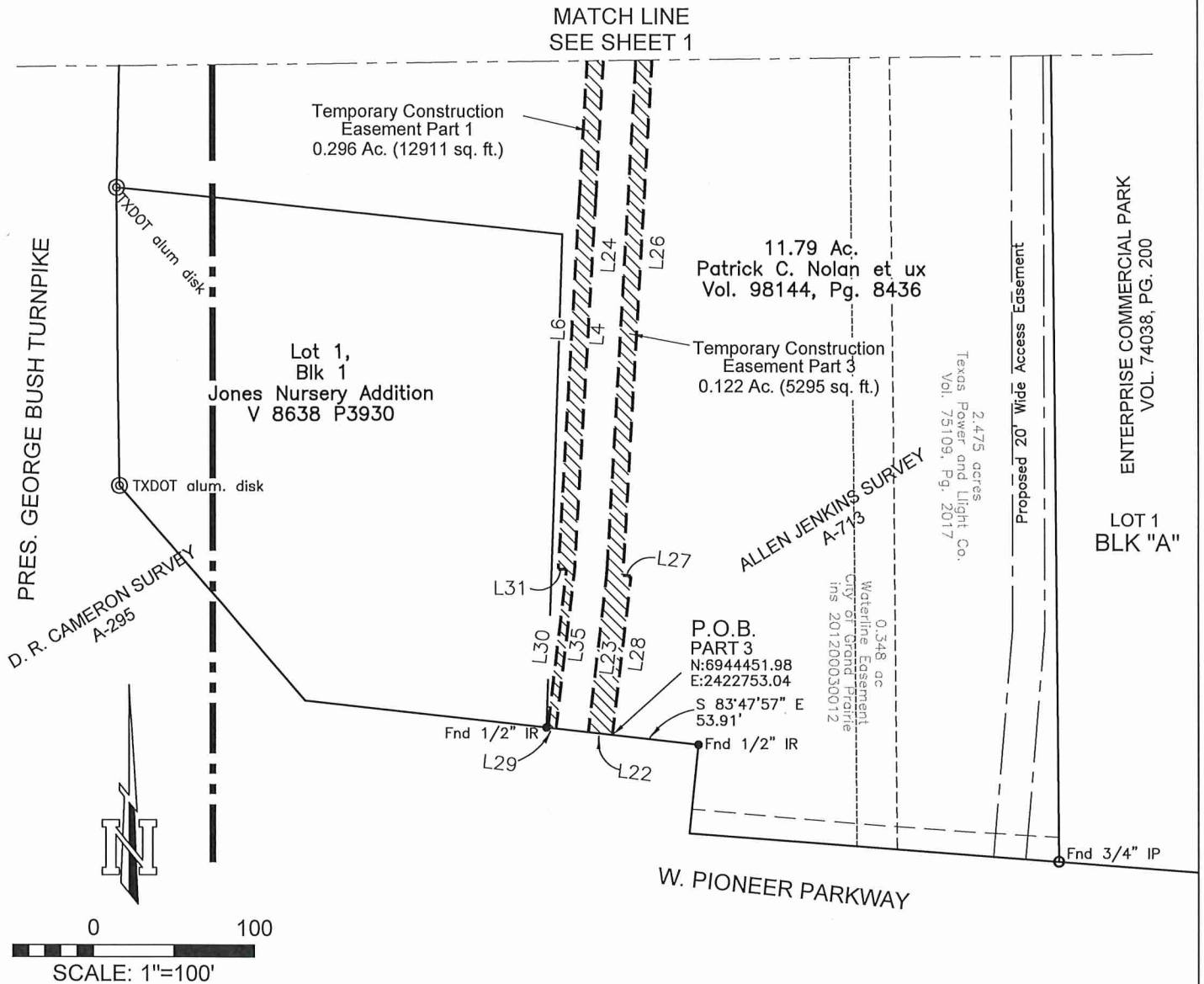
SHEET 1 OF 2

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CITY OF GRAND PRAIRIE
PABLO MANSOLA SURVEY A-991
ALLEN JENKINS SURVEY A-713
DALLAS COUNTY, TEXAS

0.567 ACRES (24706 sq. ft.)
TEMPORARY CONSTRUCTION
EASEMENT, IN 3 PARTS
ON THE PROPERTY OF
CONCETTA M. NOLAN



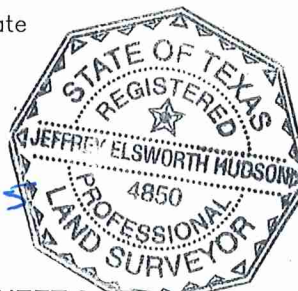
○ Indicates 1/2" Iron rod with a plastic cap stamped "KSA ENG" set for corner unless otherwise noted.

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
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Texas Registration No. 4850

6 Feb 2025
Date



SHEET 2 OF 2

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CITY OF GRAND PRAIRIE
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ALLEN JENKINS SURVEY A-713
DALLAS COUNTY, TEXAS

0.567 ACRES (24706 sq. ft.)
TEMPORARY CONSTRUCTION
EASEMENT, IN 3 PARTS
ON THE PROPERTY OF
CONCETTA M. NOLAN

**METES AND BOUNDS DESCRIPTION OF
0.367 ACRE (16007 sq. ft.) PERMANENT ACCESS EASEMENT
ON THE PROPERTY OF CONCETTA M. NOLAN**

**CITY OF GRAND PRAIRIE
D. R. CAMERON SURVEY, A-295
PABLO MANSOLA SURVEY A-991 and
ALLEN JENKINS SURVEY, A-713
DALLAS COUNTY, TEXAS**

Being 0.367 acres (16007 square feet) of land, situated in the Allen Jenkins Survey A-713, Dallas County, Texas, and being a portion of a 11.79 acre tract, of record in Volume 98144, Page 8436, Dallas County Deed Records (DCDR), said 0.367 acres (16007 square feet) of land, being more particularly described by metes and bounds as follows;

BEGINNING at a point having Texas State Plane Coordinate System (NAD83) North Central zone values of N=6944952.73 and E=2422773.08;

THENCE S 88°33'57" E, a distance of 248.66 feet, to a point for corner;

THENCE S 00°02'53" E, a distance of 429.89 feet, to a point for corner;

THENCE S 04°50'10" W, a distance of 141.57 feet, to the point of intersection with the south boundary line of said 11.79 acre tract, a ¾" iron pipe found at the southeast corner thereof bears S 86°47'54" E, 20.27 feet;

THENCE in a westerly direction, along said south boundary line, the same being the north right-of-way line of West Pioneer Parkway, following a curve to the right having a delta angle of 0°12'08", a radius of 5664.58 feet and an arc length of 20.00 feet (chord = N 86°35'29" W, 20.01 feet), to a point for corner;

THENCE N 04°50'10" E, a distance of 141.21 feet, to a point for corner;

THENCE N 00°02'53" W, a distance of 409.55 feet, to a point for corner;

THENCE N 88°33'57" W, a distance of 229.82 feet, to a point for corner;

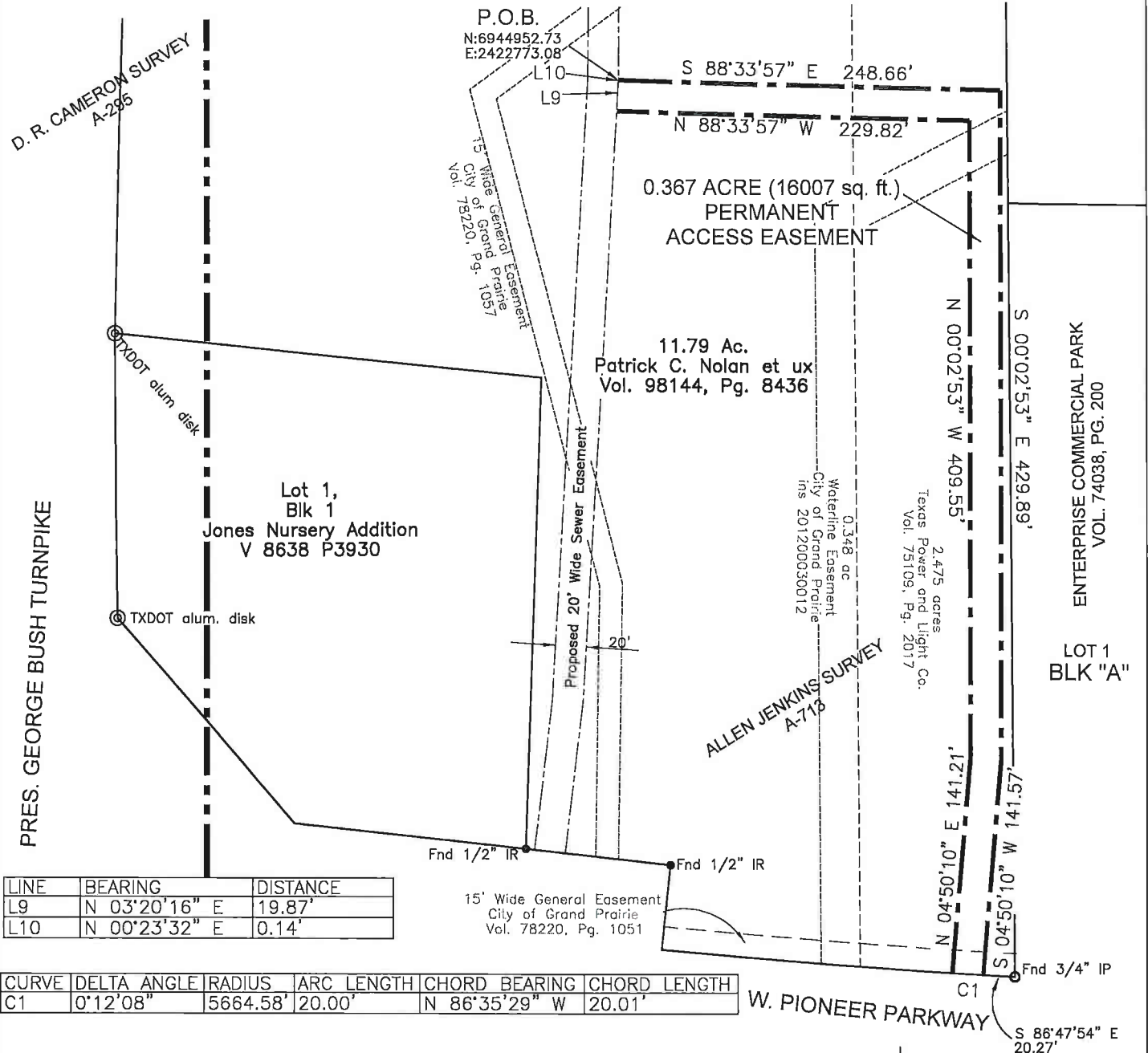
THENCE N 03°20'16" E, a distance of 19.87 feet, to a point for corner;

THENCE N 00°23'32" E, a distance of 0.14 feet, to the **PLACE OF BEGINNING**, and containing, 0.367 acres, (16007 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
Jeffrey Elsworth Hudson
Registered Professional Land Surveyor
Texas Registration No. 4850
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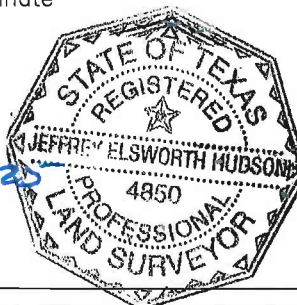


Bearings based on the Texas State Plane Coordinate System (NAD 83), North Central Zone.

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

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

12 Feb 2025
 Date



0 100
 SCALE: 1"=100'

KSA

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CITY OF GRAND PRAIRIE
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 DALLAS COUNTY, TEXAS

0.367 ACRE (16007 sq. ft.)
 PERMANENT ACCESS EASEMENT
 ON THE PROPERTY OF
 CONCETTA M. NOLAN

**METES AND BOUNDS DESCRIPTION OF
0.340 ACRE (14792 sq. ft.) TEMPORARY ACCESS EASEMENT
ON THE PROPERTY OF CONCETTA M. NOLAN**

**CITY OF GRAND PRAIRIE
D. R. CAMERON SURVEY, A-295
PABLO MANSOLA SURVEY A-991 and
ALLEN JENKINS SURVEY, A-713
DALLAS COUNTY, TEXAS**

Being 0.340 acres (14792 square feet) of land, situated in the D. R. Cameron Survey, A-295, the Pablo Mansola Survey A-991 and the Allen Jenkins Survey A-713, Dallas County, Texas, and being a portion of a 11.79 acre tract, of record in Volume 98144, Page 8436, Dallas County Deed Records (DCDR), said 0.340 acres (14792 square feet) of land, being more particularly described by metes and bounds as follows;

BEGINNING at a point in the north boundary line of the above mentioned 11.79 acre tract, the same being the southeast corner of a 6.79 acre tract of record in instrument number 202200322133 DCDR, the same also being the southwest corner of a 3.694 acre tract of record in Volume 69255, Page 782 DCDR, and having Texas State Plane Coordinate System (NAD83) North Central zone values of N=6945440.62 and E=2422909.91, a ½" iron rod found bears N 02°07'19" E, 62.64 feet;

THENCE S 27°21'02" W, a distance of 22.48 feet, to a point for corner;

THENCE S 35°44'33" W, a distance of 12.29 feet to a point for corner;

THENCE N 89°48'56" W, along a line which is 30 feet perpendicularly distant from and parallel to the north boundary line of said 11.79 acre tract, a distance of 346.74 feet, to a point for corner;

THENCE S 25°17'10" W, a distance of 92.32 feet, to a point for corner;

THENCE N 89°29'50" W, a distance of 45.17 feet, to the point of intersection with the east right-of-way line of President George Bush Turnpike;

THENCE N 01°48'30" E, along said east right-of-way line a distance of 30.01 feet, to a point for corner, a TXDOT aluminum disk monument found bears N 01°48'30" E, 86.38 feet;

THENCE S 89°29'50" E, a distance of 25.42 feet, to a point for corner;

THENCE N 25°17'10" E, a distance of 91.89 feet, to the point of intersection with the north boundary line of said 11.79 acre tract;

THENCE S 89°48'56" E, along said north boundary line, the same being the south boundary line of said 6.79 acre tract distance of 95.52 feet, a distance of 383.23 feet, to the **PLACE OF BEGINNING**, and containing, 0.340 acres, (14792 square feet), of land, more or less.

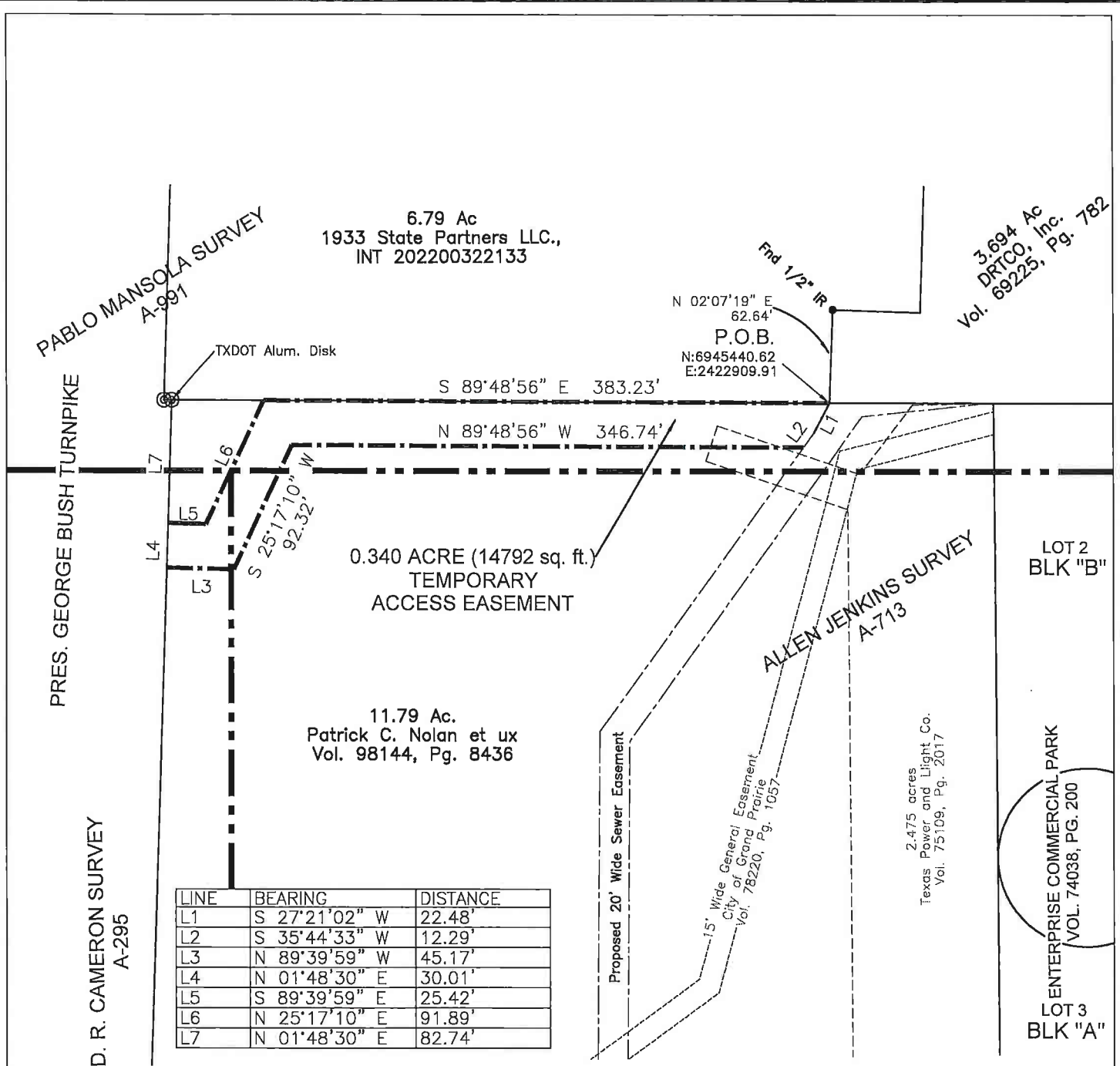
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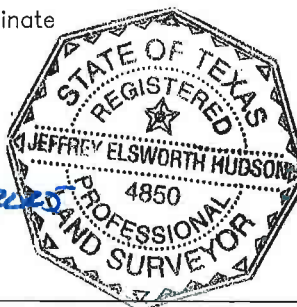




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Texas Registration No. 4850
Date 12 Feb 2025



0 100
SCALE: 1"=100'

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A 0.340 ACRES (14792 sq. ft.)
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