

FIELD NOTES DESCRIBING A 547 SQUARE FOOT (0.013 ACRE)
DRAINAGE EASEMENT
IN BLOCK 24/2276
CITY OF DALLAS, DALLAS COUNTY, TEXAS

Exhibit A

BEING a 547 square foot (0.013 acre) tract of land out of the James A. Sylvester Survey, Abstract No. 1383, Dallas County, Texas, lying in Lot 23, 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 4094, Deed Records, Dallas County, Texas (D.R.D.C.T.) and being more particularly described by metes and bounds as follows:

Scott Holt
FIELD NOTES APPROVED:
4/15/22


BEGINNING at a ½-inch iron pipe found at the southerly corner of said Lot 23, said point also being the easterly corner of Lot 22 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 North 46°08'54" West, departing the northwesterly right-of-way line of said Knight Street, along the common line of said Lots 22 and 23, a distance of 156.25 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" at the westerly corner of said Lot 23, said point also being the northerly corner of said Lot 22, and said point also being in 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 23 and the southeasterly line of said 15-foot alley, a distance of 3.50 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" for corner;

THENCE South 46°08'54" East, departing the northwesterly line of said Lot 23 and the southeasterly line of said 15-foot alley, over and across said Lot 23, 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 southeasterly line of said Lot 23 and the northwesterly right-of-way line of said Knight Street;

THENCE South 44°03'33" West, along the southeasterly line of said Lot 23 and the northwesterly right-of-way line of said Knight Street, a distance of 3.50 feet to the **POINT OF BEGINNING**, containing 547 square feet or 0.013 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.

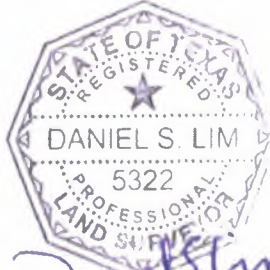
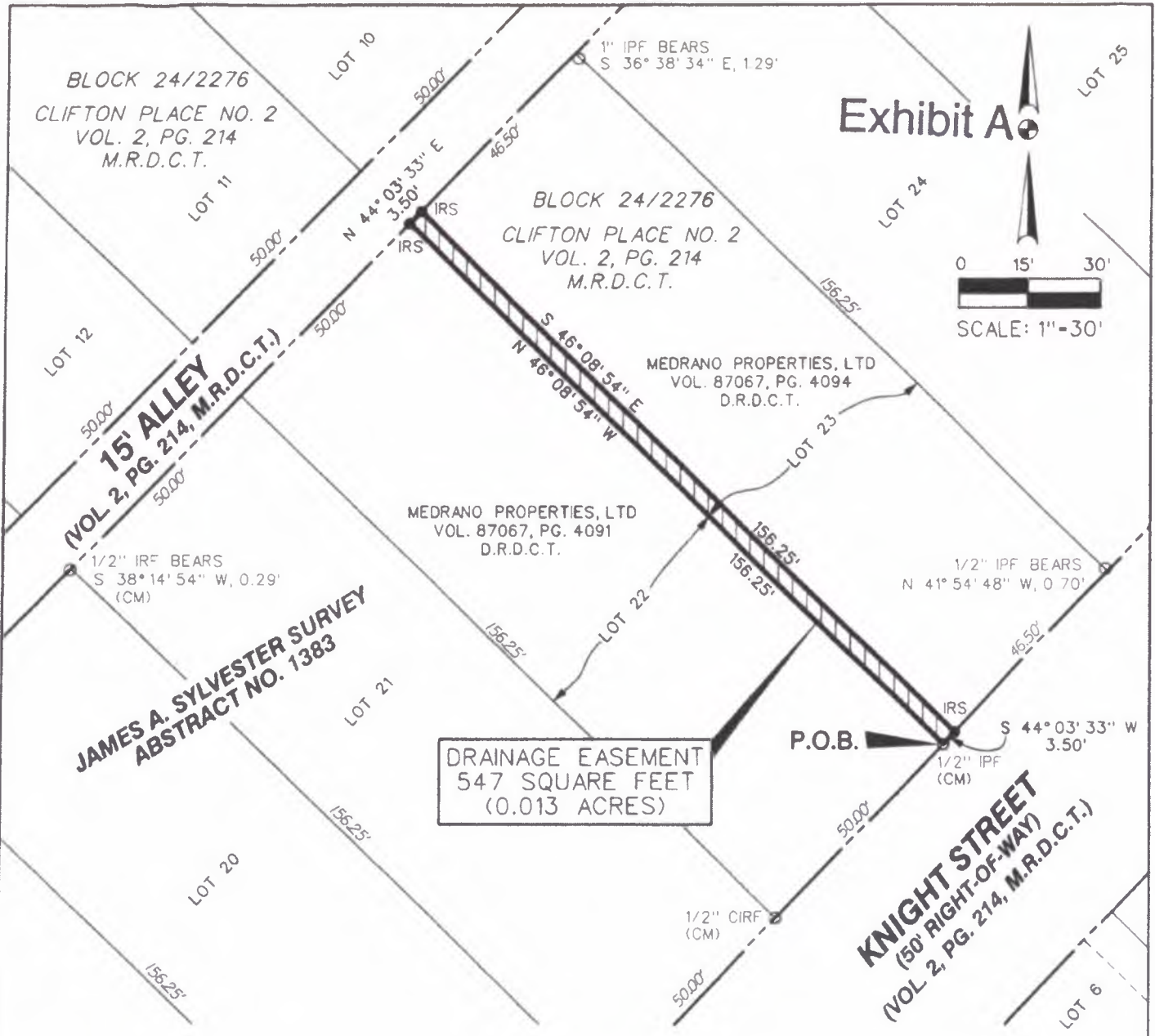
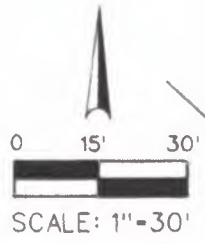

Daniel S. Lim
04-14-2022

Exhibit A

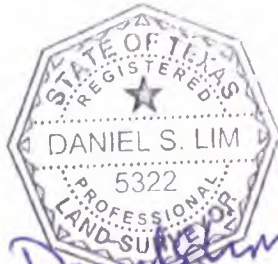


NOTE:

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

LEGEND:

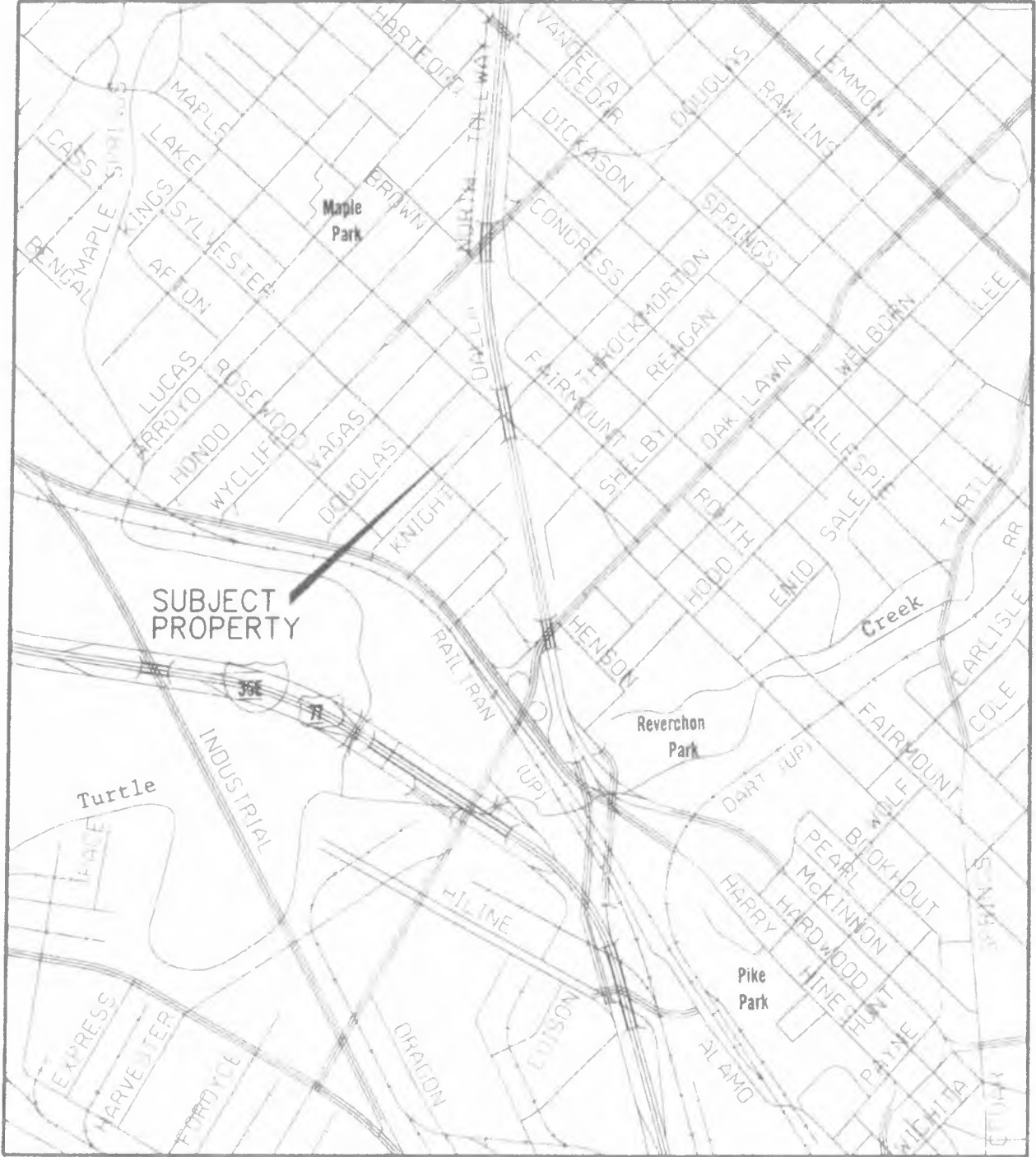
- O CIRF - 1/2-INCH IRON ROD FOUND WITH YELLOW PLASTIC CAP STAMPED "LIM ASSOC"
- IRS - 1/2-INCH IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "LIM ASSOC"
- O IPF - IRON PIPE FOUND
- O IRF - IRON ROD FOUND
- CM - CONTROLLING MONUMENT
- D.R.D.C.T - DEED RECORDS, DALLAS COUNTY, TEXAS
- M.R.D.C.T - MAP RECORDS,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



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**DRAINAGE EASEMENT
 547 SQUARE FEET
 (0.013 ACRES)
 IN
 LOT 23, BLOCK 24/2276
 CLIFTON PLACE NO. 2
 CITY OF DALLAS
 DALLAS COUNTY, TEXAS**

Exhibit A



VICINITY MAP
(MAPSCO 34Z)

DE-2

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