

FIELD NOTES DESCRIBING A 675 SQUARE FOOT (0.015 ACRE)  
DRAINAGE EASEMENT  
IN BLOCK 27/2279  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

Exhibit A

**BEING** a 675 square foot (0.015 acre) tract of land out of the James A. Sylvester Survey, Abstract No. 1383, Dallas County, Texas, lying in Lot 5, Block 27/2279, Clifton Place No. 2, an addition to the City of Dallas, Dallas County, Texas, according to the plat recorded in Volume 2, Page 214, Map Records, Dallas County, Texas (M.R.D.C.T.), also being out of a tract of land conveyed to Heather J. Heflin, by General Warranty Deed with Vendor's Lien recorded in Instrument Number 202000227869, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.) and being more particularly described by metes and bounds as follows:

*Heather Heflin*  
FIELD NOTES APPROVED:  
4/15/22



**BEGINNING** at a cut "X" set at the westerly corner of said Lot 5, said point also being the northerly corner of Lot 6 of said Block 27/2279, and said point also being in the southeasterly right-of-way line of Knight Street (a 50-foot right-of-way)(Volume 2, Page 214, M.R.D.C.T);

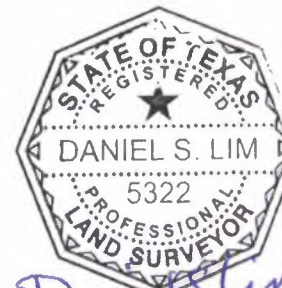
**THENCE** North 44°03'33" East, along the northwesterly line of said Lot 5 and the southeasterly right-of-way line of said Knight Street, a distance of 4.50 feet to a cut "X" set for corner;

**THENCE** South 45°56'27" East, departing the northwesterly line of said Lot 5 and the southeasterly right-of-way line of said Knight Street, over and across said Lot 5, a distance of 150.00 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" for corner, said point also being in the southeasterly line of said Lot 5 and the northwesterly line of a 15-foot alley (Volume 2, Page 214, M.R.D.C.T);

**THENCE** South 44°03'33" West, along the southeasterly line of said Lot 5 and the northwesterly line of said 15-foot alley, a distance of 4.50 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" at the southerly corner of said Lot 5, said point also being the easterly corner of said Lot 6;

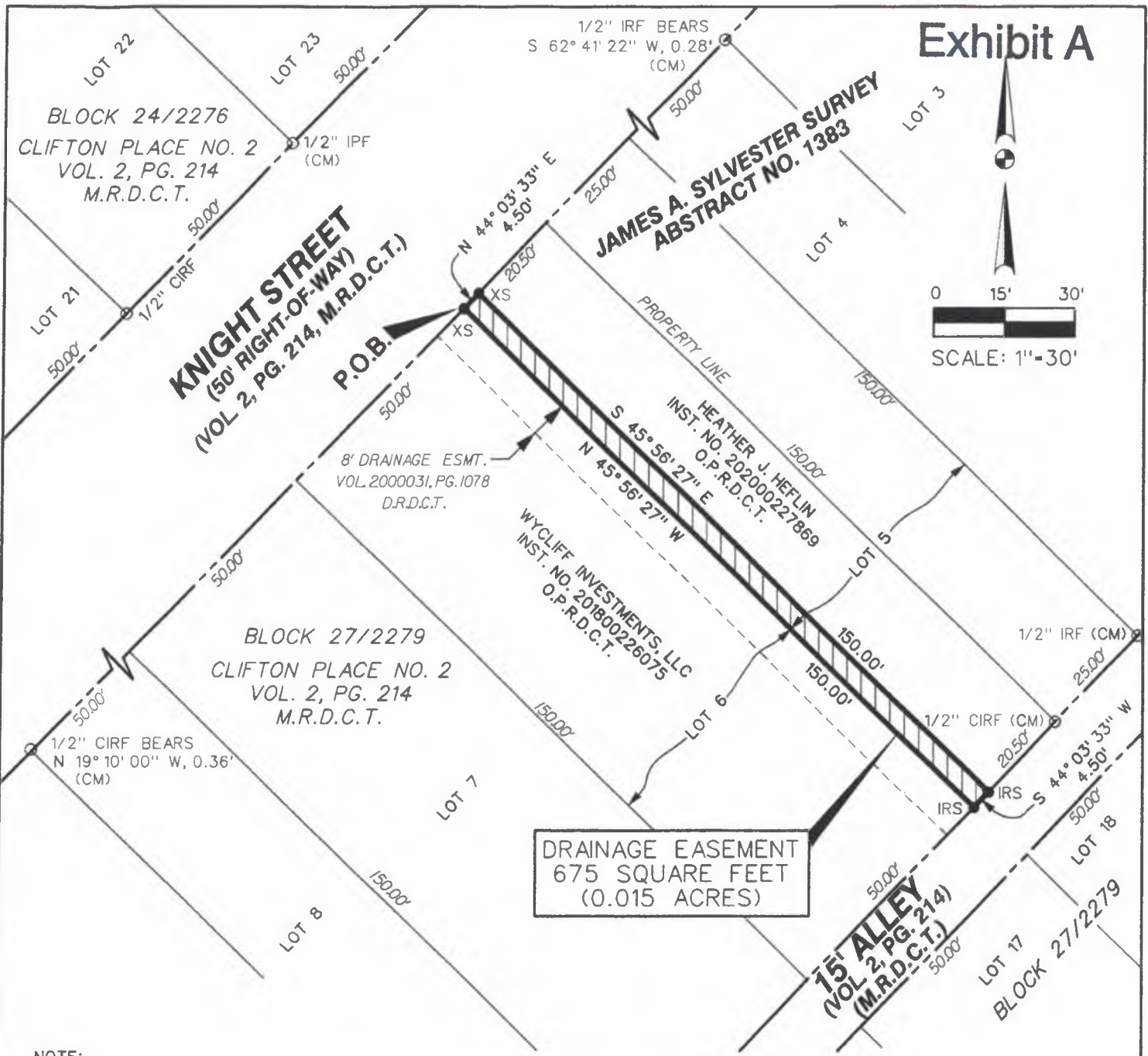
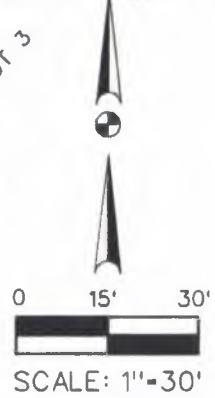
**THENCE** North 45°56'27" West, departing the northwesterly line of said 15-foot alley, along the common line of said Lots 5 and 6, a distance of 150.00 feet to the **POINT OF BEGINNING**, containing 675 square feet or 0.015 acres of land, more or less.

**BASIS OF BEARING:** Bearings are based on the Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983.



*Daniel S. Lim*  
04-14-2022

# Exhibit A



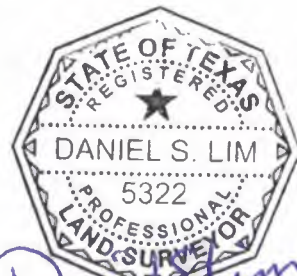
**DRAINAGE EASEMENT  
675 SQUARE FEET  
(0.015 ACRES)**

**NOTE:**

BASIS OF BEARING is the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983.

**LEGEND:**

- CIRF - 1/2-INCH IRON ROD FOUND WITH YELLOW PLASTIC CAP STAMPED "LIM ASSOC"
- IRS - 1/2-INCH IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "LIM ASSOC"
- IPF - IRON PIPE FOUND
- IRF - IRON ROD FOUND
- XS - CUT "X" SET
- CM - CONTROLLING MONUMENT
- D.R.D.C.T. - DEED RECORDS, DALLAS COUNTY, TEXAS
- M.R.D.C.T. - MAP RECORDS, DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. - OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS



*Daniel S. Lim*  
04-14-2022

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**DRAINAGE EASEMENT  
675 SQUARE FEET  
(0.015 ACRES)  
IN  
LOT 5, BLOCK 27/2279  
CLIFTON PLACE NO. 2  
CITY OF DALLAS  
DALLAS COUNTY, TEXAS**