

**11,837 SQUARE FOOT (0.272 ACRES)
PERMANENT WASTE WATER EASEMENT
GARRETT FOX SURVEY, ABSTRACT NO. 1679**

Exhibit A

Being a 11,837 square foot or 0.272 acre permanent waste water easement situated in the Garrett Fox Survey, Abstract No. 1679, City of Dallas, Dallas County, Texas, said 0.272 acre permanent waste water easement being a portion of Lot 3, Block A/409 of Continental-Industrial Addition, an addition to the City of Dallas, Texas, as recorded in Volume 97134, Page 3873 of the Deed Records of Dallas County, Texas, and being a portion of a tract of land designated as "650 North Industrial" conveyed to Prescott Interests Stonebridge I, Ltd. as recorded in Volume 2005171, Page 7993 of Official Public Records of Dallas County, Texas, said 0.272 acre permanent waste water easement being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with plastic cap stamped (illegible) found (controlling monument) for the northwesterly corner of said Lot 3 and the southwesterly corner of Lot 1, Block A/409 of Exxon West Addition, an addition to the City of Dallas, Texas, as recorded in Volume 86028, Page 5569 of said Deed Records of Dallas County, Texas, said 1/2 inch iron rod with plastic cap stamped (illegible) also being in the easterly right-of-way line of N. Riverfront Boulevard (a variable width right-of-way);

THENCE North 86 degrees 26 minutes 13 seconds East, with the northerly line of said Lot 3 and with the southerly line of said Lot 1, a distance of 6.51 feet to a 5/8 inch iron rod with cap stamped "Gorrondona & Associates" set for corner in the northerly line of said Lot 3 and in the southerly line of said Lot 1, from which a 1/2 inch iron rod found (controlling monument) for the southeasterly corner of said Lot 1, and the southwesterly corner of Lot 2A, Block A/409 of Popeye's – Continental, an addition to the City of Dallas, Texas, as recorded in Volume 99240, Page 108 of said Deed Records of Dallas County, Texas, said 1/2 inch iron rod also being in the northerly line of said Lot 3, bears North 86 degrees 26 minutes 13 seconds East, a distance of 110.79 feet;

THENCE South 53 degrees 15 minutes 50 seconds East, a distance of 9.28 feet to a 5/8 inch iron rod with cap stamped "Gorrondona & Associates" set for corner;

THENCE North 86 degrees 26 minutes 11 seconds East, a distance of 156.43 feet to an "X" cut set for corner;

THENCE South 02 degrees 14 minutes 36 seconds East, a distance of 25.01 feet to an "X" cut set for corner;

THENCE South 86 degrees 26 minutes 11 seconds West, a distance of 126.38 feet to an "X" cut set for corner;


 FIELD NOTES APPROVED:
[Signature] 12/13/18

Exhibit A

- THENCE** South 53 degrees 15 minutes 50 seconds East, a distance of 174.68 feet to an "X" cut set for corner;
- THENCE** South 12 degrees 24 minutes 50 seconds East, a distance of 22.96 feet to a 5/8 inch iron rod with cap stamped "Gorrondona & Associates" set for corner in the southerly line of said Lot 3 and in the northerly right-of-way line of Woodall Rogers Freeway (a variable width right-of-way);
- THENCE** North 73 degrees 46 minutes 43 seconds West, with the southerly line of said Lot 3 and with the northerly right-of-way line of said Woodall Rogers Freeway, a distance of 125.62 feet to a 5/8 inch iron rod with cap stamped "Gorrondona & Associates" set for the southwesterly corner of said Lot 3 and the intersection of the northerly right-of-way line of said Woodall Rogers Freeway with the easterly right-of-way line of said N. Riverfront Boulevard, said 5/8 inch iron rod with cap stamped "Gorrondona & Associates" being the beginning of a non-tangent curve to the left having a radius of 3,884.83 feet, a central angle of 01 degrees 17 minutes 47 seconds, whose chord bears North 30 degrees 39 minutes 43 seconds West, a distance of 87.90 feet,
- THENCE** Northwesterly with said non-tangent curve to the left, with the westerly line of said Lot 3 and with the easterly right-of-way line of said N. Riverfront Boulevard, an arc length of 87.90 feet to a 5/8 inch iron rod with cap stamped "Gorrondona & Associates" set for corner in the westerly line of said Lot 3 and in the easterly right-of-way line of said N. Riverfront Boulevard;
- THENCE** North 28 degrees 44 minutes 14 seconds West, with the westerly line of said Lot 3 and with the easterly right-of-way line of said N. Riverfront Boulevard, a distance of 50.71 feet to the **POINT OF BEGINNING**, and containing 11,837 square feet or 0.272 acres of land, more or less.

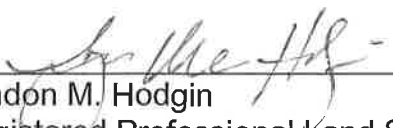
Exhibit A

NOTE: All bearings and coordinates are referenced to the Texas State Plane Coordinate System, North Central Zone 4202, with horizontal datum of NAD83, with a Surface Factor for this project of 1.000136506. Distances and areas shown are surface.

* SURVEYOR'S CERTIFICATE *

TO ALL PARTIES INTERESTED IN TITLE TO THE PREMISES SURVEYED, I DO HEREBY STATE THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED FROM PUBLIC RECORDS AND FROM AN ACTUAL AND ACCURATE SURVEY UPON THE GROUND AND THAT SAME IS TRUE AND CORRECT.

Date of Survey: October 03, 2018



Lyndon M. Hodgin
Registered Professional Land Surveyor,
Texas No. 4584
Texas Firm No. 10106903



