

**FIELD NOTES DESCRIBING A 1,200 SQUARE FOOT (0.028 ACRE)
DRAINAGE EASEMENT
IN BLOCK 27/2279
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

Exhibit A-I

BEING a 1,200 square foot (0.028 acre) tract of land out of the James A. Sylvester Survey, Abstract No. 1383, Dallas County, Texas, lying in Lot 14, 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 John D. Garay, by Quitclaim Deed recorded in Instrument Number 201300368063, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.) and being more particularly described by metes and bounds as follows:

BEGINNING at a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" at the easterly corner of said Lot 14, said point also being the southerly corner of Lot 15 of said Block 27/2279, and said point also being in the northwesterly right-of-way line of Throckmorton Street (a 50-foot right-of-way)(Volume 2, Page 214, M.R.D.C.T.);

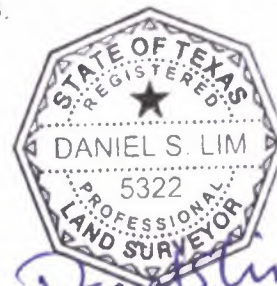
THENCE South 44°03'33" West, along the southeasterly line of said Lot 14 and the northwesterly right-of-way line of said Throckmorton Street, a distance of 8.00 feet to a cut "X" set for corner;

THENCE North 45°56'27" West, departing the southeasterly line of said Lot 14 and the northwesterly right-of-way line of said Throckmorton Street, over and across said Lot 14, 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 northwesterly line of said Lot 14 and the southeasterly line of a 15-foot alley (Volume 2, Page 214, M.R.D.C.T.);

THENCE North 44°03'33" East, along the northwesterly line of said Lot 14 and the southeasterly line of said 15-foot alley, a distance of 8.00 feet to a cut "X" set at the northerly corner of said Lot 14, said point also being the westerly corner of said Lot 15;

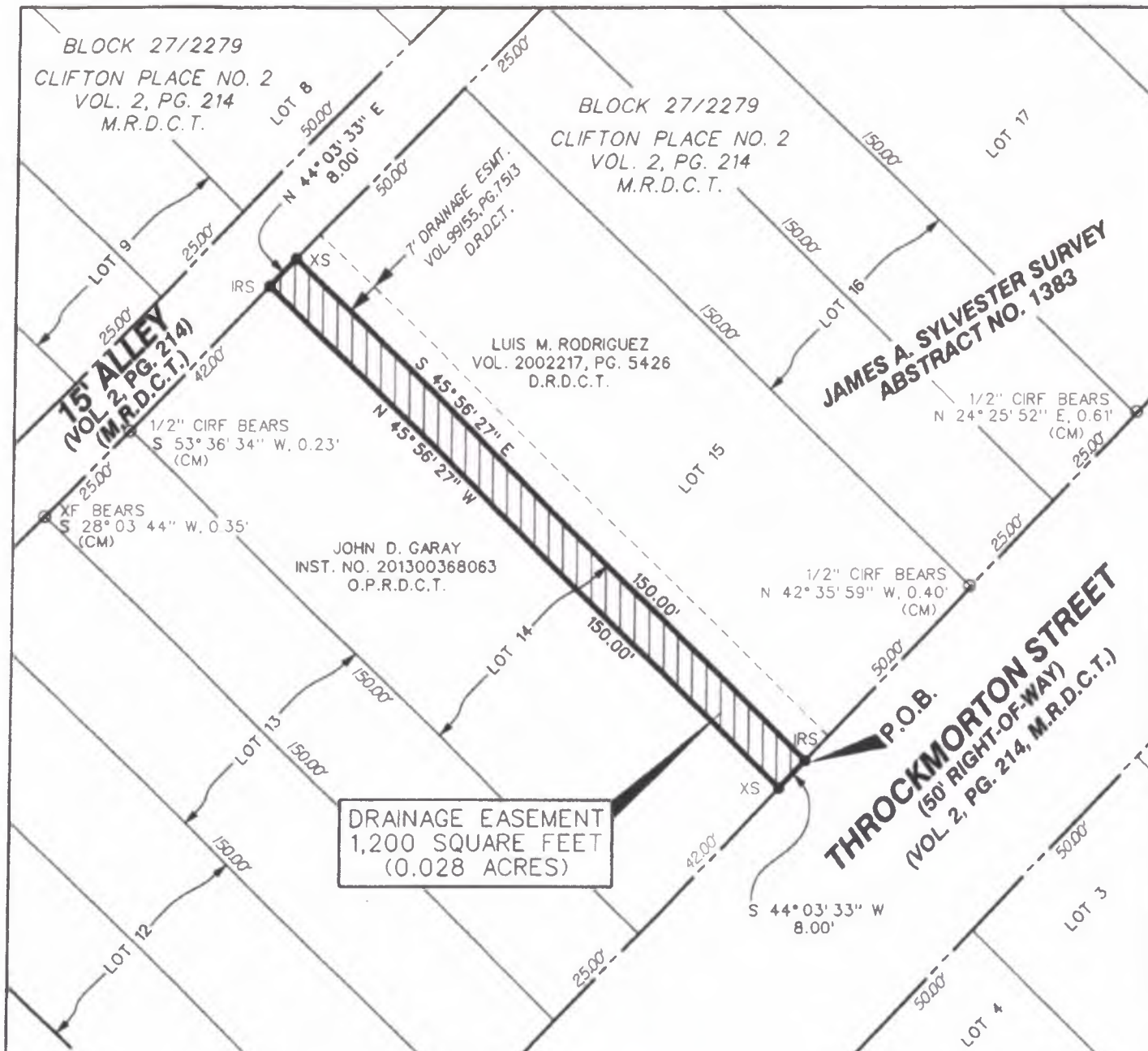
THENCE South 45°56'27" East, departing the southeasterly line of said 15-foot alley, along the common line of said Lots 14 and 15, a distance of 150.00 feet to the **POINT OF BEGINNING**, containing 1,200 square feet or 0.028 acres of land, more or less.

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



FIELD NOTES APPROVED:
4/15/22



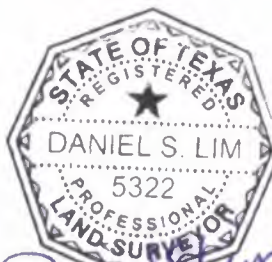


NOTE:

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"
- IRF - IRON ROD FOUND
- XF - CUT "X" 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



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04-14-2022

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JAMES A. SYLVESTER SURVEY
ABSTRACT NO. 1383

THROCKMORTON STREET
(50' RIGHT-OF-WAY)
(VOL. 2, PG. 214, M.R.D.C.T.)

DRAINAGE EASEMENT
1,200 SQUARE FEET
(0.028 ACRES)

IN
LOT 14, BLOCK 27/2279
CLIFTON PLACE NO. 2
CITY OF DALLAS
DALLAS COUNTY, TEXAS