

Exhibit A

FIELD NOTES DESCRIBING A 1,848 SQUARE FEET (0.0424 ACRES) PERMANENT WATER EASEMENT TO BE ACQUIRED IN LAKES OF BENT TREE, LOT 1, BLOCK 8225 FROM LAKES OF BENT TREE CONDOMINIUM ASSOCIATION BENJAMIN C. MYERS SURVEY, ABSTRACT NO. 964

DESCRIPTION, of a 1,848 square foot (0.0424 acre) tract of land situated in the Benjamin C. Myers Survey, Abstract No. 964, Dallas County, Texas; said tract being part of Lot 1, Block 8225, Lakes of Bent Tree, an addition to the City of Dallas, Texas according to the plat recorded in Volume 80174, Page 2125 of the Deed Records of Dallas County, Texas; said tract also being part of that certain tract of land described in the Condominium Management Certificate to Lakes of Bent Tree Condominium Association recorded in Instrument No. 200900309094 of the Official Public Records of Dallas, Texas; said 1,848 square foot (0.0424 acre) tract being more particularly described as follows:

Scott Holt
FIELD NOTES APPROVED:
4/27/21


COMMENCING, at a point in the northeast right-of-way line of Knoll Trail Drive (a 60-foot wide right-of-way) created in Knoll Trail Drive Street Dedication, according to the plat recorded in Volume 80128, Page 1291 of said Deed Records; said point being the northwest corner of Lot 1, Block A/8224, Fairway Office, an addition to the City of Dallas, Texas according to the plat recorded in Volume 77162, Page 564 of said Deed Records; said point also being the southwest corner of said Lot 1, Block 8225; said point also being in a tangent curve to the left; from said point a 1/2-inch iron rod found bears North 20 degrees, 28 minutes West, a distance of 1.6 feet;

THENCE, in a northwesterly direction, along the said northeast right-of-way line of Knoll Trail Drive, the southwest line of said Lot 1, Block 8225 and said tangent curve to the left, having a central angle of 14 degrees, 42 minutes, 05 seconds, a radius of 2030.00 feet, a chord bearing and distance of North 14 degrees, 42 minutes, 05 seconds West, 35.01 feet, an arc distance of 35.01 feet to a point for a southwest corner of a 10-foot Water Main Easement as dedicated by said plat of Lakes of Bent Tree;

THENCE, North 74 degrees, 56 minutes, 46 seconds East, departing the said northeast line of Knoll Trail Drive and said southwest line of said Lot 1, Block 8225 and said tangent curve to the left, along a south line of said 10-foot Water Main Easement, and into said Lot 1, Block 8225, a distance of 126.57 feet to a mag nail with "PACHECO KOCH EASEMENT" washer set for corner at the **POINT OF BEGINNING**;

THENCE, North 74 degrees, 56 minutes, 46 seconds East, along a said south line of said 10-foot Water Main Easement, a distance of 10.00 feet to a mag nail with "PACHECO KOCH EASEMENT" washer set for corner;

THENCE, in an easterly direction, departing a said south line of said 10-foot Water Main Easement, and continuing into said Lot 1, Block 8225, the following four (4) calls:

South 15 degrees, 03 minutes, 14 seconds East, a distance of 17.70 feet to a mag nail with "PACHECO KOCH EASEMENT" washer set for corner;

South 45 degrees, 33 minutes, 09 seconds East, a distance of 7.98 feet to a mag nail with "PACHECO KOCH EASEMENT" washer set for corner;

North 89 degrees, 17 minutes, 34 seconds East, a distance of 141.68 feet to a mag nail with "PACHECO KOCH EASEMENT" washer set for corner;

North 53 degrees, 11 minutes, 44 seconds East, a distance of 7.27 feet to a mag nail with "PACHECO KOCH EASEMENT" washer set for corner in a southwest line of said 10-foot Water Main Easement;

THENCE, South 36 degrees, 56 minutes, 52 seconds East, along a said southwest line of said 10-foot Water Main Easement, a distance of 10.00 feet to a mag nail with "PACHECO KOCH EASEMENT" washer set for corner;

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PERMANENT WATER EASEMENT TO BE ACQUIRED IN
LAKES OF BENT TREE, LOT 1, BLOCK 8225
FROM LAKES OF BENT TREE CONDOMINIUM ASSOCIATION
BENJAMIN C. MYERS SURVEY, ABSTRACT NO. 964**

THENCE, in a westerly direction, departing said southwest line of said 10-foot Water Main Easement, and continuing into said Lot 1, Block 8225, the following four (4) calls:

South 53 degrees, 11 minutes, 44 seconds West, a distance of 10.55 feet to a mag nail with "PACHECO KOCH EASEMENT" washer set for corner;

South 89 degrees, 17 minutes, 34 seconds West, a distance of 149.10 feet to a mag nail with "PACHECO KOCH EASEMENT" washer set for corner;

North 45 degrees, 33 minutes, 09 seconds West, a distance of 14.86 feet to a mag nail with "PACHECO KOCH EASEMENT" washer set for corner;

North 15 degrees, 03 minutes, 14 seconds West, a distance of 20.43 feet to the **POINT OF BEGINNING**;

CONTAINING, 1,848 square feet or 0.0424 acres of land.

Bearing basis for this survey is based on the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983 (2011).


Jonathan E. Cooper _____ Date 04-27-2021
Registered Professional Land Surveyor No. 5369
Pacheco Koch Consulting Engineers, Inc.
7557 Rambler Road, Suite 1400, Dallas TX 75231
(972) 235-3031
TX Reg. Surveying Firm LS-10008000



4249-19.107EX1_PID 5881_KNOLL TRAIL.docx
4249-19.107EX1-PID5881.dwg sbp

Exhibit A

PROPERTY TABLE

1	LOT 3, BLOCK A/8230, STONE PLAZA (VOL. 2001136, PG. 508, D.R.D.C.T.)
2	LOT 2A, BLOCK A/8230, REPLAT OF WESTGROVE OFFICE ADDITION, PHASE 2 (VOL. 82153, PG. 677, D.R.D.C.T.)
3	LOT 1, BLOCK A/8230 WESTGROVE OFFICE ADDITION (VOL. 78141, PG. 1983, D.R.D.C.T.)

0 25 50 100

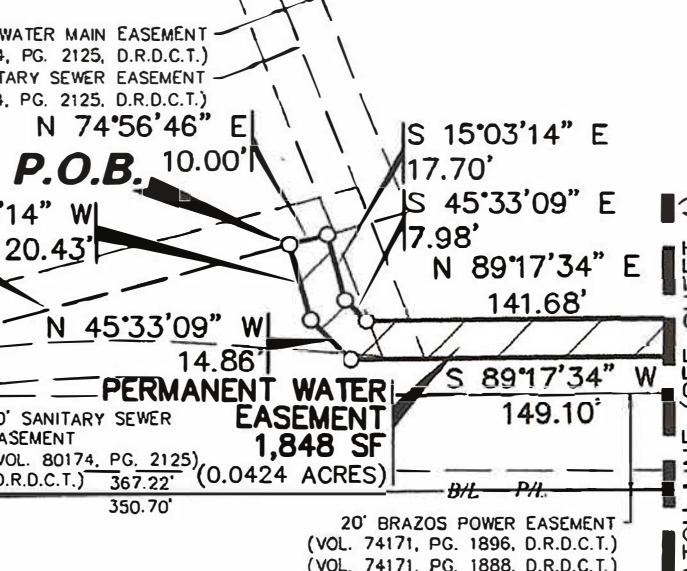
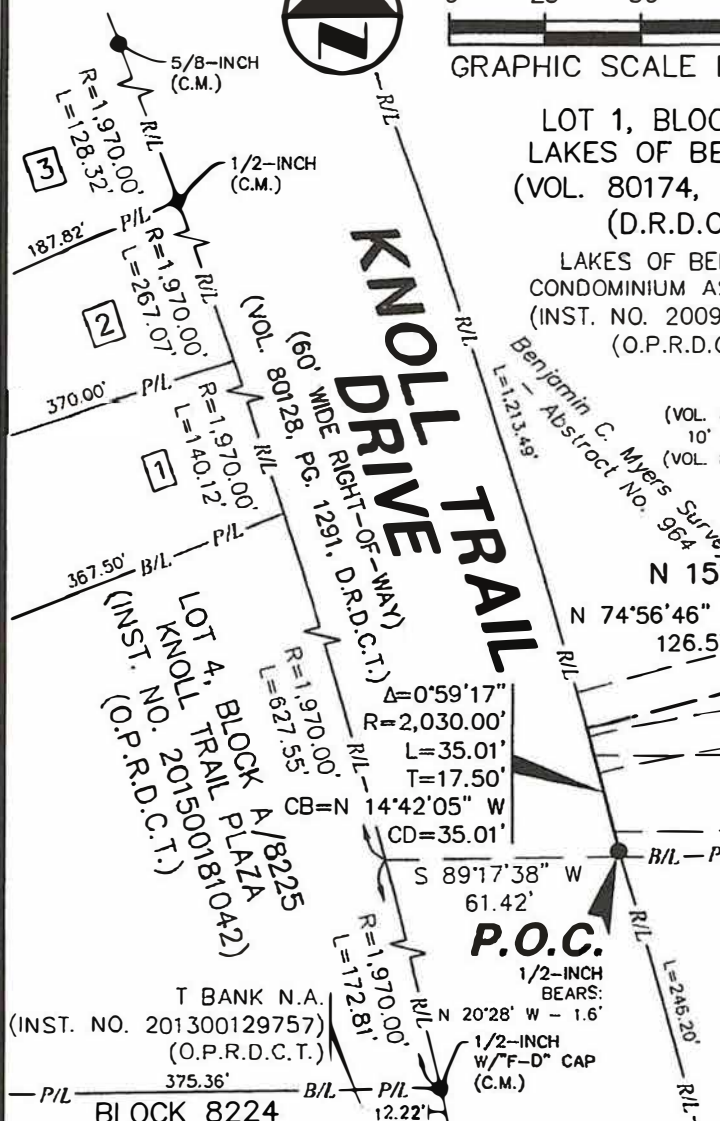


LOT 1, BLOCK 8225
LAKES OF BENT TREE
(VOL. 80174, PG. 2125)
(D.R.D.C.T.)

LAKES OF BENT TREE
CONDOMINIUM ASSOCIATION
(INST. NO. 200900309094)
(O.P.R.D.C.T.)



KNOLL DRIVE TRAIL



LOT 1, BLOCK A/8224
FAIRWAYS OFFICE
(VOL. 77162, PG. 564, D.R.D.C.T.)

LEGEND		SYMBOLS	
— P/L —	PROPERTY LINE	○	MAG NAIL WITH "PACHECO KOCH EASEMENT" WASHER SET
— B/L —	BLOCK LINE	●	IRON ROD FOUND
— R/L —	RIGHT-OF-WAY LINE		
— EASEMENT TRACT LINE	EASEMENT TRACT LINE		
— EXISTING EASEMENT LINE	EXISTING EASEMENT LINE		
P.O.C. —	POINT OF COMMENCING		
P.O.B. —	POINT OF BEGINNING		
(C.M.)	CONTROLLING MONUMENT		
(D.R.D.C.T.)	DEED RECORDS OF DALLAS COUNTY, TEXAS		
(O.P.R.D.C.T.)	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS		
SF	SQUARE FEET		
VOL./PG.	VOLUME/PAGE		
INST./NO.	INSTRUMENT/NUMBER		

- NOTES:**
1. A metes and bounds description of even survey date herewith accompanies this plat of survey.
 2. Bearing basis for this survey is based on the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983 (2011).

M:\DWG-42\4249-19.107\DWG\SURVEY CSD 2020\PID 5881_KNOLL TRAIL\4249-19.107EX1-PIB5881.DWG

[Signature]
Jonathan E. Cooper
Registered Professional
Land Surveyor No. 5369
Date 04-27-21

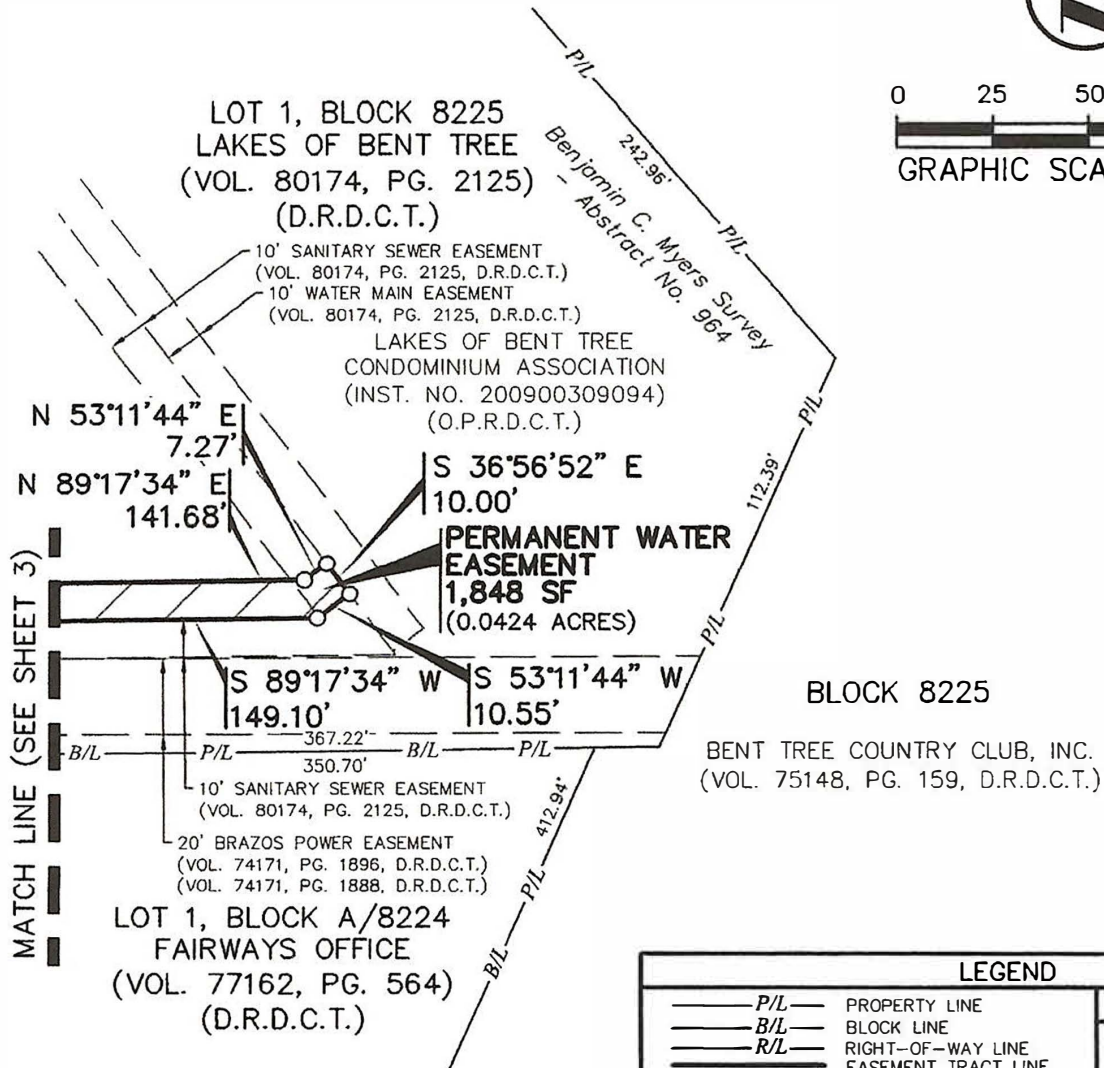


Pacheco Koch
7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

PERMANENT WATER EASEMENT
TO BE ACQUIRED IN
LAKES OF BENT TREE, LOT 1, BLOCK 8225
FROM
LAKES OF BENT TREE CONDOMINIUM ASSOCIATION
BENJAMIN C. MYERS SURVEY, ABSTRACT NO. 964
PAGE 3 OF 4

DRAWN BY SBP	CHECKED BY JEC	SCALE 1"=50'	DATE MAR. 2021	JOB NUMBER 4249-19.107
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Exhibit A



LEGEND		SYMBOLS	
	P/L	PROPERTY LINE	
	B/L	BLOCK LINE	
	R/L	RIGHT-OF-WAY LINE	
		EASEMENT TRACT LINE	
		EXISTING EASEMENT LINE	
	P.O.C.	POINT OF COMMENCING	
	P.O.B.	POINT OF BEGINNING	
	(C.M.)	CONTROLLING MONUMENT	
	(D.R.D.C.T.)	DEED RECORDS OF DALLAS COUNTY, TEXAS	
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DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
SBP	JEC	1"=50'	MAR. 2021	4249-19.107