

Exhibit A

**PARCEL E-240
CITY OF DALLAS RIGHT-OF-WAY
0.0665 ACRE TRACT
JOHN M. HARDING SURVEY, ABSTRACT NO. 569
CITY OF MESQUITE, DALLAS COUNTY, TEXAS**

BEING a tract of land situated in the John M. Harding Survey, Abstract No. 569, City of Mesquite, Dallas County, Texas, and being a part of that tract of land described in Warranty Deed With Vendor's Lien dated September 13, 2013, to Lester J. Lawson and Celeste L. Lawson as recorded Instrument Number 201300293633 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described as follows:

BEGINNING in the southeast right-of-way line of Lawson Road (a variable width right-of-way) at a set "X" cut in concrete for the common south corner of that tract of land described in deed to the County of Dallas as recorded in Volume 87097, Page 4408 of the Deed Records of Dallas County, Texas (D.R.D.C.T.), and the east corner of that tract of land described in deed to the County of Dallas as recorded in Volume 87139, Page 2634, D.R.D.C.T, both of which establish a portion of said Lawson Road, said point also being in the common northeast line of said Lawson tract and the southwest line of that tract of land described in deed to Timothy L. Nieman, Jr., and wife Dorothy Nieman as recorded in Volume 76170, Page 1649, D.R.D.C.T., and from which point a punch hole in concrete bears South 50 degrees 33 minutes 19 seconds East a distance of 1.49 feet;

THENCE South 45 degrees 44 minutes 10 seconds East, with said common line, a distance of 25.07 feet to a 1/2-inch set iron rod with yellow plastic cap stamped "HALFF" (hereinafter referred to as "with cap") for the point of curvature of a non-tangent circular curve to the right having a radius of 1,415.00 feet whose chord bears South 50 degrees 57 minutes 50 seconds West a distance of 115.79 feet;

THENCE Southwesterly, departing said common line, over and across said Laswon tract, with a line offset 25 feet southeasterly of and parallel to said southeast right-of-way line of Lawson Road and with said curve, through a central angle of 04 degrees 41 minutes 23 seconds, an arc distance of 115.82 feet to a 1/2-inch set iron rod with cap for the end of said curve in the common southwest line of said Lawson tract and the northeast line of a tract of land described in deed to Korilynn Marley as recorded in Instrument Number 201100026068, O.P.R.D.C.T.;

THENCE North 45 degrees 44 minutes 10 seconds West, departing said parallel offset line, with said common line, distance of 25.32 feet to a found 3-inch fence corner post for corner in said southeast right-of-way line of Lawson Road, said point also being the point of curvature of a non-tangent circular curve to the left having a radius of 1,390.00 feet whose chord bears North 51 degrees 05 minutes 06 seconds East a distance of 115.82 feet;

TELEPHONICALLY APPROVED:
Dkt 2/3/17

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THENCE Northeasterly, departing said common line, with said south right-of-way line of Lawson Road and with said curve, through a central angle of 04 degrees 46 minutes 31 seconds, an arc distance of 115.85 feet to the POINT OF BEGINNING and containing 0.0665 of an acre (2,896 square feet) of land, more or less.

The Basis of Bearing is the North American Datum of 1983, Texas State Plane Coordinate System, North Central Zone 4202. All distances are surface distances. Surface Adjustment Scale Factor: 1.0001365060.

JAL
06 DEC
2016



JOHN P. ANDERSON
SURVEY,
ABSTRACT NO. 1

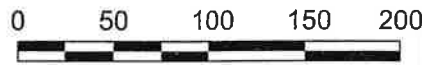
JOHN M. HARDING SURVEY,
ABSTRACT NO. 569

Exhibit A

POINT OF BEGINNING

SET "X" CUT
(Punch hole in
concrete Bears=
S50°33'19"E, 1.49')
Approx. $\frac{1}{2}$ TP&L
Easement
(VOL. 2112, PG. 220)
(VOL. 3527, PG. 191)

JOHN P. ANDERSON SURVEY,
ABSTRACT NO. 1
JOHN M. HARDING SURVEY,
ABSTRACT NO. 569



SCALE: 1"=100'

$\Delta = 04^{\circ}46'31''$
 $R = 1,390.00'$
 $T = 57.96'$
 $L = 115.85'$
 $CL = 115.82'$
 $CB = N51^{\circ}05'06''E$

MILAM RD.
(60' RIGHT-OF-WAY)
COUNTY OF DALLAS
(VOL. 87139, PG. 2634)

LAWSON ROAD
(VARIABLE WIDTH RIGHT-OF-WAY)
(VOL. 89184, PG. 3595)
(VOL. 94106, PG. 04745)
(VOL. 87159, PG. 2634)
(VOL. 87097, PG. 4408)

COUNTY OF DALLAS
(VOL. 87097, PG. 4408)

S45°44'10"E
25.07'

JOHN M. HARDING
SURVEY,
ABSTRACT NO. 569

3" WOOD
FCP(C.M.)

R.O.W.
LINE

$\frac{1}{2}$ " SIR
W/CAP

$\Delta = 04^{\circ}41'23''$
 $R = 1,415.00'$
 $T = 57.94'$
 $L = 115.82'$
 $CL = 115.79'$
 $CB = S50^{\circ}57'50''W$

N45°44'10"W
25.32'

PARCEL E-240
0.0665 ACRE
(2,896 SQ. FT.)

Approx. $\frac{1}{2}$ TP&L
Easement
(VOL. 890, PG. 2040)

TIMOTHY L. NIEMAN, JR.
AND WIFE
DOROTHY NIEMAN
(VOL. 76170, PG. 1649)

$\frac{1}{2}$ " FIR
(Leaning)
(C.M.)

LESTER J. LAWSON
AND
CELESTE L. LAWSON
(INT. NO. 201300293633)

KORILYNN MARLEY
(INT. NO. 201100026068)

(Basis of Bearing
rotated 00°24'10" from
deed bearing of N45°20'W)

NOTES:

- The Basis of Bearing is the North American Datum of 1983, Texas State Plane Coordinate System, North Central Zone 4202. All distances are surface distances. Surface Adjustment Scale Factor: 1.0001365060.
- Metes and Bounds description of even date accompanies this survey exhibit.

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CITY OF MESQUITE, DALLAS COUNTY, TEXAS

[Handwritten Signature]
06 DEC
2016



LEGEND

$\frac{1}{2}$ " SIR	1/2-INCH SET IRON ROD WITH YELLOW
W/CAP	PLASTIC CAP STAMPED "HALFF"
(C.M.)	CONTROL MONUMENT
FCP	FENCE CORNER POST



1201 N. BOWSER ROAD RICHARDSON, TEXAS 75081
TELE. (214)346-6200 FAX (214)739-0095
TBPLS FIRM NO. 10029600

DATE: DEC., 2016
AVO.: 25143
PAGE 3 OF 3

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