

3,475 SQUARE FOOT (0.080 ACRE)
DALLAS CITY BLOCK A/8220
ACCESS EASEMENT
PRICE LONDON PARK, L.P.

Exhibit A

BEING an 3,475 square foot (0.080 acre) parcel of land situated in the ROBERT WILBURN SURVEY, ABSTRACT NO. 1580, in Official City Block No. 8220 in the City of Dallas, Dallas County, Texas, said parcel being part of Lot 2, Block A/8220 of London Park Apartments Addition, an addition to the City of Dallas according to the plat thereof recorded in Volume 78090, Page 1388 of the Deed Records of Dallas County, Texas, (D.R.D.C.T.), also being a part of a called 0.274 acre tract of land described in a deed to Price London Park, L.P. recorded in Instrument Number 200600419125 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described as follow;

COMMENCING at a 5/8-inch steel rod found (controlling monument - Texas State Plane Grid Coordinates – N=7,037,546.27, E=2,487,746.37) at the end of a curve in the common northerly line of said Lot 2 and southerly line of a called 5.5451 acre tract of land designated "Tract IV" described in a deed to Providence Texas Capital Corporation, Inc. recorded in Volume 97076, Page 4407 D.R.D.C.T.

THENCE South 38 degrees 42 minutes 59 seconds West, along said common line, at a distance of 82.50 feet passing the north corner of said 0.274 acre tract of land, continuing along the common northerly line of said 0.274 acre tract of land the, the northerly line of said Lot 2 and southerly line of said called 5.5451 acre tract of land, a total distance of 122.29 feet to the beginning of a non-tangent curve to the right;

THENCE continuing along said common line and along said non-tangent curve to the right with a radius of 498.22 feet, a central angle of 05 degree 20 minutes 37 seconds, Southwestwardly, an arc length of 46.47 feet with a chord bearing and distance of South 41 degrees 29 minutes 14 seconds West for 46.45 feet to a 1/2-inch steel rebar with a cap marked "AZ&B" set for the **POINT OF BEGINNING**;

THENCE departing said common line over and across said Lot 2 and said called 0.274 acre tract of land, the following three (3) courses and distances;

1. South 35 degrees 54 minutes 25 seconds East, a distance of 32.92 feet to a 1/2-inch steel rebar with a cap marked "AZ&B" set for the beginning of a non-tangent curve to the left;

FIELD NOTES APPROVED:

ABC 4/21/15



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2. Along said non-tangent curve to the left with a radius of 62.13 feet, a central angle of 49 degrees 19 minutes 29 seconds, Eastwardly, and arc length of 53.49 feet with a chord bearing and distance of South 75 degrees 17 minutes 10 seconds East for 51.85 feet to a 1/2-inch steel rebar with a cap marked "AZ&B" set for the end of said curve;
3. South 73 degrees 08 minutes 14 seconds East, a distance of 10.30 feet to a 1/2-inch steel rod with a cap marked "AZ&B" set for corner in the southeasterly line of said called 0.274 acre tract of land, said corner being in a non-tangent curve to the left;

THENCE continuing over and across said Lot 2, along the southeasterly line of said 0.274 acre tract of land and along said non-tangent curve to the left with a radius of 132.35 feet, a central angle of 22 degrees 14 minutes 26 seconds, Southwardly, an arc length of 51.37 feet with a chord bearing and distance of South 07 degrees 42 minutes 34 seconds West for 51.05 feet to an "X" in concrete set for the most southerly southeast corner of said called 0.274 acre tract of land;

THENCE South 54 degrees 57 minutes 12 seconds West, continuing over and across said Lot 2, along the southerly line of said 0.274 acre tract of land, a distance of 3.66 feet to a 1/2-inch steel rod with a cap marked "AZ&B" set for corner, from which 5/8-inch steel rod found (controlling monument - Texas State Plane Grid Coordinates - N=7,037,062.69, E=2,487,855.34) for the common southwest corner of said Lot 2 and northeast corner of said Lot 1, bears the following two courses and distances, 1) South 54 degrees 57 minutes 12 seconds West, a distance of 28.63 feet, and 2) South 35 degrees 10 minutes 46 seconds East, a distance of 295.44 feet;

THENCE departing said common line over and across said Lot 2 and said called 0.274 acre tract of land, the following three (3) courses and distances;

1. North 81 degrees 22 minutes 27 seconds West, a distance of 16.75 feet to a 1/2-inch steel rod with a cap marked "AZ&B" set for corner;
2. North 44 degrees 06 minutes 55 seconds West, a distance of 75.32 feet to a 1/2-inch steel rod with a cap marked "AZ&B" set for corner;

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3. North 35 degrees 07minutes 40 seconds West, a distance of 28.47 feet to a 1/2-inch steel rod with a cap marked "AZ&B" set for corner in a non-tangent curve in the common northerly line of said called 0.274 acre tract of land, the northerly line of said Lot 2 and southerly line of said called 5.5451 acre tract of land, from said point a 5/8-inch steel rod found (controlling monument – Texas State Plane Grid Coordinates – N=7,037,397.08, E=2,487,619.64) for the common west corner of said called 0.274 acre tract of land, west corner of said Lot 2, north corner of said Lot 1 being in the southerly line of said called 5.5451 acre tract of land, bears along the common northerly line of said called 0.274 acre tract of land, the northerly line of said Lot 2, the southerly line of said called 5.5451 acre tract of land, bears along said non-tangent curve to the right with a radius of 498.22 feet, a central angle of 00 degrees 33 minutes 55 seconds, Southwestwardly, an arc length of 4.92 feet with a chord bearing and distance of South 47 degrees 00 minutes 24 seconds West for 4.92 feet;

THENCE along the common northerly line of said called 0.274 acre tract of land, the northerly line of said Lot 2, and southerly line of said called 5.5451 acre tract of land, and along said non-tangent curve to the left with a radius of 498.22 feet, a central angle of 02 degrees 33 minutes 54 seconds, Northeastwardly , an arc length of 22.30 feet with a chord bearing and distance of North 45 degrees 26 minutes 29 seconds East for 22.30 feet to the **POINT OF BEGINNING** and containing 3,475 square feet (0.080 acre) of land, more or less.

Basis of bearings and source of coordinates is the Texas State Plane Coordinate System, 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



02/25/15
Date

LEGEND

- (CM) CONTROLLING MONUMENT
- SRF STEEL ROD FOUND
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- MONUMENT FOUND (SIZE/TYPE AS NOTED)
- 1/2" STEEL REBAR SET W/ AZB PLASTIC CAP (OR AS NOTED)
- LIMITS OF PROPERTY TO BE ACQUIRED

Exhibit A

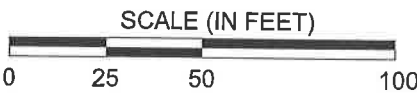
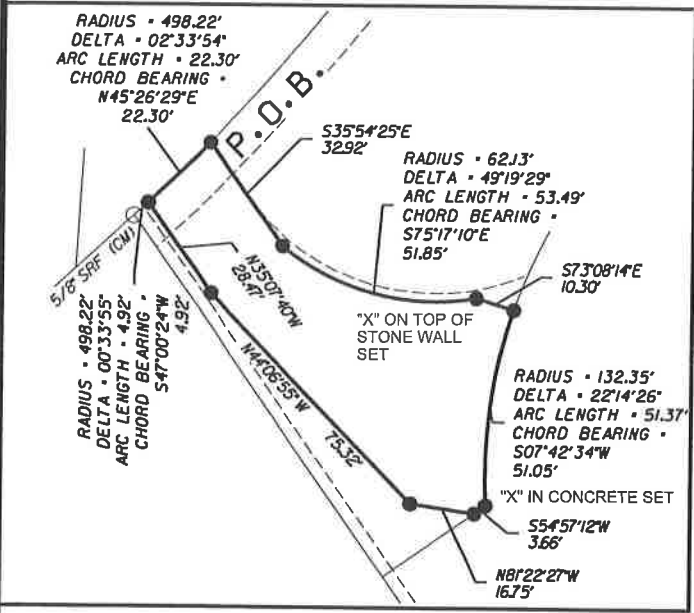


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2/19/2015

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NOTES
 A PROPERTY DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.
 BASIS OF BEARINGS AND SOURCE OF COORDINATES IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983 (NAD83), NORTH CENTRAL ZONE, AS DETERMINED BY GPS OBSERVATIONS USING THE WDS-VRS NETWORK.



COMPUTED	JDS	CKD	RLD
DRAWN	JDS	CKD	RLD
SUPERVISOR	E.D. UTZMAN		
DATE	2-19-15		
SCALE	1"=50'		

REVISION HISTORY

AZ&B
 ARREDONDO, ZEPEDA & BRUNZ, INC.
 11365 MACREE ROAD
 DALLAS, TX, 75238
 PH. 214-341-9900
 FAX 214-341-9925
 email - office@azb-engrs.com

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SHEET 4 OF 4 DWG No. REV