

22,286 SQUARE FOOT (0.512 ACRE)
DALLAS CITY BLOCK 11/8190
WASTEWATER EASEMENT
DELART INVESTMENTS, INC.

Exhibit A

Tract 1

BEING a 22,286 square foot (0.512 Acre) parcel of land situated in the JOHN BECKNELL SURVEY, ABSTRACT NO. 53, in the City of Dallas, Dallas County, Texas, said parcel being part of a called 1.776 acre tract of land described in a deed to Delart Investments, Inc. recorded in Volume 90213, Page 4296 of the Deed Records of Dallas County, Texas (D.R.D.C.T.), also being part of the western tract of 15900 Preston Place Office Park, an addition to the City of Dallas according to the plat thereof recorded in Volume 81054, Page 2692 of said Deed Records, and being more particularly described as follows:

BEGINNING at a ½-inch steel rebar with a cap marked "Britain & Crawford" (controlling monument) found in the east right-of-way of Preston Road (variable right-of-way) for the northwesterly corner of said Delart Investments, Inc. tract;

THENCE North 57 degrees 23 minutes 33 seconds East, along the common boundary between said Delart Investments, Inc. tract and said Preston Road, a distance of 21.39 feet to an "X" cut set for corner;

THENCE South 04 degrees 22 minutes 26 seconds West, departing said common line and across said Delart Investments, Inc. tract, a distance of 440.51 feet to an "X" cut set for corner;

THENCE South 89 degrees 25 minutes 53 seconds East, continuing across said Delart Investments, Inc. tract, a distance of 66.91 feet to a ½-inch steel rebar with a cap marked "AZ&B" set in the east boundary of said Delart Investments, Inc. tract and the west boundary of a called 4.136 acre tract of land described in a deed to Prescott Interests, LTD. recorded in Instrument Number 200600229523 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), which is also the west boundary of Prescott Interests 15900 Preston Road Addition, an addition to the City of Dallas according to the plat thereof recorded in Instrument Number 201000053042 of said Official Public Records;

THENCE South 33 degrees 03 minutes 15 seconds West, along the common line between said Delart Investments, Inc. tract and Prescott Interests, LTD. tract, a distance of 14.04 feet to a ½-inch steel rebar with a cap marked "AZ&B" set;

THENCE South 44 degrees 29 minutes 47 seconds West, continuing along said common line, a distance of 146.12 feet to a ½-inch steel rebar with a cap marked "AZ&B" set in the east right-of-way of Preston Road at the southwest corner of said Delart Investments, Inc. tract and the northwest corner of said Prescott Interests tract;

THENCE North 02 degrees 05 minutes 05 seconds East, along the common line between said Delart Investments, Inc. tract and Preston Road, a distance of 286.56 feet to a ½-inch steel rebar with a cap marked "AZ&B" set for corner;

FIELD NOTES APPROVED:
M. J. Smith


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DELART INVESTMENTS, INC.**

THENCE North 09 degrees 27 minutes 59 seconds East, continuing along said common line, a distance of 193.97 feet to an "X" cut (controlling monument) found for a westerly corner of said Delart Investments, Inc. tract;

THENCE North 13 degrees 49 minutes 53 seconds East, continuing along said common line, a distance of 68.65 feet to the **POINT OF BEGINNING** and containing 22,286 square feet, or 0.512 acre of land, more or less.

Basis of bearings is the Texas State Plane Coordinate System, North American Datum of 1983, North American Datum (NAD83), North Central Zone No. 4202, as determined by GPS observations using the WDS-VRS network.

A survey plat of even date accompanies this property description.

I the undersigned, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this description and the accompanying survey plat were prepared from an actual survey made on the ground in the month of August, 2011.



Jeffrey Sheppard
Registered Professional Land Surveyor No. 3696





SCALE (IN FEET)



1:29:43 PM

2/15/2013

S:\DWU\207010.001-Half-McKarr\yDgm\Easement\Preston Place Office Park\ESMT-412a.dgn



SOBERT WILBURN SURVEY A-1580
JOHN BECKNELL SURVEY A-53
PRESTON ROAD
(VARIABLE ROW.)

P.O.B.
1/2" SRF
W/BRITAIN & CRAWFORD
(CM)

N13° 49' 53" E
68.65'

"X" CUT FD.
(CM)

N57° 23' 33" E
21.39'

N57° 42' 18" E / 247.26 (PLAT)

N14° 9' 10" E
68.64 (PLAT)

N09° 27' 59" E 193.97'

(22,286 S.F./0.512 AC.)
TO BE ACQUIRED

S04° 22' 26" W 440.51'

S03° 38' 59" W

WATER ESMT.
VOL. 81054 PG. 2692
D.R.D.C.T.

S17° 37' 9" W
60.24 (PLAT)

S89° 25' 53" E
66.91'

S33° 22' 2" W 126.73 (PLAT)

S33° 03' 15" W
14.04'

S44° 29' 47" W
146.12'

S02° 05' 05" E 286.56'

368.41 (PLAT)

7" WATER ESMT.
VOL. 77175 PG. 313
D.R.D.C.T.

15" UTILITY R.O.W. ESMT.
VOL. 81011 PG. 656
D.R.D.C.T.

15" UTILITY R.O.W. ESMT.
VOL. 84106 PG. 4126
D.R.D.C.T.

15900 PRESTON PLACE
OFFICE PARK
VOL. 81054, PG. 2692
D.R.D.C.T.

15' SANITARY SEWER ESMT.
VOL. 69226 PG. 512
D.R.D.C.T.

20' WASTE WATER ESMT.
INST. NO. 201000053042
O.P.R.D.C.T.

10' SANITARY SEWER ESMT.
VOL. 81054 PG. 2692
D.R.D.C.T.

20' WASTE WATER ESMT.
INST. NO. 201000053042
O.P.R.D.C.T.

PRECOTT INTERESTS LTD.
(CALLED 3.235 AC.)
COMMON AREA "A"
PRECOTT INTERESTS 15900
PRESTON ROAD ADDITION
INST. NO. 201000053042
O.R.D.C.T.

PRECOTT INTERESTS LTD.
(CALLED 4.136 AC.)
PRECOTT INTERESTS LTD.
INST. NO. 200600229523
D.R.D.C.T.

PRECOTT INTERESTS LTD.
(CALLED 0.901 AC.)
LOT 1, BLOCK 11/8190
PRECOTT INTERESTS 15900
PRESTON ROAD ADDITION
INST. NO. 201000053042
O.P.R.D.C.T.

PRECOTT INTERESTS, INC.
VOLUME 90213, PAGE 4296
D.R.D.C.T.



NOTES

2/15/2013

A PROPERTY DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.

BASIS OF BEARINGS IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983 (NAD83), NORTH CENTRAL ZONE, AS DETERMINED BY GPS OBSERVATIONS USING THE WDS-VRS NETWORK.

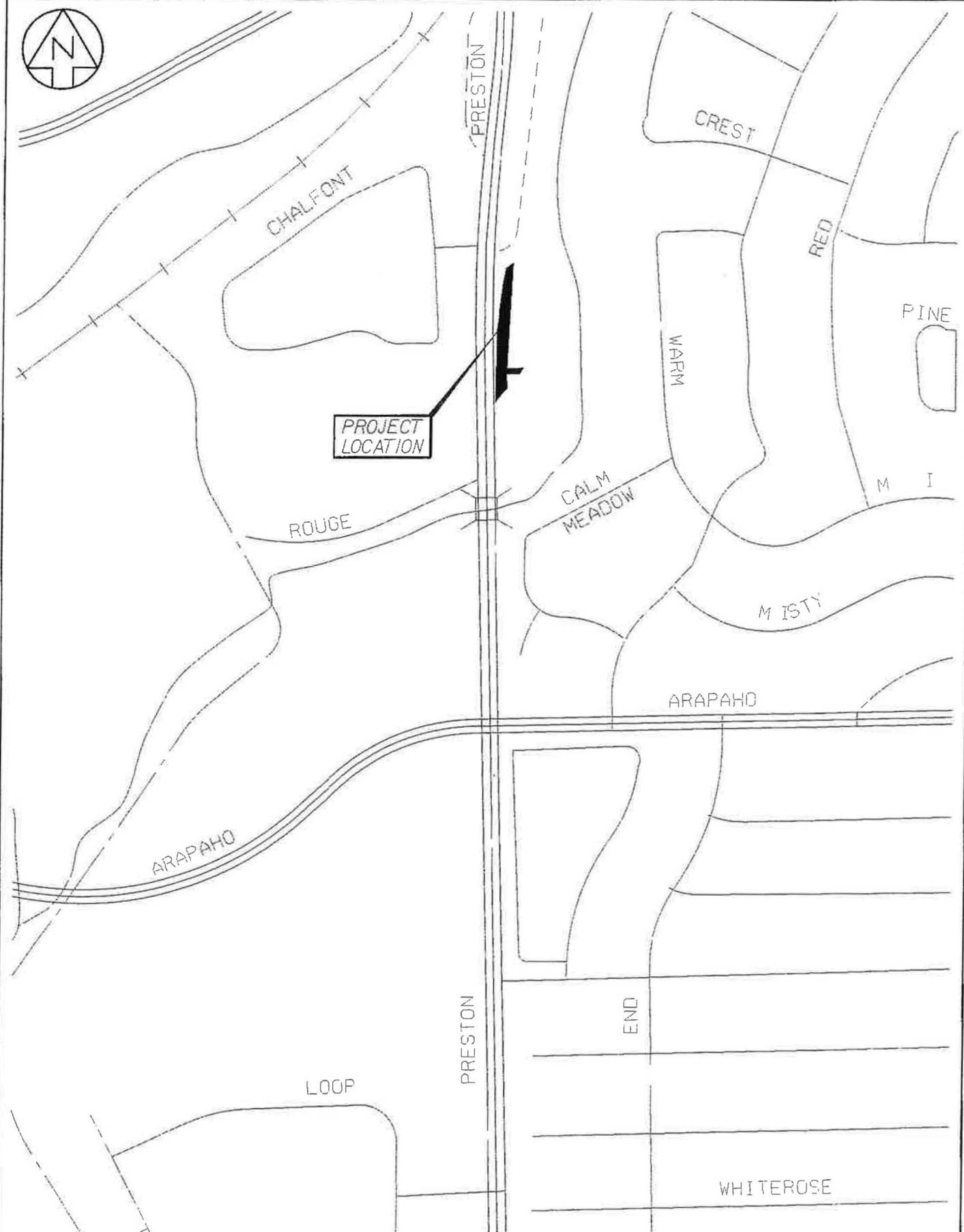
- LEGEND**
- X "X" CUT IN CONCRETE
 - (CM) CONTROLLING MONUMENT
 - STEEL REBAR FOUND (SIZE AS NOTED)
 - 1/2" STEEL REBAR SET W/ AZB PLASTIC CAP (EXCEPT AS NOTED)
 - LIMITS OF PROPERTY TO BE ACQUIRED

COMPUTED	RME	CKD	JHS
DRAWN	RME	CKD	JHS
SUPERVISOR	E.D.	UTZMAN	
DATE	3-14-12		
SCALE	1"=100'		

REVISION HISTORY	

AZ&B
ARREDONDO, ZEPEDA & BRUNZ, INC.
11355 MCCREE ROAD
DALLAS, TX 75238
PH. 214-341-9900
FAX 214-341-9925
email - office@azb-engrs.com

22,286 SQUARE FOOT (0.512 ACRE)
DALLAS CITY BLOCK 11/8190
WASTEWATER EASEMENT
DELART INVESTMENTS, INC



PROJECT LOCATION

COMPUTED _____ CKD _____
 DRAWN _____ CKD _____
 SUPERVISOR _____
 DATE _____
 SCALE _____

AZ&B
 ARREDONDO, ZEPEDA
 & BRUNZ, INC
 11355 MCCREE ROAD
 DALLAS, TX 75226
 PH. 214-341-9900
 FAX 214-341-9925
 email - office@azb-eng's.com

LOCATOR MAP
 21,422 S.F. (0.492 ACRE) PARCEL
 JOHN BECKNELL SURVEY - ABSTRACT NO. 53
 DALLAS CITY BLOCK 11/8190

SHEET	OF	DWG No.	REV
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**772 SQUARE FOOT (0.018 ACRE)
DALLAS CITY BLOCK 11/8190
WASTEWATER EASEMENT
DELART INVESTMENTS, INC.**

**Exhibit A
Tract 2**

BEING a 772 square foot (0.018 Acre) parcel of land situated in the JOHN BECKNELL SURVEY, ABSTRACT NO. 53, in the City of Dallas, Dallas County, Texas, said parcel being part of a called 1.776 acre tract of land described in a deed to Delart Investments, Inc. recorded in Volume 90213, Page 4296 of the Deed Records of Dallas County, Texas (D.R.D.C.T.), and also being part of the western tract of 15900 Preston Place Office Park, an addition to the City of Dallas according to the plat thereof recorded in Volume 81054, Page 2692 of said Deed Records, and being more particularly described as follows:

COMMENCING at a ½-inch steel rod with cap marked "Britain & Crawford" (controlling monument) found in the east right-of-way line of Preston Road (S.H. 289 – variable width right-of-way) for the northwest corner of said Delart tract, from which an "X" cut on concrete (controlling monument) found at an angle point in the west boundary of said Delart tract and the east right-of-way line of said Preston Road bears South 13 degrees 49 minutes 53 seconds West, a distance of 68.65 feet;

THENCE North 57 degrees 23 minutes 33 seconds East, along the northerly line of said Delart Investments, Inc. tract and the east right-of-way line of Preston Road, a distance of 137.63 feet to a point for the northeasterly corner of said Delart Investments, Inc. tract and being on the westerly line of a called 4.136 acre tract of land described in a deed to Prescott Interests, LTD. recorded in Instrument Number 200600229523 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.);

THENCE South 06 degrees 57 minutes 18 seconds East, along the common line between said Delart Investments, Inc. tract and said Prescott Interests, LTD. tract, a distance of 132.67 feet;

THENCE South 00 degrees 20 minutes 12 seconds West along said common line a distance of 200.90 feet to a ½-inch steel rod with a cap marked "AZ&B" set for the **POINT OF BEGINNING**;

THENCE South 00 degrees 20 minutes 12 seconds West, continuing along said common line a distance of 17.99 feet to a ½-inch steel rod with a cap marked "AZ&B" set;

THENCE South 17 degrees 18 minutes 22 seconds West, continuing along said common line a distance of 49.47 feet to a ½-inch steel rod with a cap marked "AZ&B" set;

THENCE North 04 degrees 43 minutes 29 seconds West, departing said common line and across said Delart Investments, Inc. tract, a distance of 63.77 feet to a ½-inch steel rod with a cap marked "AZ&B" set;

FIELD NOTES APPROVED:

1/16 10/20/12



**772 SQUARE FOOT (0.018 ACRE)
DALLAS CITY BLOCK 11/8190
WASTEWATER EASEMENT
DELART INVESTMENTS, INC.**

THENCE North 85 degrees 16 minutes 31 seconds East, continuing across said Delart Investments, Inc. tract, a distance of 20.14 feet to the **POINT OF BEGINNING** and containing 772 square feet, or 0.018 acre of land, more or less.

Basis of bearings is the Texas State Plane Coordinate System, North American Datum of 1983 (NAD83), North Central Zone No. 4202, as determined by GPS observations using the WDS-VRS network.

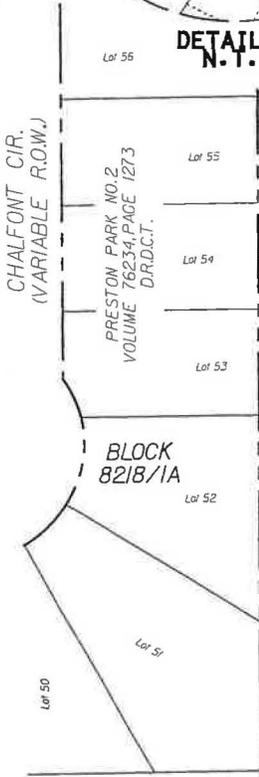
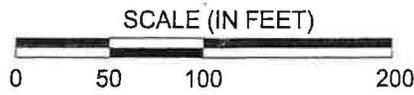
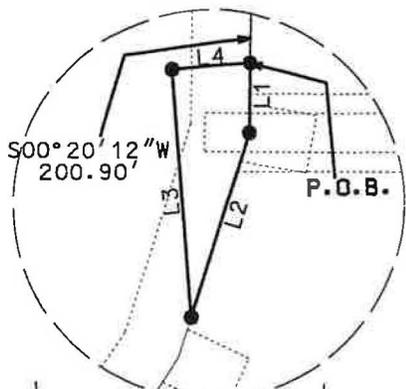
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Jeffrey Sheppard
Registered Professional Land Surveyor No. 3696



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SOBERT WILBURN SURVEY A-1580
JOHN BECKNELL SURVEY A-53
PRESTON ROAD
(S.H. 289 - VARIABLE R.O.W.)

772 S.F. (0.018 AC.)
TO BE ACQUIRED

SEE DETAIL "A"



NOTES
9/24/2012
A PROPERTY DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.

BASIS OF BEARINGS IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983 (NAD83), NORTH CENTRAL ZONE, AS DETERMINED BY GPS OBSERVATIONS USING THE WDS-VRS NETWORK.

LINE	BEARING	DISTANCE
L1	S00°20'12"W	17.99'
L2	S17°18'22"W	49.47'
L3	N04°43'29"W	63.77'
L4	N85°16'31"E	20.14'

- LEGEND**
- (CM) CONTROLLING MONUMENT
 - STEEL REBAR FOUND (SIZE AS NOTED)
 - 1/2" STEEL REBAR SET W/ AZB PLASTIC CAP (EXCEPT AS NOTED)
 - LIMITS OF PROPERTY TO BE ACQUIRED

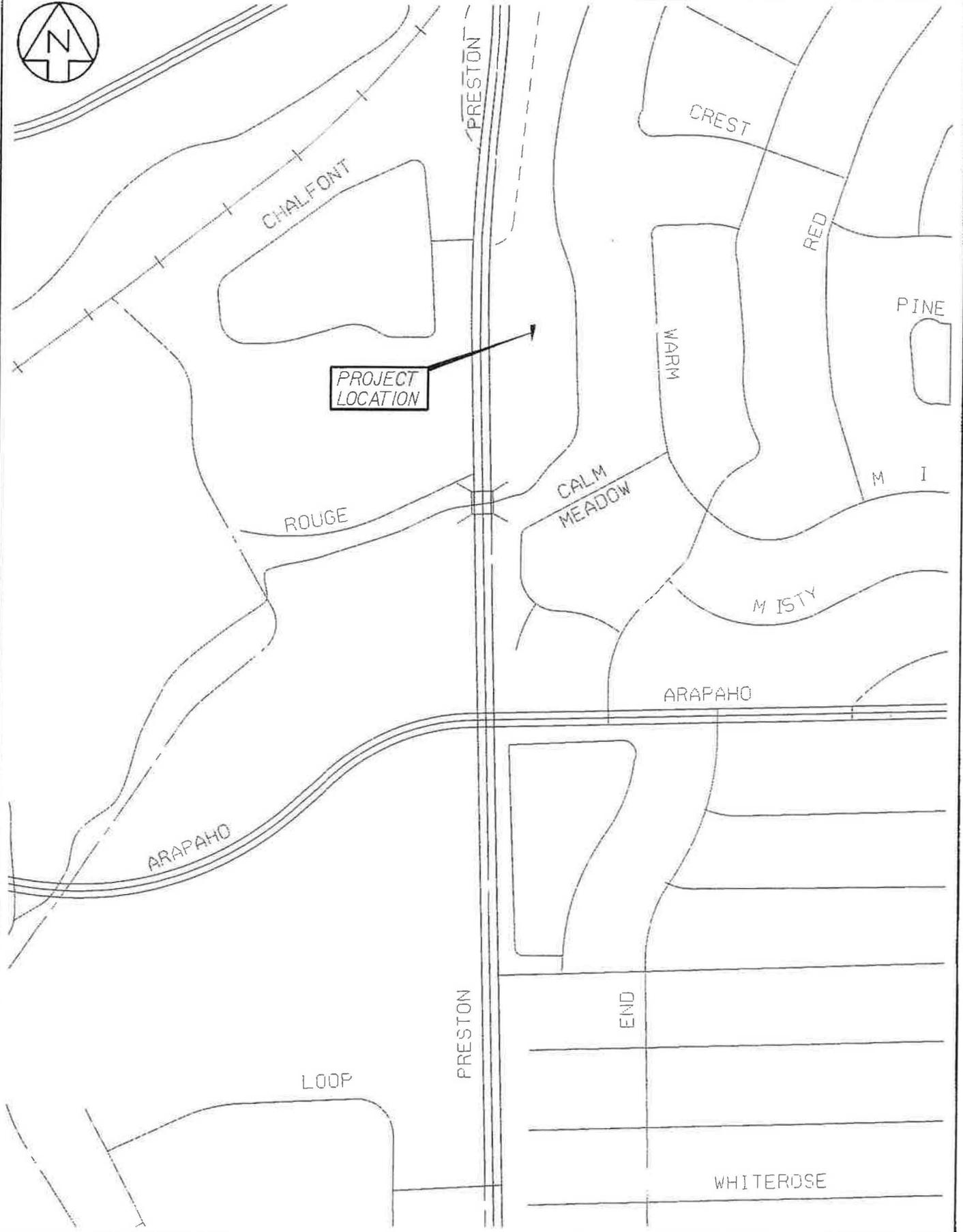
COMPUTED RME CKD. JHS
DRAWN RME CKD. JHS
SUPERVISOR E.D. UTZMAN
DATE 08-22-11
SCALE 1"=100'

REVISION HISTORY

NO.	DATE	DESCRIPTION

AZ&B
ARREDONDO, ZEPEDA & BRUNZ, INC.
11355 MCCREE ROAD
DALLAS, TX. 75238
PH. 214-341-8900
FAX 214-341-9925
enat - office@azb-engr.com

772 SQUARE FOOT (0.018 ACRE)
DALLAS CITY BLOCK 11/8190
WASTEWATER EASEMENT
DELART INVESTMENTS, INC.



COMPUTED _____ CKD, _____
 DRAWN _____ CKD _____
 SUPERVISOR _____
 DATE _____
 SCALE _____

AZ&B
 ARREDONDO, ZEPEDA
 & BRUNZ, INC.
 11355 MCCREE ROAD
 DALLAS, TX, 75238
 PH: 214-341-9938
 FAX 214-341-8925
 email - office@azb-engrs.com

LOCATOR MAP
 772 S.F. (0.018 ACRE) PARCEL
 JOHN BECKNELL SURVEY ~ ABSTRACT NO. 53
 DALLAS CITY BLOCK 11/8190

SHEET	OF	DWG No.	REV
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