

Exhibit A

**20' STORM DRAINAGE EASEMENT
LAKE RAY HUBBARD, CITY OF DALLAS PROPERTY LIMIT
SITUATED IN THE JAMES HOBBS SURVEY, ABSTRACT NO. 571
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

Being a portion of Lake Ray Hubbard situated in the James Hobbs Survey, Abstract Number 571, and also being all of that parcel conveyed to the City of Dallas in deed recorded in Volume 5745, Page 363, Deed Record, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 42 inch concrete post with a brass disk stamped "City of Dallas" (U1-3/8-1) found for corner, said corner being the Southwest corner of a tract of land conveyed to Amr Mohamed-Zakaria Zidan, Waleed Hamed Elfeky and Hisham Aly Sadek in deed recorded in Instrument Number 201700238029, Official Public Records, Dallas County, Texas, same being the Northwest corner of a tract of land conveyed to Canterbury Cove, LLC, a Texas Limited Liability Company, in deed recorded in Instrument Number 201700272546, Official Public Record, Dallas County, Texas, and also being on the Northeast corner of said City of Dallas tract (Lake Ray Hubbard Property Limits);

THENCE South 22 degrees 51 minutes 00 seconds West, along the West line of said Canterbury Cove, LLC, tract, a distance of 184.44 feet to a 1/2 inch Iron rod with a plastic blue cap stamped "CBG Surveying" set for corner, said corner being on the West line of said Canterbury Cove, LLC, tract, and being on the East line of said City of Dallas tract (Lake Ray Hubbard Property Limits), and also being the POINT OF BEGINNING;

THENCE South 22 degrees 51 minutes 00 seconds West, along the West line of said Canterbury Cove, LLC, tract, a distance of 21.87 feet to a 1/2 inch iron rod with a plastic blue cap stamped "CBG Surveying" set for corner, said corner being on the West line of said Canterbury Cove, LLC, tract;

THENCE in the interior lines of said City of Dallas tract (Lake Ray Hubbard Property Limits), departing from the West line of said Canterbury Cove, LLC, tract, the following bearing and distances:

South 88 degrees 56 minutes 57 seconds West, a distance of 203.89 feet to a point for corner;

North 01 degrees 02 minutes 54 seconds West, a distance of 20.00 feet to a point for corner;

THENCE North 88 degrees 56 minutes 57 seconds East, continuing along the interior lines of said City of Dallas tract (Lake Ray Hubbard Property Limits), a distance of 212.75 feet to the Point of Beginning and containing 4,166 square feet or 0.096 acres of land.

(For SPRG use only)

Reviewed by: _____
Date: _____
SPRG No. _____



FIELD NOTES APPROVED

B/C 7/5/19

Bryan Connally

BRYAN CONNALLY
R.P.L.S. NO. 5513

GENERAL NOTES:

1) BASIS OF BEARING ARE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION 2011.



CBG Surveying Texas, LLC

PLANNING • SURVEYING
12025 Shiloh Road • Suite 230 • Dallas, Texas 75228
P 214.349.9485 • F 214.349.2216
Firm No. 10168800
www.cbginotx.com

SHEET 1 OF 2

JOB NO. 1511020
DRAWN BY: YP
DATE: 05-01-2019

**20' STORM DRAINAGE EASEMENT
LAKE RAY HUBBARD, CITY OF DALLAS PROPERTY LIMIT
SITUATED IN THE JAMES HOBBS SURVEY, ABSTRACT NO. 571
CITY OF DALLAS, DALLAS COUNTY, TEXAS**



(For SPRG use only)
Reviewed by: _____
Date: _____
SPRG No. _____

LEGEND:

- CM CONTROLLING MONUMENT
- IRF IRON ROD FOUND
- 1/2" IRF YC 1/2 INCH IRON ROD FOUND WITH A PLASTIC YELLOW CAP STAMPED "CBG SURVEYING"
- U1 42 INCH CONCRETE POST WITH A BRASS DISK STAMPED "CITY OF DALLAS" FOUND
- IRS BC 1/2 INCH IRON ROD FOUND WITH A PLASTIC BLUE CAP STAMPED "CBG SURVEYING"
- P.F.C. POINT FOR CORNER
- T.O.B. TOP OF BANK
- ELEV. ELEVATION
- VOL. VOLUME
- PG. PAGE
- INST. NO. INSTRUMENT NUMBER
- SQ. FT. SQUARE FEET
- D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

GENERAL NOTES:

1) BASIS OF BEARING ARE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION 2011.

Bryan Connally

BRYAN CONNALLY
R.P.L.S. NO. 5513

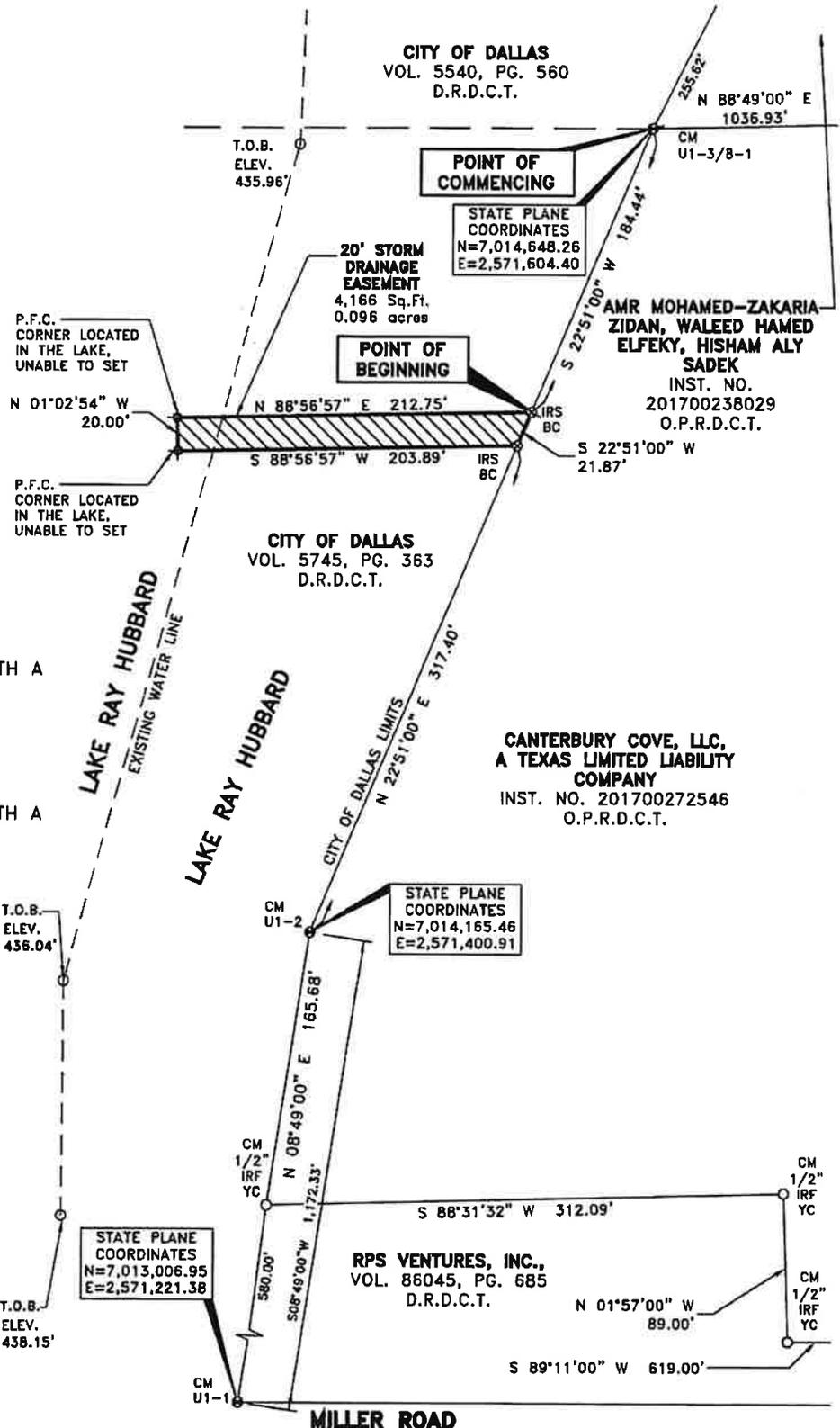


CBG Surveying Texas, LLC

PLANNING • SURVEYING
12025 Shiloh Road • Suite 230 • Dallas, Texas 75228
P 214.349.9485 • F 214.349.2216
Firm No. 10168800
www.obginctx.com

SHEET 2 OF 2

JOB NO. 1511020
DRAWN BY: YP
DATE: 05-01-2019



CITY OF DALLAS
VOL. 5540, PG. 560
D.R.D.C.T.

POINT OF COMMENCING

STATE PLANE COORDINATES
N=7,014,648.26
E=2,571,604.40

POINT OF BEGINNING

CITY OF DALLAS
VOL. 5745, PG. 363
D.R.D.C.T.

CANTERBURY COVE, LLC,
A TEXAS LIMITED LIABILITY COMPANY
INST. NO. 201700272546
O.P.R.D.C.T.

STATE PLANE COORDINATES
N=7,014,165.46
E=2,571,400.91

STATE PLANE COORDINATES
N=7,013,006.95
E=2,571,221.38

RPS VENTURES, INC.,
VOL. 86045, PG. 685
D.R.D.C.T.

20' STORM DRAINAGE EASEMENT
LAKE RAY HUBBARD, CITY OF DALLAS PROPERTY LIMIT
SITUATED IN THE JAMES HOBBS SURVEY, ABSTRACT NO. 571
CITY OF DALLAS, DALLAS COUNTY, TEXAS

KEY PLAN NOT TO SCALE
FOR REFERENCE



CITY OF DALLAS
VOL. 5540,
PG. 560
D.R.D.C.T.

AMR MOHAMED-ZAKARIA ZIDAN
WALEED HAMED ELFEKY
HISHAM ALY SADEK
INST. NO. 201700238029
O.P.R.D.C.T.

CITY OF DALLAS
VOL. 5745,
PG. 363
D.R.D.C.T.

LAKE RAY HUBBARD

20' STORM
DRAINAGE
EASEMENT
4,166 Sq.Ft.
0.096 acres

CANTERBURY COVE, LLC,
A TEXAS LIMITED LIABILITY
COMPANY
INST. NO. 201700272546
O.P.R.D.C.T.

CHIESA ROAD

RPS VENTURES, INC.,
VOL. 86045, PG. 685
D.R.D.C.T.

GENERAL NOTES:

1) BASIS OF BEARING ARE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH
CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT
REALIZATION 2011.



CBG Surveying Texas, LLC

PLANNING • SURVEYING
12025 Shiloh Road • Suite 230 • Dallas, Texas 75228
P 214.349.9485 • F 214.349.2216
Firm No. 10168800
www.cbginctx.com

JOB NO. 1511020
DRAWN BY: YP
DATE: 05-01-2019