

## Exhibit A

**BEING** a 685 square foot (0.0157 acre) tract of land situated on the Jacob G. Carlock Survey, Abstract No. 312, City of Dallas, Dallas County, Texas; being part of City of Dallas Block 8461 and being part of a 34.5 acre tract of land described in Special Warranty Deed to Dallas Power and Light Company, recorded in Volume 4378, Page 374, Deed Records of Dallas County, Texas and being part of North Lake Road, an 80-foot wide right-of-way easement to County of Dallas, recorded in Volume 4669, Page 443, Deed Records of Dallas County, Texas and being more particularly described as follows:

**COMMENCING** at a 5/8" iron rod with plastic cap stamped "KHA" found at north corner of a right-of-way corner clip found at the intersection of the south right-of-way line of Beltline Road (a variable width right-of-way, described in Right-of-Way Deed to the County of Dallas, recorded in Volume 4601, Page 37 of the Deed Records of Dallas County, Texas) and the east right-of-way line of North Lake Road (an 80-foot wide right-of-way easement) and being the northernmost northwest corner of a 5.8430 acre tract of land described in Special Warranty Deed to Billingsley Yorkshire Partners, LTD. recorded in Instrument No. 201500096360 of the Official Public Records of Dallas County, Texas; from which a 1/2" iron rod found at the northeast corner of said 5.8430 acre tract bears South 71°21'48" East, a distance of 437.52 feet;

**THENCE** with said south right-of-way line of Beltline Road and the north line of said right-of-way easement, North 71°21'07" West, a distance of 73.13 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for the **POINT OF BEGINNING**;

**THENCE** departing said south right-of-way line of Beltline Road, the following courses and distances to wit:

South 17°36'16" West, a distance of 52.36 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 74°10'14" West, a distance of 13.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 17°36'16" East, a distance of 53.03 feet to a 5/8" iron rod with plastic cap stamped "KHA" set in said south right-of-way line of Beltline Road; from which a metal fence post found bears North 71°12'07" West, a distance of 73.91 feet;

**THENCE** with said south right-of-way line, South 71°12'07" East, a distance of 13.00 feet to the **POINT OF BEGINNING** and containing 685 square feet or 0.0157 acres of land.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983(2011).

(For SPRG use only)  
Reviewed By: G.S.  
Date: 4-8-19  
SPRG NO: 4820

DANA BROWN  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 5336  
13455 NOEL ROAD  
TWO GALLERIA OFFICE TOWER  
SUITE 700  
DALLAS, TEXAS 75240  
PH. (972) 770-1300  
dana.brown@kimley-horn.com



**LICENSE AGREEMENT  
BEING IN 34.5 ACRES  
NORTHLAKE ROAD  
BLOCK 8461**

**JACOB G. CARLOCK SURVEY  
ABSTRACT NO. 312  
CITY OF DALLAS  
DALLAS COUNTY, TEXAS**

**Kimley»Horn**

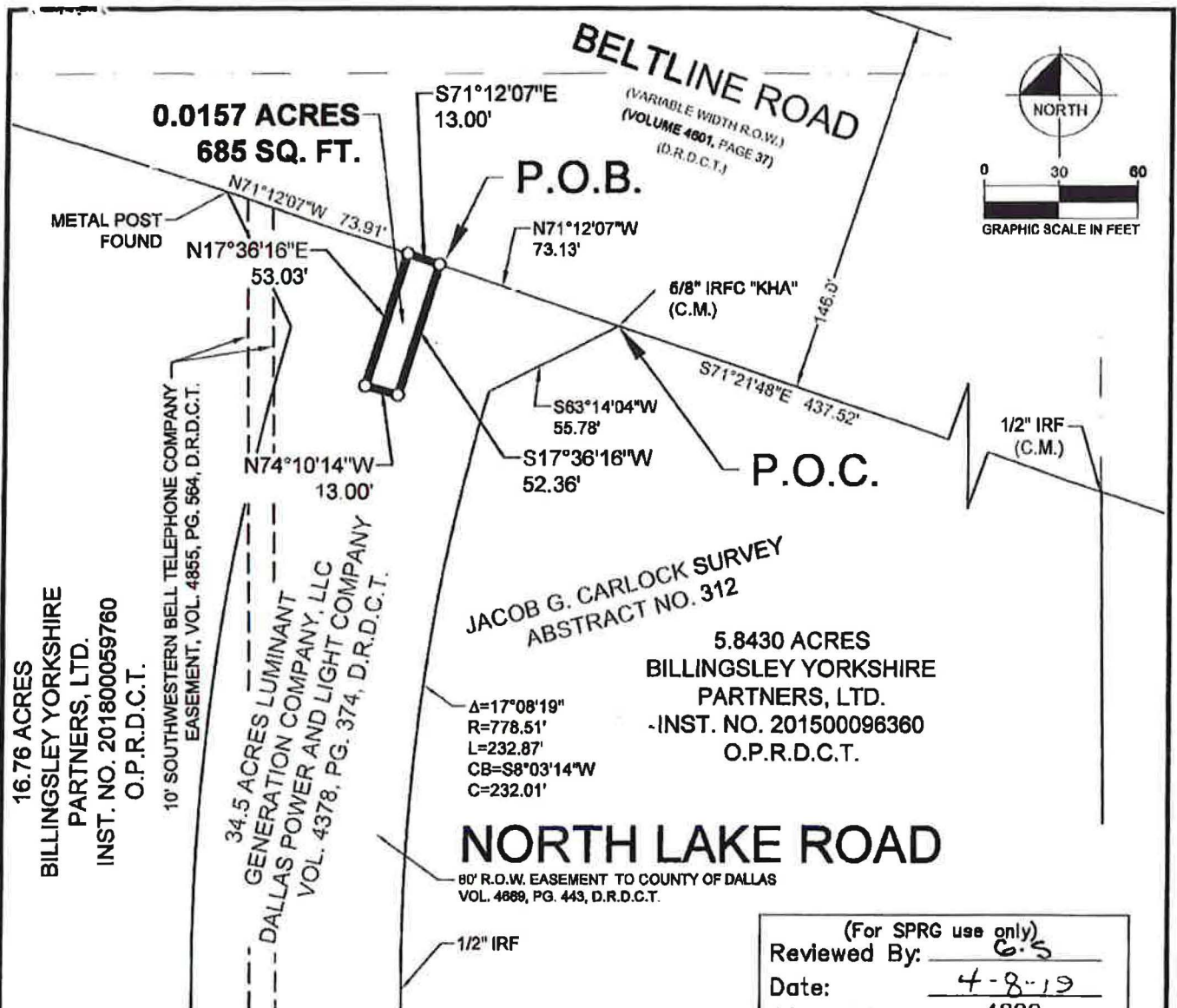
13455 Noel Road, Two Galleria Office  
Tower, Suite 700, Dallas, Texas 75240

FIRM # 10115500

Tel No. (972) 770-1300  
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	SRD	DAB	FEB. 2019	064497505	1 OF 2

# Exhibit A



## LEGEND:

P.O.C. = Point of Commencing  
P.O.B. = Point of Beginning  
C.M. = Controlling Monument  
IRF = iron rod found  
IRFC = iron rod w/cap found  
INST. NO. = Instrument number  
D.R.D.C.T. = Deed Records, Dallas County, Texas  
O.P.R.D.C.T. = Official Public Records, Dallas County, Texas  
R.O.W. = Right-Of-Way  
VOL. = Volume; PG. = Page  
SQ.FT. = Square feet

## NOTES:

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983(2011).

All corners are a 5/8" iron rod with plastic cap stamped "KHA" unless otherwise noted.

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**NORTHLAKE ROAD**  
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**JACOB G. CARLOCK SURVEY**  
**ABSTRACT NO. 312**  
**CITY OF DALLAS**  
**DALLAS COUNTY, TEXAS**

**Kimley»Horn**

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240		FIRM # 10118500		Tel. No. (972) 770-1300 Fax No. (972) 239-3820	
Scale 1" = 60'	Drawn by SRD	Checked by DAB	Date FEB 2019	Project No. 064497505	Sheet No. 2 OF 2