

EXHIBIT A-TRACT 1

**FIELD NOTES DESCRIBING A 1,431 SQUARE FOOT (0.033 ACRE)
DRAINAGE EASEMENT TO BE ACQUIRED IN THE LAKE RAY HUBBARD TAKE AREA
FROM THE CITY OF DALLAS**

STATE OF TEXAS

COUNTY OF DALLAS

DRAINAGE EASEMENT

BEING A 1,431 SQUARE FOOT (0.033 ACRE) TRACT OF LAND LOCATED IN THE CHARLES NEELEY SURVEY, ABSTRACT NO. 1087, CITY OF DALLAS, DALLAS COUNTY, TEXAS, WITHIN THE TAKE LINE AREA OF LAKE RAY HUBBARD AS SHOWN ON THE CITY OF DALLAS TAKE LINE MAP NO. 612D-1, SHEET 192, AND BEING PART AN 8.72 ACRE TRACT ONE DESCRIBED IN THE DEED TO THE CITY OF DALLAS RECORDED IN VOLUME 69045, PAGE 882 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS (D.R.D.C.T.), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A LAKE BOUNDARY DISK FOUND AT CITY OF DALLAS TAKE LINE CORNER "L26-4", IN THE SOUTHEAST LINE OF A 5.36 ACRE TRACT OF LAND DESCRIBED IN THE ORDER OF JUDGMENT IN CITY OF DALLAS v. IRVINE A. FRIDGE, ET UX, CAUSE NO. 45933-C OF THE COUNTY COURT OF DALLAS COUNTY AT LAW NO. 3, DALLAS COUNTY, TEXAS, FOR THE NORTH CORNER OF LOT 5, BLOCK 1, FAULKNER POINT NORTH NO. 2 AND THE WEST CORNER OF SAID 8.72 ACRE TRACT;

THENCE WITH THE NORTHERLY NORTHEAST LINE OF SAID LOT 5 AND THE WESTERLY SOUTHWEST LINE OF SAID 8.72 ACRE TRACT, SOUTH 63 DEG. 30 MIN. 49 SEC. EAST, A DISTANCE OF 127.05 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "COLE" SET FOR THE POINT OF BEGINNING AND SOUTHWEST CORNER HEREOF;

THENCE ACROSS SAID 8.72 ACRE TRACT AS FOLLOWS:

NORTH 17 DEG. 17 MIN. 56 SEC. EAST, A DISTANCE OF 70.14 FEET TO A CALCULATED POINT FOR THE NORTHWEST CORNER HEREOF; SAID POINT BEARS NORTH 17 DEG. 17 MIN. 56 SEC. EAST, A DISTANCE OF 13.47 FEET FROM A 5/8-INCH IRON ROD WITH CAP MARKED "COLE" SET FOR REFERENCE,

SOUTH 71 DEG. 25 MIN. 54 SEC. EAST, A DISTANCE OF 20.00 FEET TO A CALCULATED POINT FOR THE NORTHEAST CORNER HEREOF; SAID POINT BEARS NORTH 17 DEG. 17 MIN. 56 SEC. EAST, A DISTANCE OF 13.83 FEET FROM A 5/8-INCH IRON ROD WITH CAP MARKED "COLE" SET FOR REFERENCE,

SOUTH 17 DEG. 17 MIN. 56 SEC. WEST, A DISTANCE OF 72.93 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "COLE" SET IN THE NORTHERLY NORTHEAST LINE OF SAID LOT 5 AND WESTERLY SOUTHWEST LINE OF SAID 8.72 ACRE TRACT, FOR THE SOUTHEAST CORNER HEREOF;

FIELD NOTES PROVIDED
Date 8/25/19

EXHIBIT A-TRACT 1

FIELD NOTES DESCRIBING A 1,431 SQUARE FOOT (0.033 ACRE) DRAINAGE EASEMENT TO BE ACQUIRED IN THE LAKE RAY HUBBARD TAKE AREA FROM THE CITY OF DALLAS

SAID IRON ROD SET BEARS NORTH 63 DEG. 30 MIN. 49 SEC. WEST, A DISTANCE OF 287.92 FEET FROM A 3/8-INCH IRON ROD FOUND AT CITY OF DALLAS TAKE LINE CORNER "L26-3", AN ANGLE POINT OF SAID LOT 5 AND AN ANGLE POINT OF SAID 8.72 ACRE TRACT, FOR REFERENCE HEREOF;

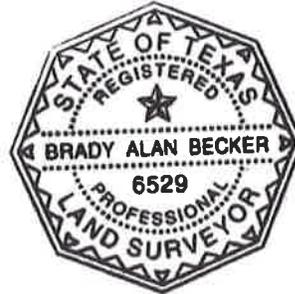
THENCE WITH THE NORTHERLY NORTHEAST LINE OF SAID LOT 5 AND THE WESTERLY SOUTHWEST LINE OF SAID 8.72 ACRE TRACT, NORTH 63 DEG. 30 MIN. 49 SEC. WEST, A DISTANCE OF 20.26 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.033 ACRES OR 1,431 SQUARE FEET OF LAND.

BEARINGS ARE REFERENCED TO THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION 2011. REFERENCE IS HEREBY MADE TO A PLAT ATTACHED HERETO AND MADE A PART HEREOF.

I HEREBY CERTIFY THAT THIS DESCRIPTION WAS PREPARED FROM AN ON-THE-GROUND SURVEY COMPLETED UNDER MY SUPERVISION IN AUGUST 2019.



BRADY ALAN BECKER
REGISTERED PROFESSIONAL LAND SURVEYOR
NUMBER 6529
DATE OF SIGNATURE: 8/20/19



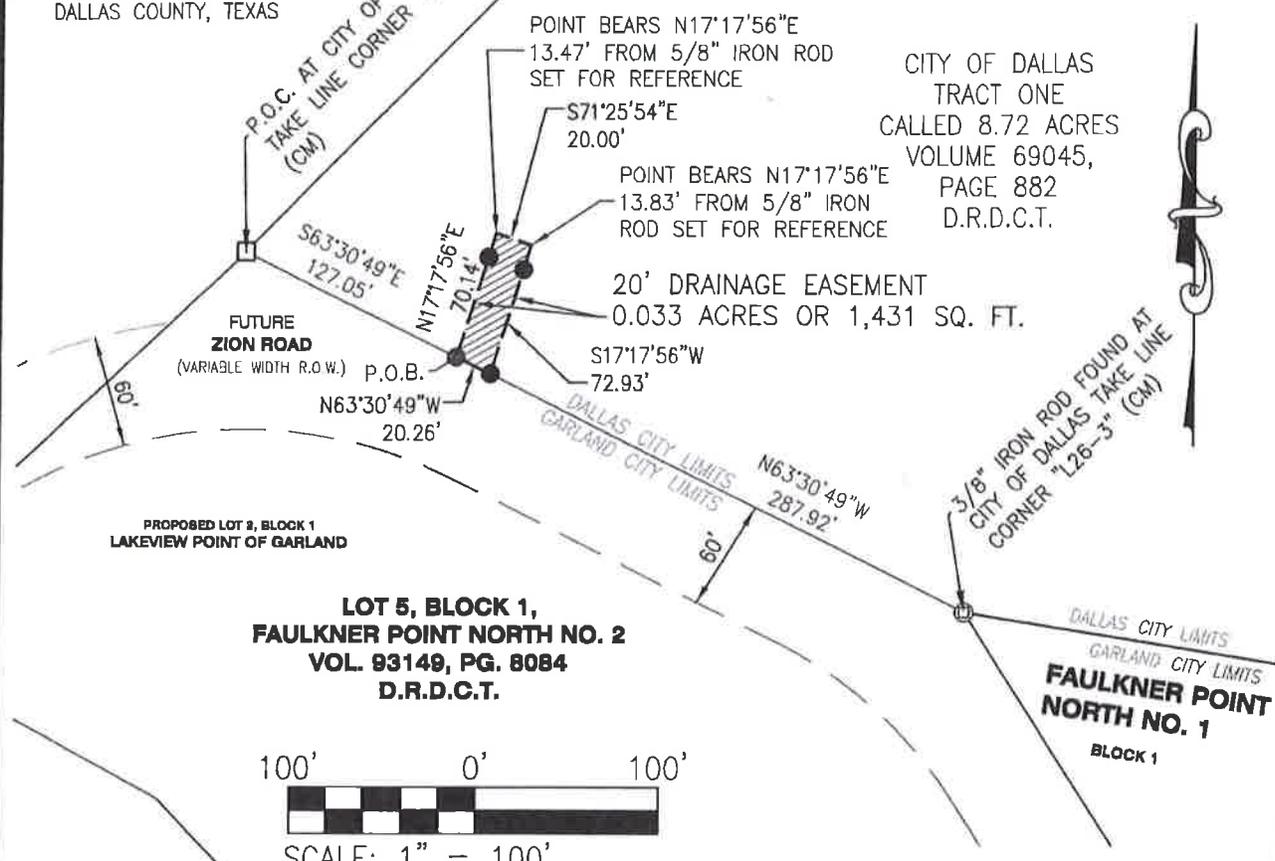
COLE DESIGN GROUP, INC.
972-624-6000
FIRM REGISTRATION NO. 10193871

EXHIBIT A-TRACT 1

DALLAS COUNTY, TEXAS CHARLES NEELEY SURVEY ABSTRACT NO. 1087

CITY OF DALLAS v.
 IRVINE FRIDGE
 ORDER OF JUDGMENT
 CALLED 5.36 ACRES
 CAUSE NO. 45933-C
 COUNTY COURT OF
 DALLAS COUNTY, TEXAS

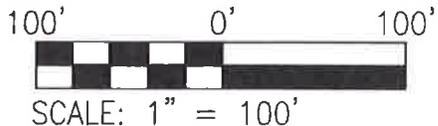
LEGEND	
(CM)	CONTROL MONUMENT
⊙	FOUND IRON ROD
⊖	FOUND MAG NAIL
□	FOUND LAKE BOUNDARY DISK
●	IRON ROD WITH PLASTIC CAP MARKED "COLE 10193871" SET (OR AS NOTED)



PROPOSED LOT 2, BLOCK 1
 LAKEVIEW POINT OF GARLAND

**LOT 5, BLOCK 1,
 FAULKNER POINT NORTH NO. 2
 VOL. 93149, PG. 8084
 D.R.D.C.T.**

DALLAS CITY LIMITS
 GARLAND CITY LIMITS
**FAULKNER POINT
 NORTH NO. 1
 BLOCK 1**



SURVEY NOTES:

1. BEARINGS ARE REFERENCED TO THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION 2011.
2. REFERENCE IS HEREBY MADE TO A DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

PAGE 3 OF 3



I HEREBY CERTIFY THAT THIS PLAT REPRESENTS AN ON-THE-GROUND SURVEY COMPLETED UNDER MY SUPERVISION IN AUGUST 2019.

Brady Alan Becker
 BRADY ALAN BECKER
 REGISTERED PROFESSIONAL LAND SURVEYOR
 NUMBER 6529
 DATE: 8/20/2019

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DRAINAGE EASEMENT

A TRACT OF LAND LOCATED IN THE CHARLES NEELEY SURVEY, ABSTRACT NO. 1087, CITY OF DALLAS, DALLAS COUNTY, TEXAS, WITHIN THE TAKE LINE AREA OF LAKE RAY HUBBARD AS SHOWN ON THE CITY OF DALLAS TAKE LINE MAP NO. 612D-1, SHEET 192, AND BEING PART AN 8.72 ACRE TRACT ONE DESCRIBED IN THE DEED TO THE CITY OF DALLAS RECORDED IN VOLUME 69045, PAGE 882 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS (D.R.D.C.T.)

DRAWN/CHECKED: BB JOB NO. 18-0004

**FIELD NOTES DESCRIBING A 1,388 SQUARE FOOT (0.032 ACRE)
DRAINAGE EASEMENT TO BE ACQUIRED IN THE LAKE RAY HUBBARD TAKE AREA
FROM THE CITY OF DALLAS**

STATE OF TEXAS

COUNTY OF DALLAS

DRAINAGE EASEMENT

BEING A 1,388 SQUARE FOOT (0.032 ACRE) TRACT OF LAND LOCATED IN THE CHARLES NEELEY SURVEY, ABSTRACT NO. 1087, CITY OF DALLAS, DALLAS COUNTY, TEXAS, WITHIN THE TAKE LINE AREA OF LAKE RAY HUBBARD AS SHOWN ON THE CITY OF DALLAS TAKE LINE MAP NO. 612D-1, SHEET 192, AND BEING PART OF OLD CHAHA ROAD AND PART OF A CALLED 5.36 ACRE TRACT OF LAND DESCRIBED IN THE ORDER OF JUDGMENT IN CITY OF DALLAS v. IRVINE A. FRIDGE, ET UX, CAUSE NO. 45933-C OF THE COUNTY COURT OF DALLAS COUNTY AT LAW NO. 3, DALLAS COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A LAKE BOUNDARY DISK FOUND AT THE CITY OF DALLAS TAKE LINE CORNER "L31-1", IN THE NORTHWEST MARGIN OF THE EXISTING ZION ROAD RIGHT OF WAY, AT THE NORTHEAST OCCUPATION CORNER OF A TRACT OF LAND DESCRIBED IN THE DEED TO L. R. IVEY, AND WIFE, ARCOLA IVEY, RECORDED IN VOLUME 5519, PAGE 6 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS (D.R.D.C.T.), FOR THE SOUTHEAST CORNER OF A 17.64 ACRE TRACT DESCRIBED IN THE DEED TO THE CITY OF DALLAS RECORDED IN VOLUME 663, PAGE 725 D.R.D.C.T.;

THENCE ALONG THE TAKE LINE AS SHOWN ON SAID TAKE LINE MAP, NORTH 81 DEG. 16 MIN. 59 SEC. EAST, A DISTANCE OF 2.42 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "COLE" SET IN THE NORTHWEST MARGIN OF THE FUTURE ZION ROAD RIGHT OF WAY, FOR REFERENCE HEREOF;

THENCE WITHIN THE MARGINS OF OLD CHAHA ROAD, WITH THE NORTHWEST MARGIN OF SAID FUTURE ZION ROAD, NORTH 27 DEG. 49 MIN. 40 SEC. EAST, A DISTANCE OF 22.56 FEET TO A MAG NAIL WITH WASHER MARKED "COLE" SET FOR THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, ALONG THE ARC OF SAID CURVE TO THE RIGHT WITH A RADIUS OF 305.00 FEET, DELTA ANGLE OF 13 DEG. 52 MIN. 23 SEC., CHORD BEARING OF NORTH 34 DEG. 45 MIN. 51 SEC. EAST, CHORD DISTANCE OF 73.67 FEET, AN ARC DISTANCE OF 73.85 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "COLE" SET FOR THE POINT OF BEGINNING AND SOUTHWEST CORNER HEREOF;

THENCE CONTINUING WITHIN THE MARGINS OF OLD CHAHA ROAD, NORTH 01 DEG. 42 MIN. 39 SEC. EAST, A DISTANCE OF 80.55 FEET TO A CALCULATED POINT FOR THE NORTHWEST CORNER HEREOF; SAID POINT BEARS NORTH 01 DEG. 42 MIN. 39 SEC EAST, A DISTANCE OF 6.23 FEET FROM A 5/8-INCH IRON ROD WITH CAP MARKED "COLE" SET FOR REFERENCE;

THENCE CONTINUING WITHIN THE MARGINS OF OLD CHAHA ROAD AND ACROSS SAID 5.36 ACRE TRACT, SOUTH 88 DEG. 17 MIN. 21 SEC. EAST, A DISTANCE OF 20.00 FEET TO A 5/8-INCH IRON ROD SET FOR THE NORTHEAST CORNER HEREOF;

RECORDED
DATE 8/28/19
RDR

**FIELD NOTES DESCRIBING A 1,388 SQUARE FOOT (0.032 ACRE)
DRAINAGE EASEMENT TO BE ACQUIRED IN THE LAKE RAY HUBBARD TAKE AREA
FROM THE CITY OF DALLAS**

THENCE CONTINUING ACROSS SAID 5.36 ACRE TRACT, SOUTH 01 DEG. 42 MIN. 39 SEC. WEST, A DISTANCE OF 58.92 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "COLE" SET IN THE NORTHWEST MARGIN OF SAID FUTURE ZION ROAD, FOR THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT AND THE SOUTHEAST CORNER HEREOF; SAID IRON ROD SET FOR CORNER BEARS SOUTH 64 DEG. 44 MIN. 39 SEC. WEST, A DISTANCE OF 183.50 FEET FROM A 5/8-INCH REBAR WITH CAP MARKED "COLE" SET FOR REFERENCE IN THE NORTH MARGIN OF SAID FUTURE ZION ROAD, THE NORTHERLY NORTHWEST LINE OF LOT 5, BLOCK 1, FAULKNER POINT NORTH NO. 2 AS SHOWN ON THE PLAT RECORDED IN VOLUME 93149, PAGE 8084 D.R.D.C.T., THE SOUTHEAST LINE OF SAID 5.36 ACRE TRACT; SAID 5/8-INCH REBAR SET FOR REFERENCE BEARS SOUTH 46 DEG. 45 MIN. 31 SEC. WEST, A DISTANCE OF 56.34 FEET FROM A LAKE BOUNDARY DISK FOUND AT THE CITY OF DALLAS TAKE LINE CORNER "L26-4", IN THE SOUTHEAST LINE OF SAID 5.36 ACRE TRACT, FOR THE WEST CORNER OF A 8.72 ACRE TRACT ONE DESCRIBED IN THE DEED TO THE CITY OF DALLAS RECORDED IN VOLUME 69045, PAGE 882 D.R.D.C.T., THE NORTH CORNER OF SAID LOT 5 AND REFERENCE HEREOF;

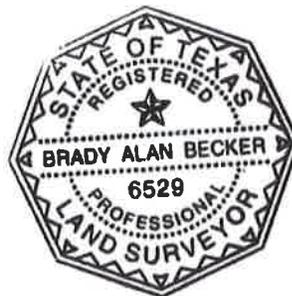
THENCE WITH THE NORTHWEST MARGIN OF SAID ZION ROAD, ALONG THE ARC OF SAID CURVE TO THE LEFT WITH RADIUS OF 305.00 FEET, DELTA ANGLE OF 5 DEG. 32 MIN. 10 SEC., CHORD BEARING OF SOUTH 44 DEG. 28 MIN. 08 SEC. WEST, CHORD DISTANCE OF 29.46 FEET, AN ARC DISTANCE OF 29.47 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.032 ACRES OR 1,388 SQUARE FEET OF LAND.

BEARINGS ARE REFERENCED TO THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION 2011. REFERENCE IS HEREBY MADE TO A PLAT ATTACHED HERETO AND MADE A PART HEREOF.

I HEREBY CERTIFY THAT THIS DESCRIPTION WAS PREPARED FROM AN ON-THE-GROUND SURVEY COMPLETED UNDER MY SUPERVISION IN AUGUST 2019.



BRADY ALAN BECKER
REGISTERED PROFESSIONAL LAND SURVEYOR
NUMBER 6529
DATE OF SIGNATURE: 8/20/2019



COLE DESIGN GROUP, INC.
972-624-6000
FIRM REGISTRATION NO. 10193871

DALLAS COUNTY, TEXAS
CHARLES NEELEY SURVEY
ABSTRACT NO. 1087

CITY OF DALLAS v. IRVINE FRIDGE
 ORDER OF JUDGMENT
 CALLED 5.36 ACRES
 CAUSE NO. 45933-C
 COUNTY COURT OF DALLAS COUNTY, TEXAS

CITY OF DALLAS
 TRACT ONE
 CALLED 8.72 ACRES
 VOLUME 69045,
 PAGE 882
 D.R.D.C.T.

CITY OF DALLAS TAKE LINE
 CORNER "L26-4" (CM)

S46°45'31" W 56.34'

**FUTURE
 ZION ROAD**
 (VARIABLE WIDTH R.O.W.)

**LOT 5, BLOCK 1,
 FAULKNER POINT NORTH NO. 2**
VOL. 93149, PG. 8084
D.R.D.C.T.

SEE PAGE 3 OF 4

MATCH LINE



I HEREBY CERTIFY THAT THIS PLAT REPRESENTS AN ON-THE-GROUND SURVEY COMPLETED UNDER MY SUPERVISION IN AUGUST 2019.

Brady Alan Becker

BRADY ALAN BECKER
 REGISTERED PROFESSIONAL LAND SURVEYOR
 NUMBER 6529
 DATE: 8/20/2019

PAGE 4 OF 4

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	73.85	305.00	13°52'23"	N34°45'51"E	73.67
C2	29.47	305.00	5°32'10"	S44°28'08"W	29.46
C3	186.39	305.00	35°00'52"	S64°44'39"W	183.50



SCALE: 1" = 40'

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DRAINAGE EASEMENT
 A TRACT OF LAND LOCATED IN THE CHARLES NEELEY SURVEY, ABSTRACT NO. 1087, CITY OF DALLAS, DALLAS COUNTY, TEXAS, WITHIN THE TAKE LINE AREA OF LAKE RAY HUBBARD AS SHOWN ON THE CITY OF DALLAS TAKE LINE MAP NO. 612D-1, SHEET 192, AND BEING PART OF OLD CHAHA ROAD AND PART OF A CALLED 5.36 ACRE TRACT OF LAND DESCRIBED IN THE ORDER OF JUDGMENT IN CITY OF DALLAS v. IRVINE A. FRIDGE, ET UX, CAUSE NO. 45933-C OF THE COUNTY COURT OF DALLAS COUNTY
 DRAWN: MH CHECKED: BB AT LAW NO. 3, DALLAS COUNTY, TEXAS. JOB NO. 18-0004

EXHIBIT A-TRACT 3

**FIELD NOTES DESCRIBING A 11,890 SQUARE FOOT (0.273 ACRE)
STREET EASEMENT TO BE ACQUIRED
IN THE LAKE RAY HUBBARD TAKE AREA FROM THE CITY OF DALLAS**

STATE OF TEXAS

COUNTY OF DALLAS

STREET EASEMENT

BEING AN 11,890 SQUARE FOOT (0.273 ACRE) TRACT OF LAND LOCATED IN THE CHARLES NEELEY SURVEY, ABSTRACT NO. 1087, CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND BEING PART OF OLD CHAHA ROAD AND PART OF A CALLED 5.36 ACRE TRACT OF LAND DESCRIBED IN THE ORDER OF JUDGMENT IN CITY OF DALLAS v. IRVINE A. FRIDGE, ET UX, CAUSE NO. 45933-C OF THE COUNTY COURT OF DALLAS COUNTY AT LAW NO. 3, DALLAS COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT CITY OF DALLAS LAKE BOUNDARY DISK FOUND AT THE CITY OF DALLAS TAKE LINE CORNER "L26-4", IN THE SOUTHEAST LINE OF SAID 5.36 ACRE TRACT, FOR THE WEST CORNER OF A CALLED 8.72 ACRE TRACT ONE DESCRIBED IN THE DEED TO THE CITY OF DALLAS RECORDED IN VOLUME 69045, PAGE 882 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS (D.R.D.C.T.), THE NORTH CORNER OF LOT 5, BLOCK 1, FAULKNER POINT NORTH NO. 2, AN ADDITION TO THE CITY OF GARLAND, DALLAS COUNTY, TEXAS, AS SHOWN ON THE PLAT RECORDED IN VOLUME 93149, PAGE 8084 D.R.D.C.T.;

THENCE WITH THE SOUTHEAST LINE OF SAID 5.36 ACRE TRACT AND THE NORTHERLY NORTHEAST LINE OF SAID LOT 5, SOUTH 46 DEGREES 45 MINUTES 31 SECONDS WEST, A DISTANCE OF 56.34 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "COLE DESIGN GROUP #10193871" SET 60 FEET OFFSET FROM THE CURVING SOUTH MARGIN OF FUTURE ZION ROAD, FOR THE POINT OF BEGINNING AND NORTHEAST CORNER HEREOF;

THENCE WITHIN THE MARGINS OF FUTURE ZION ROAD, CONTINUING WITH THE SOUTHEAST LINE OF SAID 5.36 ACRE TRACT AND THE NORTHERLY NORTHEAST LINE OF SAID LOT 5, SOUTH 46 DEGREES 45 MINUTES 31 SECONDS WEST, AT A DISTANCE OF 208.22 FEET PASSING A MAG NAIL FOUND FOR AN ANGLE POINT OF SAID LOT 5; SAID FOUND MAG NAIL BEARS NORTH 27 DEGREES 49 MINUTES 40 SECONDS EAST, A DISTANCE OF 30.04 FEET FROM A MAG NAIL FOUND FOR THE NORTHERLY WEST CORNER OF SAID LOT 5 AND REFERENCE HEREOF; CONTINUING ACROSS SAID ZION ROAD A TOTAL DISTANCE OF 249.61 TO A 5/8-INCH IRON ROD WITH CAP MARKED "COLE DESIGN GROUP #10193871" SET AT THE CITY OF DALLAS TAKE LINE CORNER "L30-1", FOR THE SOUTHEAST CORNER HEREOF;

THENCE CONTINUING ACROSS SAID ZION ROAD, SOUTH 81 DEGREES 16 MINUTES 59 SECONDS WEST, A DISTANCE OF 57.97 FEET TO A 5/8-INCH IRON ROD CAP MARKED "COLE DESIGN GROUP #10193871" SET 60 FEET OFFSET FROM THE SOUTHEAST MARGIN OF ZION ROAD FOR THE SOUTHWEST CORNER HEREOF; SAID SET IRON ROD BEARS NORTH 81 DEGREES 16 MINUTES 59 SECONDS EAST, A DISTANCE OF 2.42 FEET FROM A CITY OF DALLAS LAKE BOUNDARY DISK



ABE 11/11/19

EXHIBIT A-TRACT 3

FIELD NOTES DESCRIBING A 11,890 SQUARE FOOT (0.273 ACRE) STREET EASEMENT TO BE ACQUIRED IN THE LAKE RAY HUBBARD TAKE AREA FROM THE CITY OF DALLAS

FOUND AT THE CITY OF DALLAS TAKE LINE CORNER "L31-1", IN THE WEST MARGIN OF ZION ROAD AND OLD CHAHA ROAD, FOR THE SOUTHEAST CORNER OF A 17.64 ACRE TRACT DESCRIBED IN THE DEED TO THE CITY OF DALLAS RECORDED IN VOLUME 663, PAGE 725 D.R.D.C.T. AND REFERENCE HEREOF;

THENCE ACROSS SAID OLD CHAHA ROAD, WITH THE NORTHWEST MARGIN AND 60 FEET OFFSET FROM THE SOUTHEAST MARGIN OF SAID FUTURE ZION ROAD, NORTH 27 DEGREES 49 MINUTES 40 SECONDS EAST, A DISTANCE OF 22.56 FEET TO A MAG NAIL SET WITH WASHER MARKED "COLE DESIGN GROUP FIRM #10193871" SET FOR THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, CONTINUING WITH SAID CURVE TO THE RIGHT WITH RADIUS OF 305.00 FEET, DELTA ANGLE OF 54 DEGREES 25 MINUTES 25 SECONDS, ARC LENGTH OF 289.71 FEET, AND CHORD BEARING AND DISTANCE OF NORTH 55 DEGREES 02 MINUTES 22 SECONDS EAST 278.94 FEET TO THE POINT OF BEGINNING AND CONTAINING 11,890 SQUARE FEET OR 0.273 ACRE OF LAND.

BEARINGS ARE REFERENCED TO THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION 2011. REFERENCE IS HEREBY MADE TO A PLAT ATTACHED HERETO AND MADE A PART HEREOF.

I HEREBY CERTIFY THAT THIS DESCRIPTION WAS PREPARED FROM AN ON-THE-GROUND SURVEY COMPLETED UNDER MY SUPERVISION IN SEPTEMBER 2019.



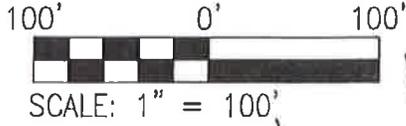
TERRY D. WESTERMAN
REGISTERED PROFESSIONAL LAND SURVEYOR
NUMBER 6381
DATE OF SIGNATURE: 10/17/19



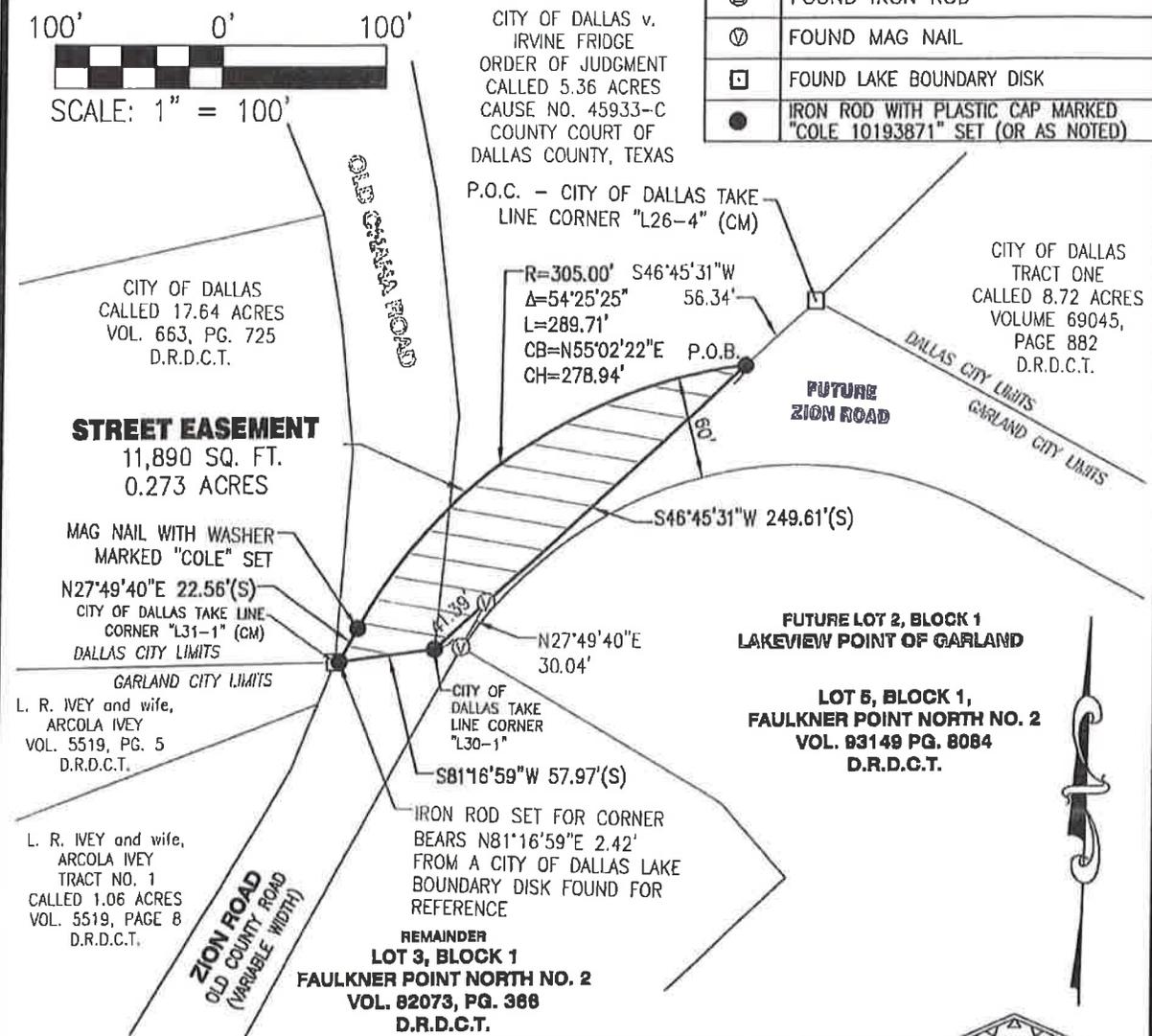
COLE DESIGN GROUP, INC.
972-624-6000
FIRM REGISTRATION NO. 10193871

LA001808 EXHIBIT
DATE: Oct 17, 2019 - 9:06am
DRAWING: S:\2019\Job201918-000\CAD\Y-Work\Job_0001_18-0001.dwg

DALLAS COUNTY, TEXAS
CHARLES NEELEY SURVEY
ABSTRACT NO. 1087



LEGEND	
(CM)	CONTROL MONUMENT
⊙	FOUND IRON ROD
⊙	FOUND MAG NAIL
⊠	FOUND LAKE BOUNDARY DISK
●	IRON ROD WITH PLASTIC CAP MARKED "COLE 10193871" SET (OR AS NOTED)



SURVEY NOTES:

1. BEARINGS ARE REFERENCED TO THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION 2011.
2. REFERENCE IS HEREBY MADE TO A DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

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Terry D. Westerman

TERRY D. WESTERMAN
REGISTERED PROFESSIONAL LAND SURVEYOR
NUMBER 6381
DATE: 9/26/2019



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Texas Board of Professional Land Surveying Branch Registration #10194144
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STREET EASEMENT

A TRACT OF LAND LOCATED IN THE CHARLES NEELEY SURVEY, ABSTRACT NO. 1087, CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND BEING PART OF OLD CHAHA ROAD AND PART OF A CALLED 5.36 ACRE TRACT OF LAND DESCRIBED IN THE ORDER OF JUDGMENT IN CITY OF DALLAS v. IRVINE A. FRIDGE, ET UX, CAUSE NO. 45933-C OF THE COUNTY COURT OF DALLAS COUNTY AT LAW NO. 3, DALLAS COUNTY, TEXAS.

DRAWN/CHECKED: BB

JOB NO. 18-0004