

**2,724 SQUARE FOOT (0.063 ACRES)
PERMANENT WASTE WATER EASEMENT
CALVIN G. COLE SURVEY, ABSTRACT NO. 270**

Exhibit A

Being a 2,724 square foot or 0.063 acre permanent waste water easement situated in the Calvin G. Cole Survey, Abstract No. 270, City of Dallas, Dallas County, Texas, said 0.063 acre permanent waste water easement being a portion of Lot 1, Block A/7894 of Market Center Restaurant Addition, an addition to the City of Dallas, Texas, as recorded in Instrument No. 201700097456 of the Official Public Records of Dallas County, Texas, and being a portion of a tract of land conveyed to Market Center Boulevard, LLC as recorded in Instrument No. 201200060286 of said Official Public Records of Dallas County, Texas, said 0.063 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 "Surveying Assoc." found (controlling monument) for the southerly corner of said Lot 1, said 1/2 inch iron rod with plastic cap stamped "Surveying Assoc." being the intersection of the northeasterly right-of-way line of Market Center Boulevard (a 100' width right-of-way) with the northwesterly line of the old channel of the Trinity River;

THENCE North 26 degrees 37 minutes 37 seconds West, with the southwesterly line of said Lot 1 and the northeasterly right-of-way line of said Market Center Boulevard, a distance of 127.74 feet to an "X" cut set for corner, from which a Magnail with washer stamped "Votex RPLS 4813" found (controlling monument) for the westerly corner of said Lot 1 and the southerly corner of a tract of land conveyed to Faye Charalambopoulos as recorded in Volume 96140, Page 661 of the Deed Records of Dallas County, Texas, bears North 26 degrees 37 minutes 37 seconds West, a distance of 164.41 feet;

THENCE South 52 degrees 09 minutes 30 seconds East, a distance of 98.95 feet to a 5/8 inch iron rod with cap stamped "Gorron dona & Associates" set for corner in the southeasterly line of said Lot 1 and in the northwesterly line of said old channel of the Trinity River;

THENCE South 21 degrees 19 minutes 53 seconds West, with the southeasterly line of said Lot 1 and with the northwesterly line of said old channel of the Trinity River, a distance of 57.43 feet to the **POINT OF BEGINNING**, and containing 2,724 square feet or 0.063 acres of land, more or less.;


JDC 11/14/10

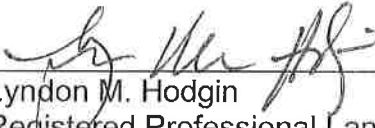
Exhibit A

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: September 25, 2018



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

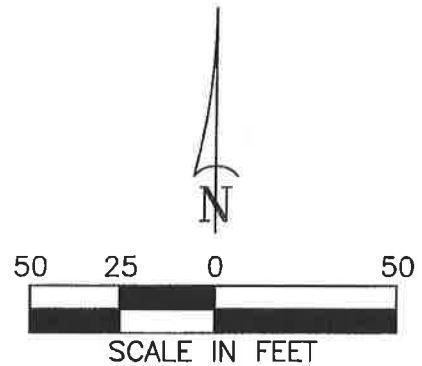


2,724 SQUARE FOOT (0.063 ACRES)
PERMANENT WASTE WATER EASEMENT
CALVIN G. COLE SURVEY, ABSTRACT NO. 270

Exhibit A

FAYE CHARALAMBOPOULOS
VOLUME 96140, PAGE 661
D.R.D.C.T.

FND. MAGNAIL W/WASHER
"VOTEX RPLS 4813"
(CM)



BLOCK A/7894
MARKET CENTER
RESTAURANT ADDITION
INSTRUMENT NO. 201700097456
O.P.R.D.C.T.

LOT 1

MARKET CENTER BOULEVARD, LLC
INSTRUMENT NO. 201200060286
O.P.R.D.C.T.

MARKET CENTER BLVD.
(100' WIDTH RIGHT-OF-WAY)

OLD CHANNEL
OF THE TRINITY RIVER

PERMANENT WASTE
WATER EASEMENT AREA
2,724 SQ. FT. OR
0.063 ACRES

P.O.B.
FND. 1/2" IR W/ CAP
"SURVEYING ASSOC."
(CM)

LEGEND	
⊗	SET 5/8" IRON ROD WITH CAP STAMPED "GORRONDONA & ASSOCIATES"
●	MONUMENT FOUND (AS NOTED)
□	MAGNAIL SET
×	"X" CUT SET
---	EASEMENT LINE (AS NOTED)
---	PROPOSED EASEMENT LINE
---	PROPERTY LINE (AS NOTED)
D.R.D.C.T.	DEED RECORDS DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS



- NOTES:
1. A LEGAL DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.
 2. 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.



LYNDON M. HODGIN
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4584 TEXAS FIRM No. 10106903

GS&P1701.00

DRAWN BY: BD

GS&P1701.00_RIVERFRONT_4E_R00.DWG

DATE: SEPTEMBER 25, 2018

PAGE 3 OF 3

SCALE: 1:50'

GORRONDONA & ASSOCIATES, INC. • 1701 NORTH MARKET STREET, SUITE 450, LB 5, DALLAS, TX. 75202 • 214-712-0600 FAX 214-712-0604