

EXHIBIT "A"

WASTEWATER EASEMENT
Trinity Crossing
James R. Briscoe Survey, Abstract No. 40
Kaufman County, Texas

BEING, a 2,600 square foot (0.060 acre) tract of land situated in the James R. Briscoe Survey, Abstract No. 40, Kaufman County, Texas; said tract being part of the land shown as Lots 11 and 12 on Survey Plat titled Pecan Grove Estates, and recorded in Volume 1, Page 91 of the Plat Records of Kaufman County, Texas; said tract also being part of that certain 19.5 acre tract of land described in Agreed Judgment, Cause No. 5872 in which the City of Dallas, Texas, Petitioner acquired certain lands recorded in Volume 1370, Page 721 of the Official Public Records, Kaufman County, Texas; said 2,600 square foot tract being more particularly described as follows (bearing system for this survey is based on Grid North State Plane Coordinates of the Texas Coordinate System NAD83 (CORS96) Texas North Central Zone (4202), NAVD88):

COMMENCING, at a concrete right-of-way monument found at the north end of a right-of-way corner clip at the intersection of the southwesterly right-of-way line of F.M. Highway No. 740 with the northwesterly right-of-way line of F.M. Highway No. 460; said point also being the most northerly east corner of said Pecan Grove Estates;

THENCE, South 06 degrees 32 minutes 26 seconds West, along said corner clip and the east line of said Pecan Grove Estates, a distance of 67.66 feet to a found 1/2" iron rod with plastic cap stamped "Halff and Assoc" at the south end of said right-of-way corner clip; said point also being the most southerly east corner of said Pecan Grove Estates;

THENCE, South 46 degrees 44 minutes 53 seconds West, along the said northwesterly line of F.M. Highway No. 460 and southeast line of said Pecan Grove Estates, at a distance of 494.36 feet passing a found 5/8" iron rod with plastic cap stamped "WESTWOOD PS" at the northeast corner of that said 19.5 acre tract, continuing in all a total distance of 755.30 feet to a found 1/2" iron rod with plastic cap stamped "DTE" at the southeast corner of said 19.5 acre tract; said point also being the east corner of a 1.013 acre tract of land conveyed to the City of Dallas by deed of record in Volume 5851, Page 113, of said Official Public Records;

THENCE, South 76 degrees 37 minutes 44 seconds West, departing the said northwesterly line of F.M. Highway No. 460 and said southeast line of Pecan Grove Estates, and along a common boundary line between the said 19.5 acre tract and the 1.013 acre tract, passing at a distance of 442.30 feet the west corner of said 1.013 acre tract, along the southerly line of said 19.5 acre tract, continuing in all a total distance of 457.16 feet to a set 1/2" iron rod with plastic cap stamped "WESTWOOD PS" at the **POINT OF BEGINNING**;

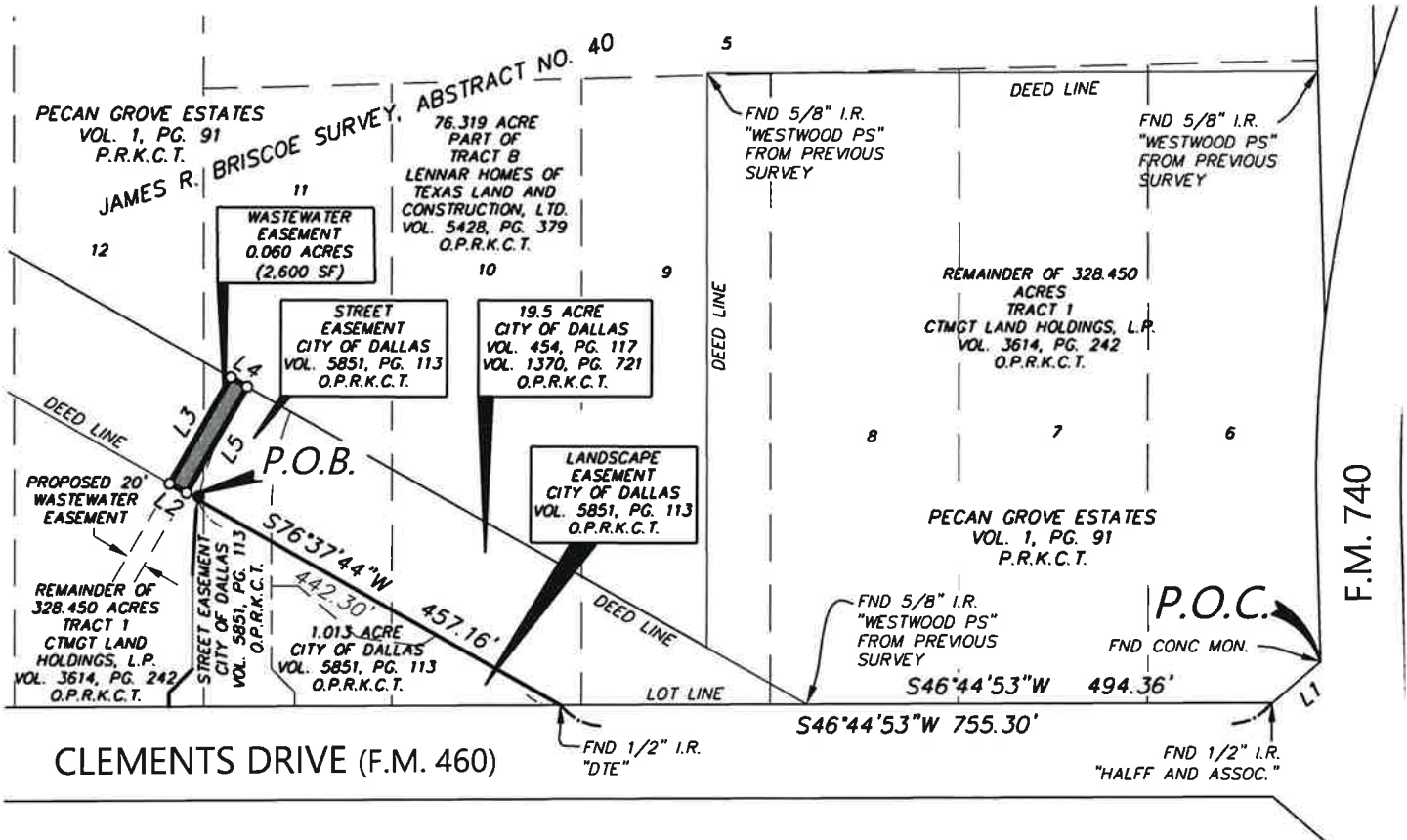




GRAPHIC SCALE 1"=200'



LINE TABLE		
LINE #	LENGTH	BEARING
L1	67.66'	S06°32'26"W
L2	20.00'	S76°37'44"W
L3	130.00'	N13°22'16"W
L4	20.00'	N76°37'44"E
L5	130.00'	S13°22'16"E



LEGEND	
VOL., PG.	VOLUME, PAGE
O.P.R.K.C.T.	OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS
P.R.K.C.T.	PLAT RECORDS, KAUFMAN COUNTY, TEXAS
R.O.W.	RIGHT OF WAY
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
○	SET 1/2" IRON ROD "WESTWOOD PS"

NOTES:

- A LEGAL DESCRIPTION OF EVEN SURVEY DATE HERewith ACCOMPANIES THIS PLAT OF SURVEY.
- BEARINGS FOR THIS DESCRIPTION CITED ARE BASED ON GRID NORTH STATE PLANE COORDINATES OF THE TEXAS COORDINATE SYSTEM NAD83 (CORS96) TEXAS NORTH CENTRAL ZONE (4202), NAVD88.

R. Groysman
ROMAN L. GROYSMAN
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5864
 12/10/2018

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TRINITY CROSSING
 FORNEY E.T.J., KAUFMAN COUNTY, TEXAS

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 TBPLS Firm Reg. No. 10074301

0.060 ACRE
 WASTEWATER
 EASEMENT

SHEET NUMBER:
3 OF **3**
 DATE: 12/10/2018

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