

FIELD NOTES DESCRIBING A 1,797 SQUARE FOOT (0.041 ACRE)  
DRAINAGE EASEMENT  
IN BLOCK 24/2276  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

Exhibit A

**BEING** a 1,797 square foot (0.041 acre) tract of land out of the James A. Sylvester Survey, Abstract No. 1383, Dallas County, Texas, lying in Lot 22, Block 24/2276, Clifton Place No. 2, an addition to the City of Dallas, Dallas County, Texas, according to the plat recorded in Volume 2, Page 214, Map Records, Dallas County, Texas (M.R.D.C.T.), also being out of a tract of land conveyed to Medrano Properties, Ltd., by Special Warranty Deed recorded in Volume 87067, Page 4091, Deed Records, Dallas County, Texas (D.R.D.C.T.) and being more particularly described by metes and bounds as follows:

**BEGINNING** at a ½-inch iron pipe found at the easterly corner of said Lot 22, said point also being the southerly corner of Lot 23 of said Block 24/2276, and said point also being in the northwesterly right-of-way line of Knight Street (a 50-foot right-of-way)(Volume 2, Page 214, M.R.D.C.T);

**THENCE** South 44°03'33" West, along the southeasterly line of said Lot 22 and the northwesterly right-of-way line of said Knight Street, a distance of 11.50 feet to a cut "X" set for corner;

**THENCE** North 46°08'54" West, departing the southeasterly line of said Lot 22 and the northwesterly right-of-way line of said Knight Street, over and across said Lot 22, a distance of 156.25 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" for corner, said point also being in the northwesterly line of said Lot 22 and the southeasterly line of a 15-foot alley (Volume 2, Page 214, M.R.D.C.T);

**THENCE** North 44°03'33" East, along the northwesterly line of said Lot 22 and the southeasterly line of said 15-foot alley, a distance of 11.50 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" at the northerly corner of said Lot 22, said point also being the westerly corner of said Lot 23;

**THENCE** South 46°08'54" East, departing the southeasterly line of said 15-foot alley, along the common line of said Lots 22 and 23, a distance of 156.25 feet to the **POINT OF BEGINNING**, containing 1,797 square feet or 0.041 acres of land, more or less.

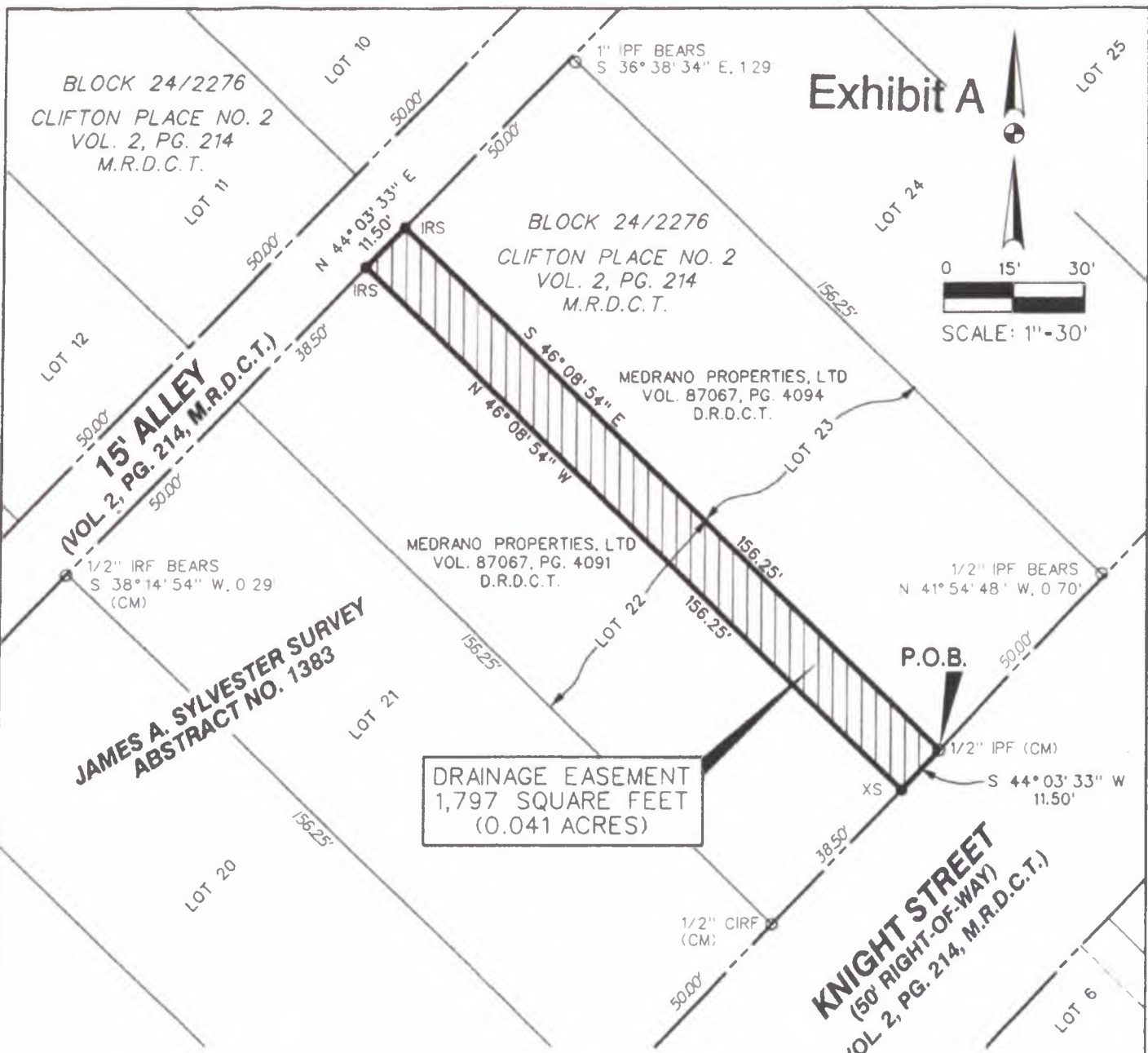
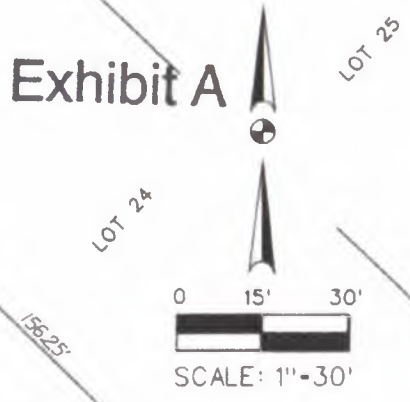
**BASIS OF BEARING:** Bearings are based on the Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983.



*Daniel S. Lim*  
04-14-2022

*Field Notes Approved:*  
4/15/22





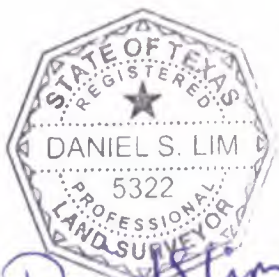
**DRAINAGE EASEMENT  
1,797 SQUARE FEET  
(0.041 ACRES)**

**KNIGHT STREET  
(50' RIGHT-OF-WAY)  
(VOL. 2, PG. 214, M.R.D.C.T.)**

**JAMES A. SYLVESTER SURVEY  
ABSTRACT NO. 1383**

**NOTE:**  
BASIS OF BEARING is the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983.

- LEGEND:**
- CIRF - 1/2-INCH IRON ROD FOUND WITH YELLOW PLASTIC CAP STAMPED "LIM ASSOC"
  - IRF - IRON ROD FOUND
  - IPF - IRON PIPE FOUND
  - IRS - 1/2-INCH IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "LIM ASSOC"
  - XS - CUT "X" SET
  - CM - CONTROLLING MONUMENT
  - D.R.D.C.T. - DEED RECORDS, DALLAS COUNTY, TEXAS
  - M.R.D.C.T. - MAP RECORDS, DALLAS COUNTY, TEXAS
  - O.P.R.D.C.T. - OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS



*Daniel S. Lim*  
04-14-2022

**DRAINAGE EASEMENT  
1,797 SQUARE FEET  
(0.041 ACRES)  
IN  
LOT 22, BLOCK 24/2276  
CLIFTON PLACE NO. 2  
CITY OF DALLAS  
DALLAS COUNTY, TEXAS**

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