

EXHIBIT A

PARCEL E-241
CITY OF DALLAS RIGHT-OF-WAY
0.1015 ACRE TRACT
JOHN M. HARDING SURVEY, ABSTRACT NO. 569
CITY OF MESQUITE, DALLAS COUNTY, TEXAS

BEING a tract of land situated in the John M. Harding Survey, Abstract No. 569, City of Mesquite, Dallas County, Texas, and being a part of that tract of land described in Warranty Deed With Vendor's Lien dated January 24, 2011, to Korilynn Marley as recorded in Instrument Number 201100026068 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described as follows:

COMMENCING at a 5/8-inch found iron rod with cap stamped "DC&A" for the west corner of said Marley tract in the southeast right-of-way line of Lawson Road [a variable width right-of-way established in part by instruments recorded in Volume 89184, Page 3595, and Volume 87141, Page 0982, both of the Deed Records of Dallas County, Texas (D.R.D.C.T.)];

THENCE North 43 degrees 54 minutes 10 seconds East, with the common northwest line of said Marley tract and said southeast right-of-way line of Lawson Road, a distance of 12.83 feet to a 1/2-inch found iron rod with cap stamped "DC&A" for corner;

THENCE North 44 degrees 15 minutes 50 seconds East, continuing with said common line, a distance of 32.09 feet to a 1/2-inch set iron rod with yellow plastic cap stamped "HALFF" (hereinafter referred to as "with cap") for the POINT OF BEGINNING;

THENCE North 44 degrees 15 minutes 50 seconds East, continuing with said common line, a distance of 128.98 feet to a 1/2-inch set iron rod with cap for the point of curvature of a non-tangent circular curve to the left having a radius of 1,390.00 feet whose chord bears North 54 degrees 50 minutes 00 seconds East a distance of 65.99 feet;

THENCE Northeasterly, continuing with said common line and with said curve, through a central angle of 02 degrees 43 minutes 14 seconds, an arc distance of 66.00 feet to a 1/2-inch set iron rod with cap for the end of said curve;

THENCE South 45 degrees 44 minutes 10 seconds East, with a jog in said common line, at a distance of 7.60 feet passing a 3" wood fence corner post in the common northeast line of said Marley tract and the southwest line of that tract of land described in deed to Lester J. Lawson and Celeste L. Lawson as recorded in Instrument Number 201300293633, O.P.R.D.C.T., departing said southwest right-of-way line of Lawson Road, continuing with said common line between said Marley and Lawson tracts, in all a total distance of 32.92 feet to a 1/2-inch set iron rod with cap for the point of curvature of a non-tangent circular curve to the right having a radius of 1,415.00 feet whose chord bears South 57 degrees 20 minutes 28 seconds West a distance of 199.01 feet;

FIELD NOTES APPROVED:

1/3/17
JBL



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THENCE Southwesterly, departing said common line, over and across said Marley tract, with said curve, through a central angle of 08 degrees 03 minutes 54 seconds, an arc distance of 199.17 feet to the POINT OF BEGINNING and containing 0.1015 of an acre (4,419 square feet) of land, more or less.

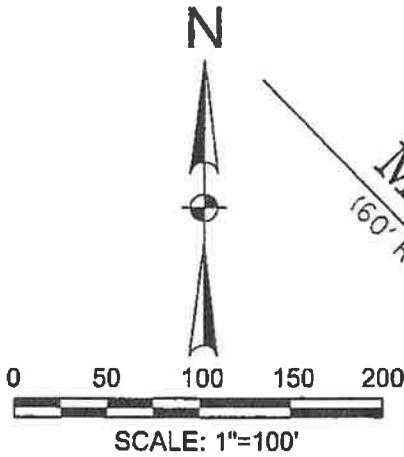
The Basis of Bearing is the North American Datum of 1983, Texas State Plane Coordinate System, North Central Zone 4202. All distances are surface distances. Surface Adjustment Scale Factor: 1.0001365060.

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06 DEC
2016



JOHN M. HARDING SURVEY,
ABSTRACT NO. 569

EXHIBIT A



$\Delta = 02^{\circ}43'14''$
 $R = 1,390.00'$
 $T = 33.01'$
 $L = 66.00'$
 $CL = 65.99'$
 $CB = N54^{\circ}50'00''E$

JOHN P. ANDERSON SURVEY,
ABSTRACT NO. 1

$N44^{\circ}15'50''E$
128.98'

LAWSON ROAD
(VARIABLE WIDTH RIGHT-OF-WAY)
(VOL. 89184, PG. 3595)
(VOL. 87141, PG. 0982)

POINT OF
BEGINNING

R.O.W.
LINE

$\frac{1}{2}$ " SIR
W/CAP

$\frac{1}{2}$ " SIR
W/CAP

$N44^{\circ}15'50''E$
32.09'

$\frac{1}{2}$ " FIR W/
"D.C.&A."
CAP

POINT OF
COMMENCING

JOSE ALFREDO ORDONEZ
(INST.*20080224220)

$\Delta = 08^{\circ}03'54''$
 $R = 1,415.00'$
 $T = 99.75'$
 $L = 199.17'$
 $CL = 199.01'$
 $CB = S57^{\circ}20'28''W$

PARCEL E-241
0.1015 ACRE
(4,419 SQ. FT.)

$\frac{5}{8}$ " FIR
(C.M.)

(Basis of Bearing
rotated clockwise
01'01'12" from deed
bearing of $S47^{\circ}20'27''E$)

TEXAS UTILITIES ELECTRIC
COMPANY EASEMENT
(VOL. 92059, PG. 2951)

JOHN M. HARDING
SURVEY,
ABSTRACT NO. 569

Approx. $\frac{1}{2}$ " TP&L
Easement
(VOL. 2112, PG. 220)
(VOL. 2162, PG. 184)
(VOL. 3527, PG. 191)

LESTER J. LAWSON
CELESTE L. LAWSON
(INT. NO. 201300293633)
KORILYNN MARLEY
(INT. NO. 201100026068)

NOTES:

1. The Basis of Bearing is the North American Datum of 1983, Texas State Plane Coordinate System, North Central Zone 4202. All distances are surface distances. Surface Adjustment Scale Factor: 1.0001365060.
2. Notes and Bounds description of even date accompanies this survey exhibit.

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0.1015 ACRE TRACT
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CITY OF MESQUITE, DALLAS COUNTY, TEXAS



HALFF

1201 N. BOWSER ROAD RICHARDSON, TEXAS 75081
 TELE. (214)346-6200 FAX (214)739-0095
 TBPLS FIRM NO. 10029600

DATE: DEC., 2016

AVO.: 25143

PAGE 3 OF 3



LEGEND

- | | |
|---------------------|-----------------------------------|
| $\frac{1}{2}$ " SIR | 1/2-INCH SET IRON ROD WITH YELLOW |
| W/CAP | PLASTIC CAP STAMPED 'HALFF' |
| (C.M.) | CONTROL MONUMENT |
| FCP | FENCE CORNER POST |
| INST. # | INSTRUMENT NUMBER |