

**955 SQUARE FOOT (0.022 ACRE)  
DALLAS CITY BLOCK D/8222  
WASTEWATER EASEMENT  
BERKELEY INDUSTRIES, LTD.**

**EXHIBIT A**

**BEING** a 955 square foot (0.022 acre) parcel of land situated in the ROBERT WILBURN SURVEY, ABSTRACT NO. 1580, in Official City Block Number D/8222 in the City of Dallas, Dallas County, Texas, said parcel being part of Lot 3, Block D/8222 of Prestonwood Oaks Addition, an addition to the City of Dallas according to the plat thereof recorded in Volume 82135, Page 1831 of the Deed Records of Dallas County, Texas (D.R.D.C.T.), said Lot 3 being described in a deed to Berkeley Industries, Ltd. as recorded in Volume 96227, Page 2827 D.R.D.C.T., and being more particularly described as follows;

**COMMENCING** at a 1/2-inch steel rod (controlling monument-Texas Coordinate System of 1983 (Grid Coordinates) - N=7,036,859.97, E=2,485,312.79) found at the end of a curve, in the common north right-of-way line of Arapaho Road (a 80 foot right-of-way) and the south line of Lot 4 of said Prestonwood Oaks Addition;

THENCE South 85 degrees 49 minutes 36 seconds East, along said common line, a distance of 413.18 feet to a 1/2-inch steel rod (controlling monument-Texas Coordinate System of 1983 (Grid Coordinates) - N=7,036,829.90, E=2,485,724.82) found for the beginning of a tangent curve to the right;

THENCE continuing along said common line and along said tangent curve to the right with a radius of 793.00 feet, passing the common southeast corner of said Lot 4 and southwest corner of Lot 2, Block D/8222 of said Prestonwood Oaks Addition, continuing along the common north right-of-way line of Arapaho Road and the south line of said Lot 2 in total a central angle of 12 degrees 30 minutes 28 seconds, Eastwardly, an arc length of 173.11 feet with a chord bearing and distance of South 79 degrees 34 minutes 22 seconds East for 172.77 feet for the end of said curve;

THENCE South 73 degrees 19 minutes 08 seconds East, continuing along said common line, a distance of a distance of 18.19 feet to a point for corner;

THENCE South 80 degrees 04 minutes 36 seconds East, continuing along said common line, passing at a distance of 9.28 the common southeast corner of said Lot 2 and southwest corner of said Lot 3, continuing along the common north right-of-way line of Arapaho Road and the south line of said Lot 3, a total distance of 39.43 feet to a point for the common southeast corner of said Lot 3 and southwest corner of a called 64.2897 acre tract of land designated "Tract II" being described in a deed to Prestonwood Golf Club, LLC. as recorded in Instrument Number 201400052410 Official Public Records Dallas County, Texas;

ALL SITES APPROVED  
10/13/14  
M



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THENCE North 09 degrees 09 minutes 54 seconds East, along the common east line of said Lot 3 and the west line of said Prestonwood Golf Club LLC. tract of land, a distance of 148.47 feet to a 5/8-inch steel rod (controlling monument-Texas Coordinate System of 1983 (Grid Coordinates) - N=7,036,933.17, E=2,485,974.61) found for corner;

THENCE North 11 degrees 03 minutes 14 seconds East, continuing along said common line, a distance of 15.26 feet to a 1/2-inch steel rod with a cap marked "AZ&B" set for the **POINT OF BEGINNING**;

**THENCE** departing said common line and across said Lot 3 the following three (3) courses and distances:

1. North 42 degrees 07 minutes 56 seconds West, a distance of 40.39 feet to a point for corner (not set - concrete rip rap);
2. North 47 degrees 52 minutes 04 seconds East, a distance of 35.00 feet to a point for corner (not set - concrete rip rap);
3. South 42 degrees 07 minutes 56 seconds East, a distance of 14.19 feet to a point for corner (not set - concrete rip rap) in the common east line of said Lot 3 and west line of said Prestonwood Golf Club LLC. tract of land;

THENCE South 11 degrees 03 minutes 14 seconds West, along said common line, a distance of 43.72 feet to the **POINT OF BEGINNING** and containing 955 square feet (0.022 acre) of land, more or less.

Basis of bearings and source of coordinates is the Texas Coordinate System of 1983, North American Datum of 1983 (NAD83), North Central Zone No. 4202, as determined by GPS observations using the WDS-VRS network.

A survey plat of even date accompanies this property description.

I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this description and the accompanying survey plat were prepared from an actual survey made on the ground in the month of September 2014.

  
E. David Utzman  
Registered Professional Land Surveyor  
No. 4607

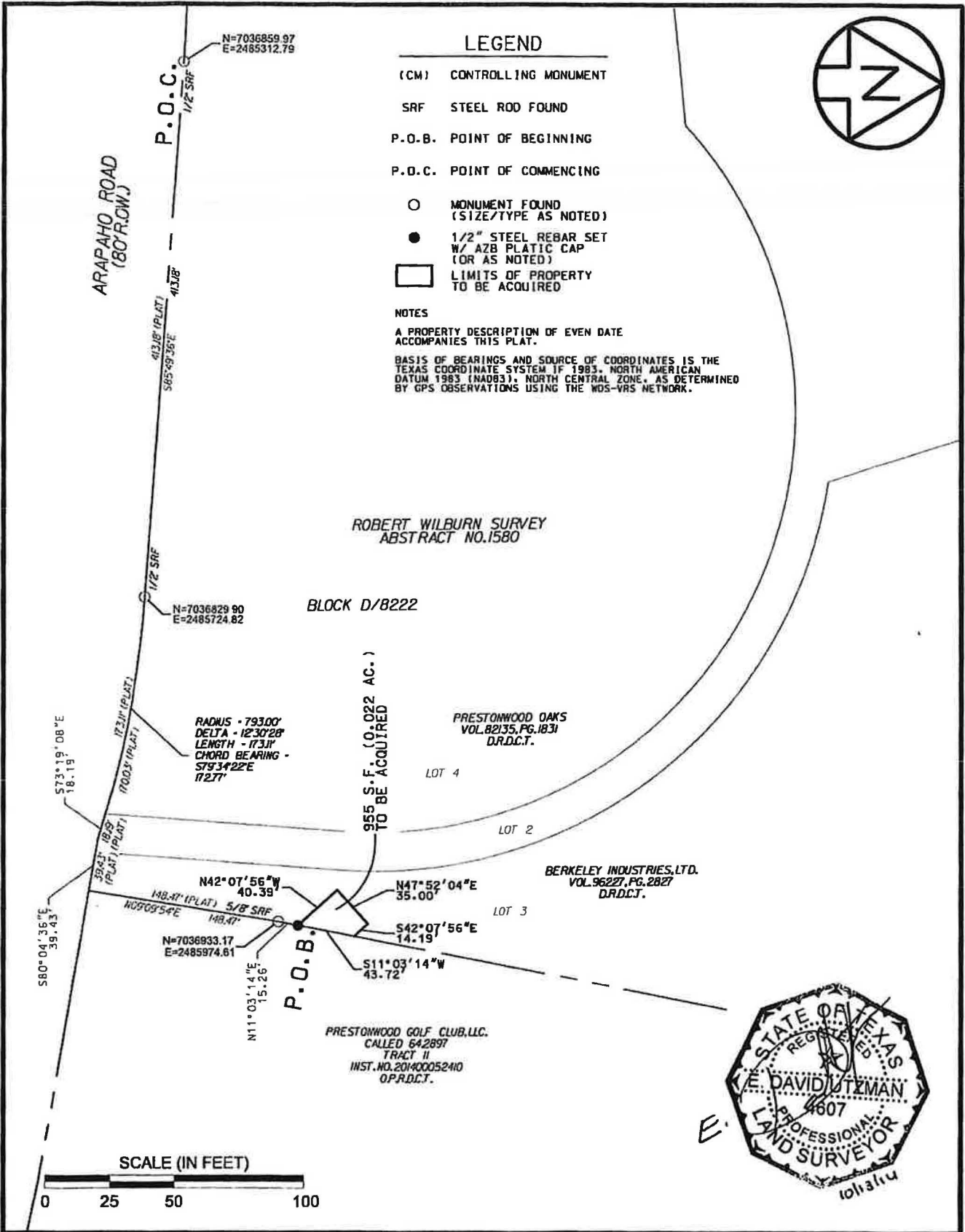


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COMPUTED	JDS	CKD	RLD
DRAWN	JDS	CKD	RLD
SUPERVISOR	E. D. UTZMAN		
DATE	10-10-14		
SCALE	1"=100'		

REVISION HISTORY	

**AZ&B**  
 ARREDONDO, ZEPEDA & BRUNZ, INC.  
 11385 MCKREE ROAD  
 DALLAS, TX 75238  
 PH 214-341-8900  
 FAX 214-341-8925  
 email - office@az-and-brunz.com

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SHEET 3 OF 3 DWG No. REV