

## EXHIBIT A

PARCEL E-239

CITY OF DALLAS RIGHT-OF-WAY

0.0661 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 dated August 26, 1976, to Timothy L. Nieman, Jr., and wife Dorothy Nieman as recorded in Volume 76170, Page 1649 of the Deed Records of Dallas County, Texas (D.R.D.C.T.), and being more particularly described as follows:

BEGINNING in the southeast right-of-way line of Lawson Road (a variable width right-of-way) at a set "X" cut in concrete for the common south corner of that tract of land described in deed to the County of Dallas as recorded in Volume 87097, Page 4408, D.R.D.C.T., and the east corner of that tract of land described in deed to the County of Dallas as recorded in Volume 87139, Page 2634, D.R.D.C.T., both of which establish a portion of said Lawson Road, said point also being in the common southwest line of said Nieman tract and the northeast line of that tract of land described in deed to Eugene Ellis Edmonds and wife, Ruth Edmonds as recorded in Volume 615, Page 1726, D.R.D.C.T., and said point being on a circular curve to the left having a radius of 1,390.00 feet whose chord bears North 46 degrees 28 minutes 50 seconds East a distance of 107.53 feet, and from which point a punch hole in concrete bears South 50 degrees 33 minutes 19 seconds East a distance of 1.49 feet;

THENCE Northeasterly, with said southeast right-of-way line of Lawson Road and with said curve, through a central angle of 04 degrees 26 minutes 01 seconds, an arc distance of 107.56 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 tangency;

THENCE North 44 degrees 15 minutes 50 seconds East, continuing with said southeast right-of-way line of Lawson Road, a distance of 7.55 feet to a point (unable to set) for corner in the common northeast line of said Nieman tract and the southwest line of that tract of land described in deed to Warren Lynch and spouse, Jeanne Lynch, as recorded in Instrument Number 20080160473 of the Official Public Records of Dallas County, Texas, and from which point a 1/2-inch found iron rod bears South 65 degrees 25 minutes 36 seconds East a distance of 1.51 feet;

THENCE South 45 degrees 44 minutes 10 seconds East, departing said southeast right-of-way line of Lawson Road, with said common line, a distance of 25.00 feet to a 1/2-inch set iron rod with cap for corner;

REVIEWED BY *ldc 12/22/10*

## EXHIBIT A

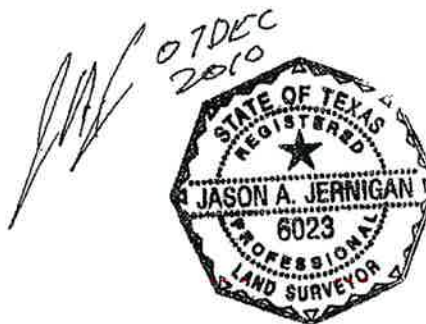
**PARCEL E-239  
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THENCE South 44 degrees 15 minutes 50 seconds West, departing said common line, with a line offset 25 feet southeasterly from and parallel to said southeast right-of-way line of Lawson Road, over and across said Nieman tract, a distance of 7.55 feet to a 1/2-inch set iron rod with cap for the point of curvature of a tangent circular curve to the right having a radius of 1,415.00 feet whose chord bears South 46 degrees 26 minutes 29 seconds West a distance of 107.53 feet;

THENCE Southwesterly, continuing over and across said Nieman tract and with said parallel offset line and with said curve, through a central angle of 04 degrees 21 minutes 18 seconds, an arc distance of 107.55 feet to a 1/2-inch set iron rod with cap for corner in the aforementioned common southwest line of said Nieman tract and the northeast line of said Edmonds tract;

THENCE North 45 degrees 44 minutes 10 seconds West, departing said parallel offset line, with said common line, a distance of 25.07 feet to the POINT OF BEGINNING and containing 2,878 square feet or 0.0661 of an acre 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.

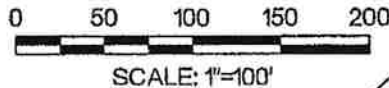


REVIEWED BY *Off 10/24/10*

# EXHIBIT A

## JOHN M. HARDING SURVEY, ABSTRACT NO. 569

### JOHN P. ANDERSON SURVEY, ABSTRACT NO. 1



Δ= 04°26'01"  
R= 1,390.00'  
T= 53.81'  
L= 107.56'  
CL= 107.53'  
CB= N46°28'50"E

Approx. @ TP&L  
Easement  
(VOL. 2112, PG. 220)  
(VOL. 3527, PG. 191)

POINT OF  
BEGINNING

COUNTY OF DALLAS  
(VOL. 87097, PG. 4408)

N44°15'50"E  
7.55'

LAWSON ROAD  
(VARIABLE WIDTH  
RIGHT-OF-WAY)  
(VOL. 87097, PG. 4408)  
(VOL. 87139, PG. 2634)

JOHN P. ANDERSON SURVEY,  
ABSTRACT NO. 1  
JOHN M. HARDING SURVEY,  
ABSTRACT NO. 569

UTS  
(1/2" FIR  
Bears=S65°25'36"E  
1.51')

(OWNER)  
WARREN LYNCH AND SPOUSE,  
JEANNE LYNCH  
(INST. #20080160473)

S45°44'10"E  
25.00'

S44°15'50"W  
7.55'

PARCEL E-239  
2,878 SQ. FT.  
OR  
0.0661 ACRE

Approx. @ TP&L  
Easement  
(VOL. 871, PG. 390)

Δ= 04°21'18"  
R= 1,415.00'  
T= 53.80'  
L= 107.55'  
CL= 107.53'  
CB= S46°26'29"W

MILAM RD.  
(60' RIGHT-OF-WAY)

SET "X" CUT  
(Punch hole in  
concrete Bears=  
S50°33'19"E  
1.49')

COUNTY OF DALLAS  
(VOL. 87139, PG. 2634)

N45°44'10"W  
25.07'

PATRICIA THOMAS COE  
(VOL. 94106, PG. 04745)

(Basis of Bearing  
rotated counterclockwise  
00°24'10" from deed  
bearing of N45°20'W)

1/2" SIR  
W/CAP  
S45°44'10"E  
EUGENE (OWNER)  
ELLIS EDMONDS  
AND WIFE  
RUTH EDMONDS  
(VOL. 1615, PG. 1726)

333.66'  
TIMOTHY L. NIEMAN, JR.  
AND WIFE  
DOROTHY NIEMAN  
(VOL. 76170, PG. 1649)

1/2" FIR W/  
"RPLS 5310" CAP  
BEARS N09°02'09"W  
1.15'

1/2" FIR  
(Leaning)  
(C.M.)  
JOHN M. HARDING  
SURVEY,  
ABSTRACT NO. 569

07 DEC  
2010



### LEGEND

1/2" SIR	1/2-INCH SET IRON ROD WITH YELLOW
W/CAP	PLASTIC CAP STAMPED "HALFF"
(C.M.)	CONTROL MONUMENT
UTS	UNABLE TO SET
INST. #	INSTRUMENT NUMBER

### 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. Metes and Bounds description of tract shown hereon was prepared of even

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CITY OF MESQUITE, DALLAS COUNTY, TEXAS



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TELE. (214)346-6200 FAX (214)739-0095

DATE: DEC., 2010

AYO.: 25143

PAGE 3 OF 3

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