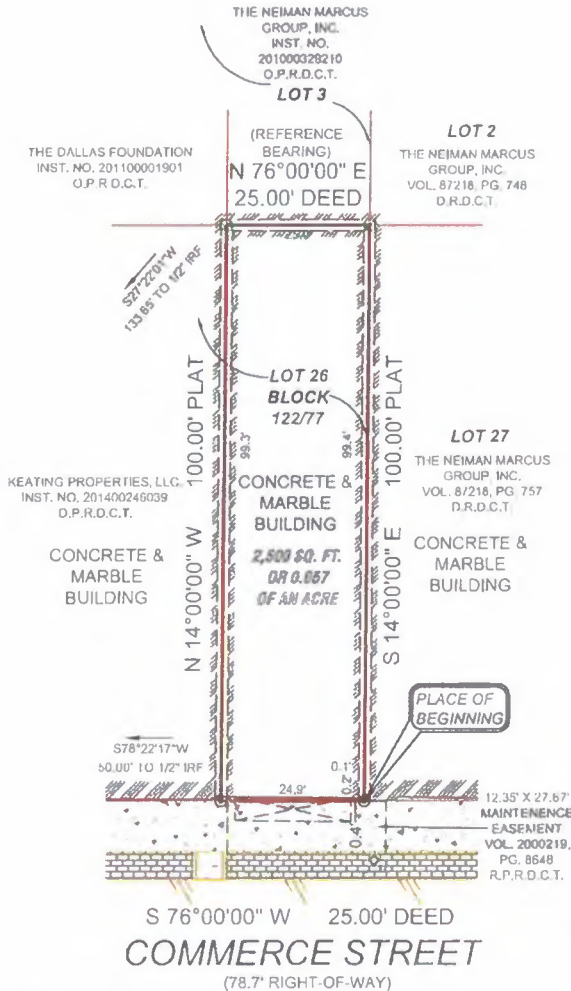
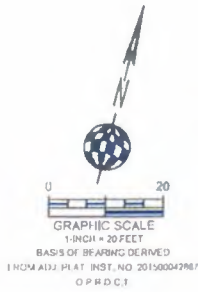


SURVEY PLAT

EXHIBIT A



NOTE: All 1/2 IRS are 1/2-inch iron rods with yellow plastic caps stamped "RPLS 5310".

LEGAL DESCRIPTION

Being the East one-half (1/2) of Lot 26, Block 122/77 of Smith Murphy and Martins Addition, an addition to the City of Dallas, Dallas County, according to the Map thereof recorded in Volume 143, Page 403, Map Records, Dallas County, Texas, and being a part of a tract of land described in deed to William Slaughter Rogers, recorded in Volume 84250, Page 3564, Deed Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a "X" set in the Northwest line of Commerce Street, a 78.7' right-of-way, and at the Southwest corner of a tract of land described in deed to The Neiman Marcus Group, INC., recorded in Volume 87218, Page 757, Deed Records, Dallas County, Texas;

Thence South 76°00'00" West along the said Northwest line, a distance of 25.00' to a "X" set at the Southeast corner of a tract of land described in deed to Keating Properties LLC, recorded in Instrument No. 201400246039 Official Public Records, Dallas County Texas;

Thence North 14°00'00" West, along the Northeast line of said Keating Properties tract, a distance of 100.00' to a point for corner, at the Southeast corner a tract of land described in deed to The Dallas Foundation, recorded in Instrument No. 201100001901, Official Public Records, Dallas County, Texas, and at the Southwest corner of a tract of land described in deed to The Neiman Marcus Group, INC., recorded in Instrument No. 201000329210, Official Public Records, Dallas County, Texas;

Thence North 76°00'00" East, along the Southeast line of said Neiman Marcus Group tract (201000329210), a distance of 25.00' to a point for corner, said point being the Southeast corner of said Neiman Marcus Group tract (201000329210) and at the Southwest corner of a tract of land described in deed to The Neiman Marcus Group, INC., recorded in Volume 87218, Page 748, Deed Records, Dallas County, Texas, and at the Northwest corner of said Neiman Marcus Group tract (87218/757);

Thence South 14°00'00" East, along the Southwest line of said Neiman Marcus Group tract (87218/757), a distance of 100.00' to the PLACE OF BEGINNING and containing 2,500 square feet or 0.057 of an acre of land.

SURVEYOR'S CERTIFICATION

I, John S. Turner, Registered Professional Land Surveyor No. 5310, do hereby certify to Richard Slaughter Bauer, Nancy MacGregor O'Neil, William Slaughter Rogers, and Chicago Title Insurance Company, all in connection with G. F. NO. CTC987-8000871700953-DL, that the plat shown hereon was prepared from and represents accurately a survey made, on the ground, under my direction and supervision. Significant improvements to the property are as shown hereon. Visible evidence of use of the subject property found on the ground is shown hereon. EXCEPT AS SHOWN, there were no visible and apparent easements, encroachments or protrusions of significant improvements across subject property lines found on the ground. Visible and apparent conflicts with boundaries of adjacent properties found on the ground (if any) are as shown hereon. The area of the property as shown hereon is correct. The property has contiguous or common lines with streets and alleys where shown hereon. This survey was compiled from recorded plats and/or deeds and other records, in conjunction with field measurements and significant and visible monumentation and evidence of boundaries found on the ground. According to the Community Panel No. 4813C0345J of the Federal Emergency Management Agency flood insurance rate map or flood hazard boundary map dated 08-23-2001, the property shown hereon is located in Zone "X". (This information is protracted from F.I.R.M.)

John S. Turner
JOHN S. TURNER RPLS 5310



This survey was performed exclusively for the parties in connection with the G. F. number shown hereon and is licensed for a single use. This survey remains the property of the Surveyor. Unauthorized reuse is not permitted without the expressed written permission of the Surveyor. This survey is an original work protected by United States Copyright law and international treaties. All rights reserved. Do not make illegal copies.

Please note that the use of the word "CERTIFY" or "CERTIFICATE" used hereon constitutes an expression of professional opinion regarding those facts or findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.

NOTES

1. 10'; Easement to Dallas Power & Light Company, recorded in Volume 1765, Page 142, R.P.R.D.C.T. (Does Not Affect)
2. 10'; Easement to Neiman Marcus Group, Inc., recorded in Volume 2000219, Page 8648, R.P.R.D.C.T. (Subject To - On Survey)
3. All 1/2 IRS are 1/2-inch iron rods with yellow plastic caps stamped "RPLS 5310".

LEGEND

10" IR FOUND	3/4" FOUND	TELE. BOX	BOLLARD POST	UTILITY POLE	OVERHEAD UTILITY LINE	CONCRETE	BUILDING LINE
10" IR SET	3/4" SET	CABLE BOX	SEPTIC COVER	WATER METER	PIPE VANE ANCHOR	GRAVEL	EASEMENT
3/4" IR FOUND	1" IR FOUND	ELECTRIC BOX	SAN. SLW. M	GAS METER	BANDED INTERFENCE	BRICK	BOUNDARY
3/4" IR FOUND	1" IR FOUND	BRICK COLUMN	IRIGATION VALVE	A.C. PAD	IRON FENCE	STONE	HIGH BANK LINE
3/4" IR FOUND	1" IR FOUND	POINT FOR CORNER	WATER VALVE	TRANS. BOX	CHAMPION FENCE	WOOD DECK	FLOOR FLOORLINE
3/4" IR FOUND	1" IR FOUND	CON. MONUMENT	STORM DRAINAGE	1/2" IR FOUND	WOOD FENCE	CONCRETE WALL	HANDICAP SPACE
3/4" IR FOUND	1" IR FOUND	SAN. SLW. CO.	LIGHT PILE	P.O. P.O. EQUIP.	PIPE RAIL FENCE	STONE RET. WALL	
						SYN. RET. WALL	

1607 COMMERCE STREET
DALLAS, TEXAS



A&W SURVEYORS, INC.

Professional Land Surveyors

TEXAS REGISTRATION NO. 100174-00

P.O. BOX 870029, ME SCHUTE, TX, 75187

PHONE: (972) 681-4975 FAX: (972) 681-4954

WWW.AWSURVEY.COM

JOB# 16-2087
DATE: 10-03-2019 REVISED IN OFFICE ONLY 08-23-2020
DRAWN BY: 509

A professional company operating in your best interest