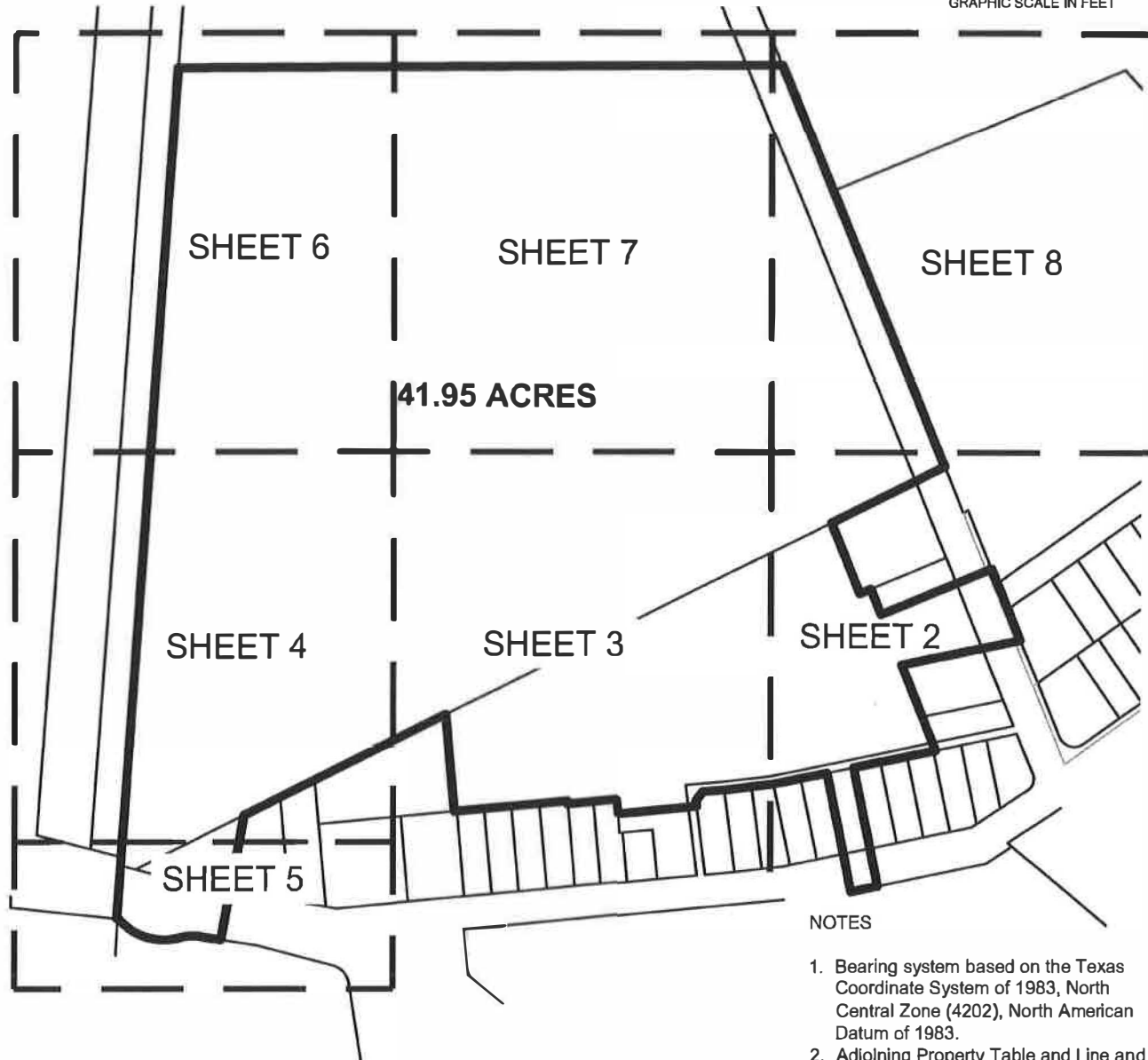
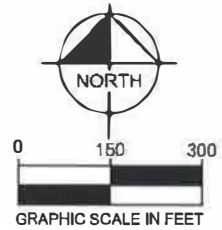


KEY MAP



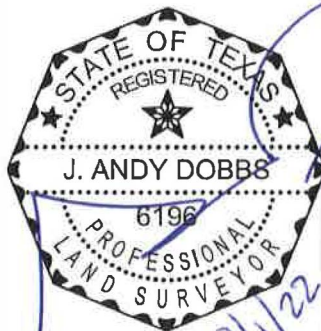
NOTES

1. Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.
2. Adjoining Property Table and Line and Curve Tables are on Sheet 13.

MSD EXHIBIT

THOMAS LAGOW SURVEY,
ABSTRACT NO. 759
CITY OF DALLAS
DALLAS COUNTY, TEXAS

J. ANDY DOBBS
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6196
13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER,
SUITE 700
DALLAS, TEXAS 75240
PH. (972) 770-1300
andy.dobbs@kimley-horn.com



Kimley»Horn

13455 Noel Road, Two Galleria Office
Tower, Suite 700, Dallas, Texas 75240

FIRM # 10115560

Tel. No. (972) 770-1300
Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 300'	JDF	JAD	Aug. 2022	064408610	1 OF 13

Drafted by
 FIELD NOTES APPROVED:
 8/3/2022

Exhibit A

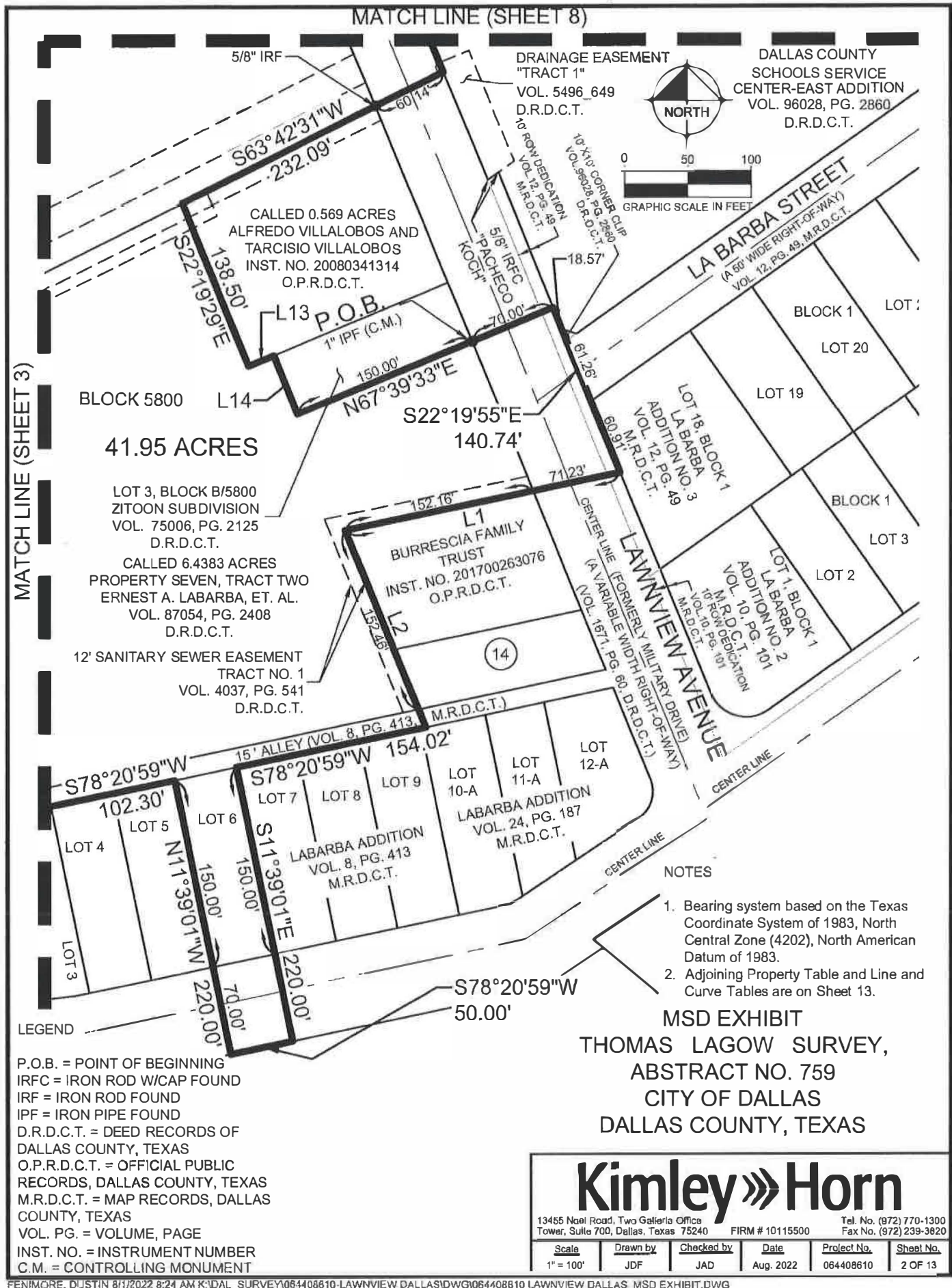


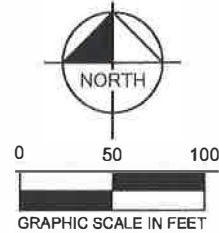
Exhibit A

MATCH LINE (SHEET 7)

NOTES

1. Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.
2. Adjoining Property Table and Line and Curve Tables are on Sheet 13.

41.95 ACRES



BLOCK 5800

PROPERTY FOUR
CALLED 32.9168 ACRES
ERNEST A. LABARBA, ET. AL.
VOL. 87054, PG. 2408
D.R.D.C.T.

TRACT 1
DRAINAGE EASEMENT
VOL. 5496, PG. 645
D.R.D.C.T.

BLOCK 5800

40' DRAINAGE DITCH
EASEMENT
AS SHOWN ON CITY OF
DALLAS BLOCK MAP FOR
CITY BLOCK C/5800 & 5800

CALLED 6.4383 ACRES
PROPERTY SEVEN, TRACT TWO
ERNEST A. LABARBA, ET. AL.
VOL. 87054, PG. 2408
D.R.D.C.T.

12' SEWER EASEMENT
TRACT NO. 4
VOL. 4104, PG. 142
D.R.D.C.T.

S83°11'59"W
86.40'

177.26'
N05°19'56"W

1/2" IRF

S84°44'31"W 207.59'

131.84'

15.01'

S84°44'31"W
146.85'

MSD EXHIBIT

THOMAS LAGOW SURVEY,
ABSTRACT NO. 759
CITY OF DALLAS
DALLAS COUNTY, TEXAS

LEGEND

P.O.B. = POINT OF BEGINNING
IRFC = IRON ROD W/CAP FOUND
IRF = IRON ROD FOUND
IPF = IRON PIPE FOUND
D.R.D.C.T. = DEED RECORDS OF
DALLAS COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC
RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T. = MAP RECORDS, DALLAS
COUNTY, TEXAS
VOL. PG. = VOLUME, PAGE
INST. NO. = INSTRUMENT NUMBER
C.M. = CONTROLLING MONUMENT

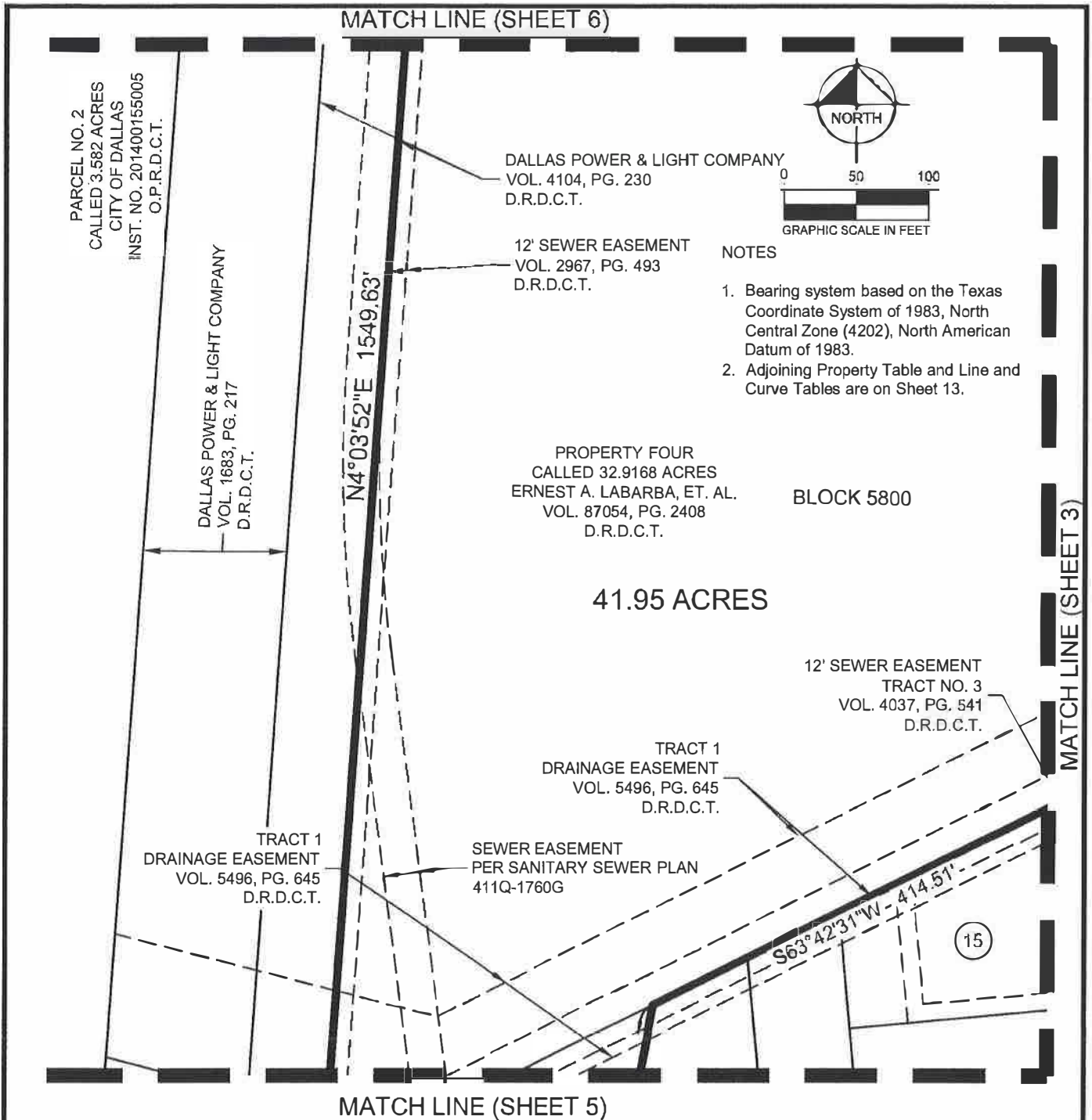
Kimley»Horn

13455 Noel Road, Two Galleria Office
Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300
Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	JDF	JAD	Aug. 2022	064408610	3 OF 13

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Exhibit A



LEGEND

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MSD EXHIBIT
 THOMAS LAGOW SURVEY,
 ABSTRACT NO. 759
 CITY OF DALLAS
 DALLAS COUNTY, TEXAS

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13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (872) 770-1300 Fax No. (872) 239-3820

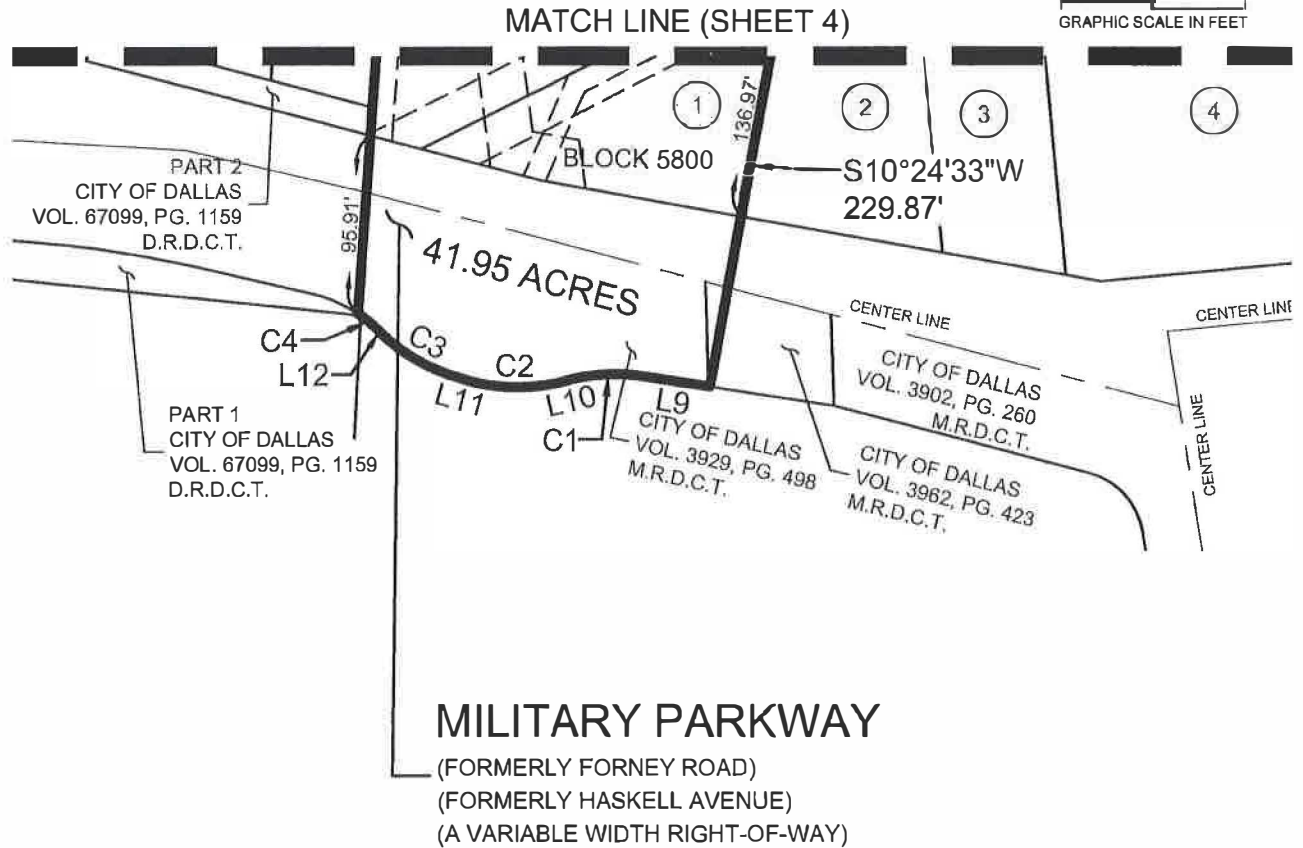
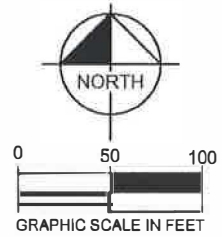
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1" = 100'	JDF	JAD	Aug. 2022	064408610	4 OF 13

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Exhibit A

NOTES

1. Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.
2. Adjoining Property Table and Line and Curve Tables are on Sheet 13.



LEGEND

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THOMAS LAGOW SURVEY,
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DALLAS COUNTY, TEXAS

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 Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300
 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	JDF	JAD	Aug. 2022	064408610	5 OF 13

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Exhibit A

PARCEL NO. 2
CALLED 3.582 ACRES
CITY OF DALLAS
INST. NO. 201400155005
O.P.R.D.C.T.

PARCEL NO. 1, CALLED 12.462 ACRES
CITY OF DALLAS,
INST. NO. 201400155005, O.P.R.D.C.T.

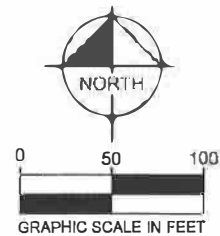
5/8" IRF (C.M.) N89°44'29"E 1111.19'

SEWER EASEMENT
PER SANITARY SEWER PLAN
411Q-1760G

NOTES

1. Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.
2. Adjoining Property Table and Line and Curve Tables are on Sheet 13.

41.95 ACRES



PROPERTY FOUR
CALLED 32.9168 ACRES
ERNEST A. LABARBA, ET. AL.
VOL. 87054, PG. 2408
D.R.D.C.T.

BLOCK 5800

DALLAS POWER & LIGHT COMPANY
VOL. 1683, PG. 217
D.R.D.C.T.

DALLAS POWER & LIGHT COMPANY
VOL. 4104, PG. 230
D.R.D.C.T.

N4°03'52"E 1549.63'

MATCH LINE (SHEET 7)

MATCH LINE (SHEET 4)

LEGEND

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ABSTRACT NO. 759
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DALLAS COUNTY, TEXAS

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Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300
Fax No. (972) 239-3620

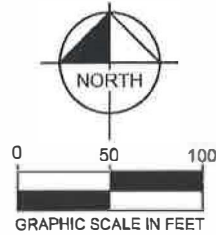
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	JDF	JAD	Aug. 2022	064408610	6 OF 13

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Exhibit A

PARCEL NO. 1, CALLED 12.462 ACRES
CITY OF DALLAS,
INST. NO. 201400155005, O.P.R.D.C.T. N89°44'29"E 1111.19'

1046.44'



NOTES

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PROPERTY FOUR
CALLED 32.9168 ACRES
ERNEST A. LABARBA, ET. AL.
VOL. 87054, PG. 2408
D.R.D.C.T.

BLOCK 5800

41.95 ACRES

MATCH LINE (SHEET 6)

MATCH LINE (SHEET 8)

MATCH LINE (SHEET 3)

LEGEND

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MSD EXHIBIT
THOMAS LAGOW SURVEY,
ABSTRACT NO. 759
CITY OF DALLAS
DALLAS COUNTY, TEXAS

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13455 North Road, Two Galleria Office Tel. No. (972) 770-1300
Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	JDF	JAD	Aug. 2022	064408610	7 OF 13

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Exhibit A

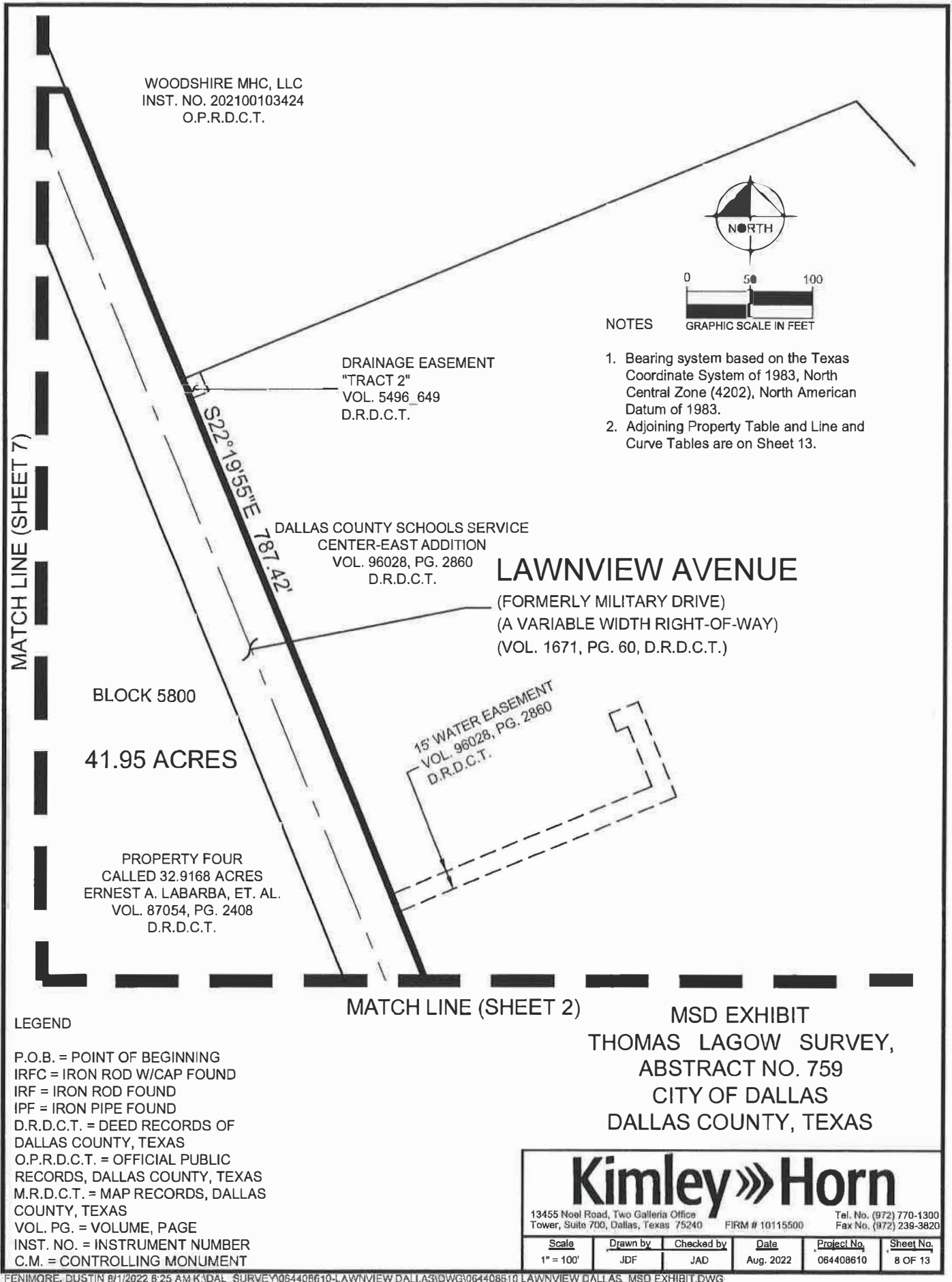


Exhibit A

ADJOINING PROPERTY TABLE		
PROPERTY NO.	OWNER	RECORDING INFO
1	Property Seven, Tract One Ernest A. LaBarba, et. al.	Vol. 87054, Pg. 2408
2	Jessie Dean & David Brown	Vol. 89243, Pg. 2238, D.R.D.C.T.
3	Edward & Veronica Ariaz	Inst. No. 201300362558, O.P.R.D.C.T.
4	Edward & Veronica Ariaz	Inst. No. 201100313144, O.P.R.D.C.T.
5	Richard & Rolando Moreno	Vol. 93082, Pg. 2733, D.R.D.C.T.
6	Miguel Moreno	Inst. No. 201300311257, O.P.R.D.C.T.
7	Claudio Sanchez Carreno	Inst. No. 201300023980, O.P.R.D.C.T.
8	Javier & Irene Carmona	Inst. No. 201900071787, O.P.R.D.C.T.
9	Claudio Sanchez Carreno	Inst. No. 201300053766, O.P.R.D.C.T.
10 & 11	Jose Alfredo Mendoza	Inst. No. 201300328622, O.P.R.D.C.T.
12	Javier Sonora	Inst. No. 200600365307, O.P.R.D.C.T.
13	David Herold	Vol. 86007, Pg. 612, D.R.D.C.T.
14	Coval Real Estate Group, LLC	Inst. No. 202000284681, O.P.R.D.C.T.
15	Edward Ariaz and Veronica Ariaz	Inst. No. 201600001052

LINE TABLE		
NO.	BEARING	LENGTH
L1	S78°20'59"W	223.39'
L2	S22°15'01"E	167.72'
L3	S85°12'59"W	38.98'
L4	S38°56'29"W	20.74'
L5	S07°20'01"E	10.65'
L6	N05°19'56"W	25.00'
L7	S84°44'31"W	92.00'
L8	N05°19'56"W	5.46'
L9	N81°17'01"W	36.82'
L10	S76°55'31"W	8.35'
L11	N74°34'29"W	5.22'
L12	N46°04'29"W	2.00'
L13	N67°40'31"E	21.55'
L14	S22°20'27"E	50.04'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	21°47'30"	100.00'	38.03'	S87°49'16"W	37.80'
C2	28°30'00"	100.00'	49.74'	N88°49'29"W	49.23'
C3	28°30'00"	100.00'	49.74'	N60°19'29"W	49.23'
C4	11°00'38"	75.00'	14.41'	N51°34'48"W	14.39'

MSD EXHIBIT
THOMAS LAGOW SURVEY,
ABSTRACT NO. 759
CITY OF DALLAS
DALLAS COUNTY, TEXAS

Kimley»Horn

13455 Noel Road, Two Galleria Office
Tower, Suite 700, Dallas, Texas 75240 FIRM # 101155/00 Tel. No. (972) 770-1300
Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JDF	JAD	Aug. 2022	064408610	9 OF 13

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Exhibit A

MSD DESCRIPTION

BEING a 1,827,342 square foot (41.95 acres) tract of land situated in the THOMAS LAGOW Survey, Abstract No. 759, City of Dallas, Dallas County, Texas, and in Dallas City Block 5800, and being all of a called 12,344 square foot tract land described as "Property Seven, Tract One", and all of a called 6.4383 acre tract of land described as "Property Seven, Tract Two", and all of a called 32.9168 acre tract of land described as "Property Four" in Special Warranty Deed to ERNEST A. LABARBA, ET. AL., recorded in Volume 87054, Page 2408, Deed Records, Dallas County, Texas, and being all of Lot 6, Block A/5800, Labarba Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat recorded in Volume 8, Page 413 of the Map Records of Dallas County, Texas, and being a portion of Lawnview Avenue (a variable width right-of-way), a portion of Military Parkway (a variable width right-of-way), a portion of Forney Road (a variable width right-of-way), and a portion of a 15' Alley, and more particularly described as follows:

BEGINNING at a 1" pipe found in the west right-of-way line of said Lawnview Avenue and for the southeast corner of Lot 3, Block B/5800, Zitoon Subdivision, an addition to the City of Dallas, Dallas, County, Texas, as recorded in Volume 75006, Page 2125, Deed Records, Dallas County, Texas;

THENCE departing said west right-of-way line of Lawnview Avenue, North 67°39'33" East, a distance of 70.00 feet to a point for corner in the east right-of-way line of said Lawnview Avenue;

THENCE with said east right-of-way of Lawnview Avenue, South 22°19'55" East, a distance of 140.74 feet to a point for corner;

THENCE departing said east right-of-way of Lawnview Avenue, South 78°20'59" West, passing at a distance of 71.23 feet the east most southeast corner of said 6.4383 acre tract in said west right-of-way line of Lawnview Avenue, continuing with a south line of said 6.4383 acre tract, for a total distance of 223.39 feet to a point for an interior ell corner of said 6.4383 acre tract;

THENCE with an east line of said 6.4383 acre tract, South 22°15'01" East, passing at a distance of 152.46 feet, a southeast corner of said 6.4383 acre tract in the north line said 15' Alley, and continuing for a total distance of 167.72 feet to a point for corner in the south line of said 15' Alley;

THENCE with the south line of said 15' Alley, South 78°20'59" West, a distance of 154.02 feet to a point for the northeast corner of said Lot 6;

THENCE with the east line of said Lot 6, South 11°39'01" East, passing at a distance of 150.00 feet, the southeast corner of said Lot 6 in the north right-of-way line of said Forney Road, continuing for a total distance of 220.00 feet to the south right-of-way line of said Forney Road;

THENCE with said south right-of-way line of Forney Road, South 78°20'59" West, a distance of 50.00 feet to a point for corner;

(Continued on Sheet 11)

MSD EXHIBIT
THOMAS LAGOW SURVEY,
ABSTRACT NO. 759
CITY OF DALLAS
DALLAS COUNTY, TEXAS

Kimley»Horn

13455 Noel Road, Two Galleria Office
Tower, Suite 700, Dallas, Texas 75240

FIRM # 10115500

Tel. No. (972) 770-1300
Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JDF	JAD	Aug. 2022	064408610	10 OF 13

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Exhibit A

MSD DESCRIPTION

(Continued from Sheet 10)

THENCE departing said south right-of-way line of Forney Road, North 11°39'01" West, passing at a distance of 70.00 feet, the southwest corner of said Lot 6 in said north right-of-way line of Forney Road, continuing for a total distance of 220.00 feet to a point for the northwest corner of said Lot 6 in said south right-of-way line of the 15' Alley;

THENCE with the south and east right-of-way lines of said 15' Alley, the following courses and distances:

South 78°20'59" West, a distance of 102.30 feet to a point for corner;
South 83°11'59" West, a distance of 86.40 feet to a point for corner;
South 85°12'59" West, a distance of 38.98 feet to a point for corner;
South 38°56'29" West, a distance of 20.74 feet to a point for corner;
South 07°20'01" East, a distance of 10.65 feet to a point for corner;

THENCE departing said east line of the 15' Alley, South 84°44'31" West, passing at a distance of 15.01 feet, a southerly corner of said 6.4383 acre tract in the west line of said 15' Alley, and continuing with a south line of said 6.4383 acre tract, for a total distance of 146.85 feet to a point for corner;

THENCE with the southerly and west lines of said 6.4383 acre tract the following courses and distances:

North 05°19'56" West, a distance of 25.00 feet to a point for corner;
South 84°44'31" West, a distance of 92.00 feet to a point for corner;
North 05°19'56" West, a distance of 5.46 feet to a point for corner;
South 84°44'31" West, a distance of 207.59 feet to a 1/2" iron rod found for the southwest corner of said 6.4383 acre tract;
North 05°19'56" West, a distance of 177.26 feet to a point for the northwest corner of said 6.4383 acre tract in the south line of said 32.9168 acre tract;

THENCE with said south line of the 32.9168 acre tract, South 63°42'31" West, a distance of 414.51 feet to a point for the northeast corner of said Tract One;

THENCE departing said south line of the 32.9168 acre tract, with the east line of said Tract One, South 10°24'33" West, passing at a distance of 136.97 feet, the southeast corner of said Tract One in the north right-of-way line of said Military Parkway, continuing over and across said Military Parkway for a total distance of 229.87 feet to a point for corner in the south line of said Military Parkway;

THENCE with said south right-of-way line of Military Parkway, the following courses and distances:

North 81°17'01" West, a distance of 36.82 feet to a point for the beginning of a tangent curve to the left with a radius of 100.00 feet, a central angle of 21°47'30", and a chord bearing and distance of South 87°49'16" West, 37.80 feet;

(Continued on Sheet 12)

MSD EXHIBIT
THOMAS LAGOW SURVEY,
ABSTRACT NO. 759
CITY OF DALLAS
DALLAS COUNTY, TEXAS

Kimley»Horn

13455 Noel Road, Two Galleria Office
Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300
Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JDF	JAD	Aug. 2022	064408610	11 OF 13

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Exhibit A

MSD DESCRIPTION

(Continued from Sheet 11)

In a southerly direction, with said tangent curve to the left, an arc distance of 38.03 feet to a point for corner; South 76°55'31" West, a distance of 8.35 feet to a point for the beginning of a tangent curve to the right with a radius of 100.00 feet, a central angle of 28°30'00", and a chord bearing and distance of North 88°49'29" West, 49.23 feet;

In a northerly direction, with said tangent curve to the right, an arc distance of 49.74 feet to a point for corner; North 74°34'29" West, a distance of 5.22 feet to a point for the beginning of a tangent curve to the right with a radius of 100.00 feet, a central angle of 28°30'00", and a chord bearing and distance of North 60°19'29" West, 49.23 feet;

In a northerly direction, with said tangent curve to the right, an arc distance of 49.74 feet to a point for corner; North 46°04'29" West, a distance of 2.00 feet to a point for the beginning of a tangent curve to the left with a radius of 75.00 feet, a central angle of 11°00'38", and a chord bearing and distance of North 51°34'48" West, 14.39 feet;

In a southerly direction, with said tangent curve to the left, an arc distance of 14.41 feet to a point for corner;

THENCE departing said south right-of-way of Military Parkway, North 04°03'52" East, passing at a distance of 95.91 feet the southwest corner of said 32.9168 acre tract in said north right-of-way of Military Parkway, continuing with the west line of said 32.9168 acre tract for a total distance of 1,549.63 feet to a 5/8" iron rod found for the northwest corner of said 32.9168 tract;

THENCE with the north line of said 32.9168 acre tract, North 89°44'29" East, passing at a distance of 1046.44 feet, the northeast corner of said 32.9168 acre tract in said west right-of-way of Lawnview Avenue, continuing over and across said Lawnview Avenue for a total distance of 1,111.19 feet to a point for corner in said east right-of-way line of Lawnview Avenue;

THENCE with said east right-of-way of Lawnview Avenue, South 22°19'55" East, a distance of 787.42 feet to a point for corner;

THENCE departing said east right-of-way line of Lawnview Avenue, South 63°42'31" West, passing at a distance of 60.14 feet, a 5/8" iron rod found for the southeast corner of said 32.9168 acre tract in said west right-of-way line of Lawnview Avenue, continuing with said south line of the 32.9168 acre tract, for a total distance of 232.09 feet to a point for the northeast corner of said 6.4383 acre tract;

(Continued on Sheet 13)

MSD EXHIBIT
THOMAS LAGOW SURVEY,
ABSTRACT NO. 759
CITY OF DALLAS
DALLAS COUNTY, TEXAS

Kimley»Horn

13455 Noel Road, Two Galleria Office
Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300
Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JDF	JAD	Aug. 2022	064408610	12 OF 13

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Exhibit A

MSD DESCRIPTION

(Continued from Sheet 12)

THENCE with the east lines of said 6.4383 acre tract, the following courses and distances:

South 22°19'29" East, a distance of 138.50 feet to a point for corner;
North 67°40'31" East, a distance of 21.55 feet to a point for corner;
South 22°20'27" East, a distance of 50.04 feet to a point for corner;
North 67°39'33" East, a distance of 150.00 feet to the **POINT OF BEGINNING** and containing 1,827,342 square feet or 41.95 acres of land.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

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