

"Exhibit A"

# BOUNDARY SURVEY

## FOR

### MUNICIPAL SETTING DESIGNATION

## AT

### 5431 LEMMON AVENUE DALLAS, TX 75209



#### LOCATION MAP

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## BOUNDARY SURVEY FOR MUNICIPAL SETTING DESIGNATION

5431 LEMMON AVENUE  
DALLAS, TX 75209

DWG FILE 180174.dwg

DWG SCALE 1"=100'

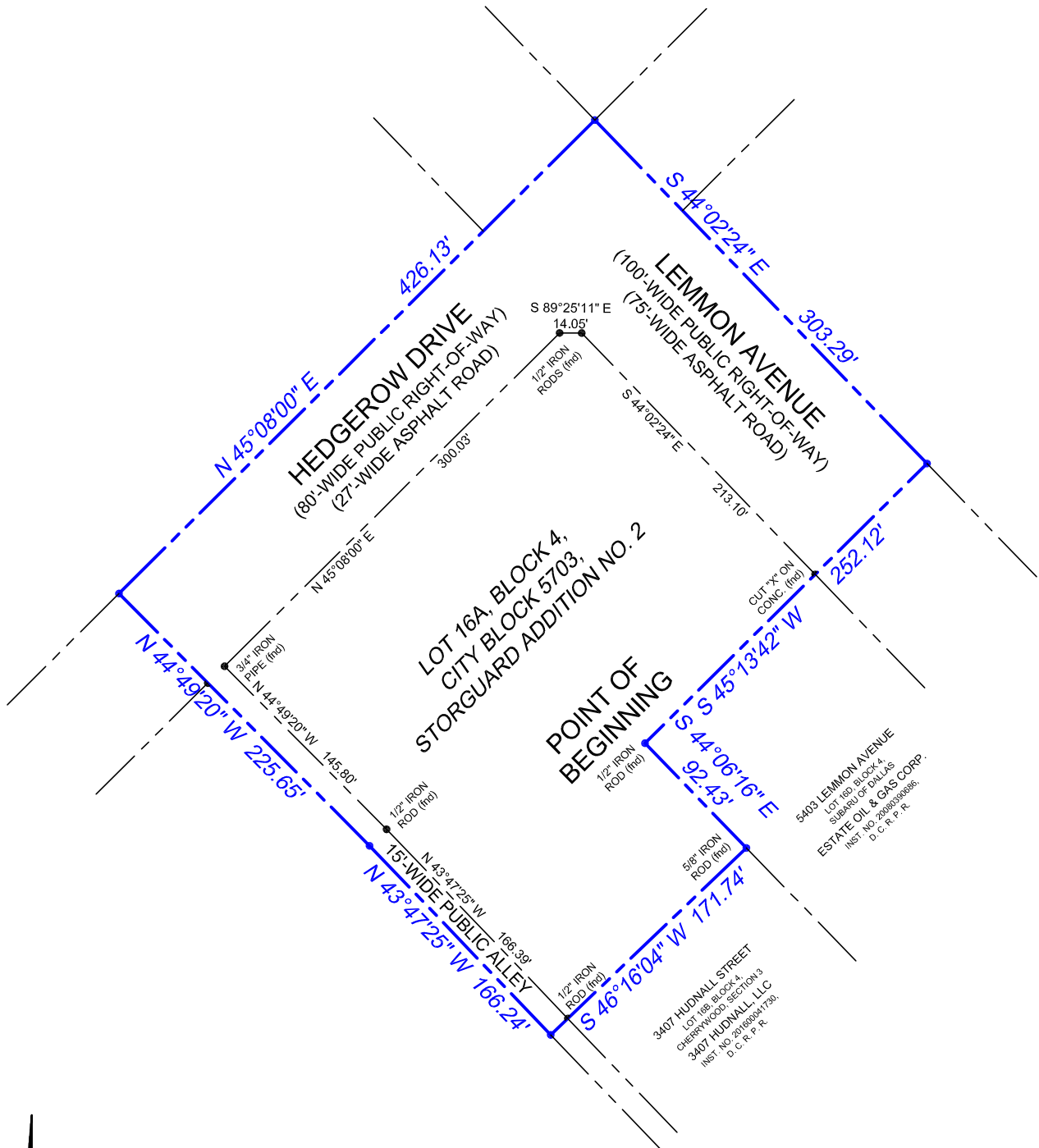
SHEET 1 OF 4

TBPE FIRM F-12715  
TBPLS FIRM 10181300

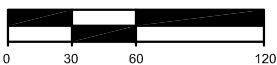
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11401 PHEASANT CREEK DRIVE  
FORT WORTH, TX 76244-7796  
(866) 723-9009 Tel (866) 723-9003 Fax  
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SCALE : 1" = 60'



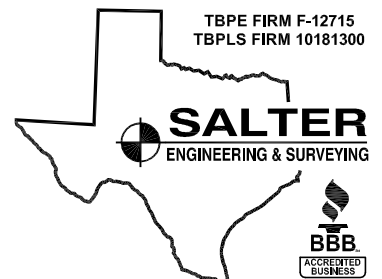
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SHEET **2** OF **4**



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## LEGAL DESCRIPTION

A 3.32-acre tract out of the C. Grigsby Survey, Abstract No. 532, Dallas County, Texas, and being all of Lot 16A, Block 4, Storguard Addition No. 2, an addition to the City of Dallas, Texas, in City Block 5703, as shown on that certain map or plat thereof recorded in Volume 96179, Page 4860, Dallas County Map Records, together with the adjacent public rights-of-way of Lemmon Avenue and Hedgerow Drive, both dedicated city streets, as well as the adjacent 15-foot wide public alley in said Block 4, being more specifically described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found at the west corner of Lot 16D of said Block 4/5703, same being an interior corner of said Lot 16A for an interior corner and POINT OF BEGINNING of this tract;

THENCE SOUTH 44°06'16" EAST 92.43 feet along the northeast line of said Lot 16A and the southwest line of said Lot 16D to a 5/8-inch iron rod found at the most southerly east corner of said Lot 16A being the north corner of Lot 16B of said Block 4/5703 for the most southerly east corner of this tract;

THENCE leaving the southwest line of said Lot 16D, SOUTH 46°16'04" WEST, at 156.74 feet pass a 1/2-inch iron rod found on the northeast right-of-way line of said public alley being the south corner of said Lot 16A and the west corner of said Lot 16B, and continuing along the same bearing a total distance of 171.74 feet to a point lying on the southwest right-of-way line of said public alley for the south corner of this tract;

THENCE NORTH 43°47'25" WEST 166.24 feet along the southwest right-of-way line of said public alley to a point being an angle point in the southwest right-of-way line of said public alley for an angle point in the southwest line of this tract;

THENCE NORTH 44°49'20" WEST, at 145.65 feet pass a 1/2-inch iron rod found at the point of intersection of the southwest right-of-way line of said public alley with the southeast right-of-way line of said Hedgerow Drive, and continuing along the same bearing for a total distance of 225.65 feet along the west right-of-way line of said public alley to a point lying on the northwest right-of-way line of said Hedgerow Drive for the west corner of this tract;

THENCE NORTH 45°08'00" EAST, at 326.12 feet pass the point of intersection of the northwest right-of-way line of said Hedgerow Drive with the southwest right-of-way line of said Lemmon Avenue, and continuing along the same bearing a total distance of 426.13 feet along the northwest right-of-way line of said Hedgerow Drive to a point being the point of intersection of the northwest right-of-way line of said Hedgerow Drive with the northeast right-of-way line of said Lemmon Avenue for the north corner of this tract;

THENCE leaving the northwest right-of-way line of said Hedgerow Drive, SOUTH 44°02'24" EAST 303.29 feet along the northeast right-of-way line of said Lemmon Avenue to a point for the most northerly east corner of this tract;

THENCE leaving the northeast right-of-way line of said Lemmon Avenue, SOUTH 45°13'42" WEST, at 100.01 feet pass a cut "X" on concrete found at the most northerly east corner of said Lot 16A and the north corner of said Lot 16D, and continuing along the same bearing for a total distance of 252.12 feet along the southeast line of said Lot 16A and the northwest line of said Lot 16D to the POINT OF BEGINNING, and containing 3.32 acres, more or less.

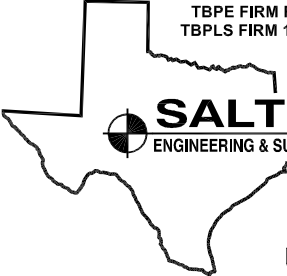

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SHEET 3 OF 4

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## LEGEND

BLDG. HEIGHT MEASUREMENT	FLAG POLE	PROPERTY LINE
M.S. MONUMENT SIGN	LIGHT POLE	PRIVACY FENCE
TRAFFIC FLOW	PIPE BOLLARD	OTHER FENCE
UNDERGROUND UTILITY BOX	UTILITY POLE	OVERHEAD UTILITY
CABLE PEDESTAL	UTIL. POLE W/ GUY ANCHOR	UNDERGROUND UTILITY
TELEPHONE PEDESTAL	ELECTRICITY METER	CONC. CURB & GUTTER
WATER VALVE	WATER METER	BUILDING
FIRE HYDRANT	MONITORING WELL	COVERED AREA
IRRIGATION CONTROL VALVE	SIGN	CONCRETE SURFACE
STORM SEWER MANHOLE	HANDICAP PARKING SPACE	ASPHALT SURFACE
SANITARY SEWER MANHOLE	REGULAR PARKING SPACES	GRAVEL SURFACE
TEL-COM MANHOLE	R.P.R. REAL PROPERTY RECORDS	STONE SURFACE
SANITARY SEWER CLEAN-OUT	C.M.R. COUNTY MAP RECORDS	WOODEN SURFACE
POWER TRANSFORMER	C.D.R. COUNTY DEED RECORDS	WATER SURFACE

### BASIS OF BEARINGS

N 44°49'20" W FOR THE SOUTHWEST  
LINE OF SUBJECT PROPERTY  
PER PLAT OF RECORD...



### SURVEYOR'S CERTIFICATION

To: THE VERTEX COMPANIES, INC.

I, Brian Salter, Registered Professional Land Surveyor, hereby certify that this survey of the property located at: 5431 LEMMON AVENUE  
DALLAS, TX 75209 and legally described hereon was made on the ground on this, the 27<sup>TH</sup> day of APRIL, 18, by me or under my supervision and correctly shows the boundary lines, dimensions, and area of the land, and all alleys, streets, rights-of-way, easements, and other matters of record which, to my knowledge, affect the property. The undersigned further certifies that there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, protrusions, overlapping of improvements, easements, or rights-of-way except as shown hereon.

Brian Salter  
BRIAN SALTER, PROFESSIONAL LAND SURVEYOR NO. 5597

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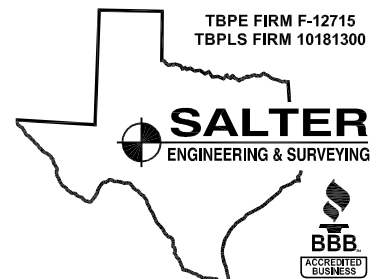
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