

FIELD NOTES DESCRIBING A 3,280 SQUARE FOOT (0.0753 ACRE)

TRACT OF LAND IN CITY BLOCK 122/77

PROPERTY DESCRIPTION

Exhibit A

BEING a 3,280 square foot (0.0753 Acre) tract of land situated in the John Grigsby Survey, Abstract No. 495, Dallas County Texas and being a portion of a called 0.5769 acre tract of land conveyed to City of Dallas by Special Warranty Deed recorded in Volume 93005, Page 442 Deed Records, Dallas County, Texas (D.R.D.C.T.), same being part of Lots 10 and 11, Block 122/77 of Smith, Murphy and Martin's Addition, an addition to the City of Dallas according to the plat recorded in Volume 143, Page 403 D.R.D.C.T. and being more particularly described as follows:

COMMENCING at a 1 inch brass monument stamped "RLG INC" (controlling monument) found in the southeast line of Main Street (a variable width public right-of-way) (Ordinance Book 1-A, Pages 131-146 and Street Abandonment by City Ordinance No. 29074 with Quitclaim Inst No. 201300336894 O.P.R.D.C.T.), said monument being the most northerly west corner of Lot 4A, Block 77 of Joule Addition, an addition to the City of Dallas according to the plat recorded in Instrument No. 201500042887 Official Public Records, Dallas County, Texas, said monument also being located North 14°00'00" West, a distance of 2.50 feet, South 76°00'00" West, a distance of 51.50 feet, South 14°00'00" East, a distance of 2.50 feet and South 76°00'00" West, a distance of 103.00 feet from a 1 inch brass disk found for an exterior ell corner at the end of the fifth call of the description of said Joule Addition (controlling monument):

THENCE South 14°00'00" East, along the southeast right-of-way line of said Main Street and a southwest line of said Lot 4A, for a distance of 1.00 foot to the northeast corner of a called 0.0782 tract of land conveyed to Main Street Investors JV, by deed recorded in Volume 2002010, Page 12087 D.R.D.C.T.;

THENCE South 76°00'00" West, along the southeast line of aforementioned Main Street (a variable width public right-of-way) (Ordinance Book 1-A, Pages 131-146), the northwest lines of said called 0.0782 acre Main Street Investors, JV tract and the north line of said Lot 10, a distance of 34.06 feet to a corner in a building and the west corner of said Main Street Investors, JV tract, said corner also being the north corner of aforementioned called 0.5769 acre City of Dallas tract and the POINT OF BEGINNING:

THENCE South 14°00'00" East, departing said northwest line of Main Street, traveling over and across the aforementioned Lot 10 for a distance of 100.00 feet to a calculated point in the southeasterly line of said Lot 10 and the most westerly northwest line of the aforementioned Lot 4A;

THENCE South 76°00'00" West, along the most westerly northwest line of Lot 4A and southeasterly line of said Lot 10, passing at a distance of 15.94 feet the southwest corner of said Lot 10 and southeast corner of said Lot 11 continuing along the southeast line of said Lot 11 and northeast line of said Lot 4A, passing at a distance of 35.44 feet the most westerly northwest corner of said Lot 4A and northeast corner of a called 0.4320 acre tract of land conveyed to Supreme Bright Dallas IV, LLC as recorded in Instrument No. 202100056675 Official Public Records of Dallas County, Texas, continuing along the southeasterly line of said Lot 11 and northeasterly line of said called 0.4320 acre tract, said called 0.4320 being the remainder of Lot 10 in said Smith, Murphy & Martin's Addition, in all traveling a total distance of 36.00 feet to an "x" cut in concrete set for corner;

THENCE North 14°00'00" West, departing the northwesterly line of said Lot 18 and southeasterly line of said Lot 11 and traveling over and across said Lot 11 for a distance of 23.00 feet to a 1/2 inch iron rod with orange plastic cap stamped "P&C 100871" set for corner;

THENCE North 10°26'38" East for a distance of 24.17 feet to an "x" cut in concrete set for corner;

THENCE North 14°00'00" West for a distance of 7.00 feet to an "x" cut in concrete set for corner;

THENCE North 33°39'14" West for a distance of 29.73 feet to an "x" cut in concrete set for corner;

THENCE North 14°00'00" West 20.00 feet to an "x" cut in concrete set for corner in the southeasterly line of aforementioned Main Street, said "x" being in the northwesterly line of said Lot 11 and also being North 76°00'00" East a distance of 32.94 feet from its west corner;

THENCE North 76°00'00" East, along said southeasterly line of Main Street and northwesterly line of said Lot 11, passing the north corner of said Lot 11 and the west corner of aforementioned Lot 10 at a distance of 18.56 feet, traveling a total distance of 36.00 feet to the POINT OF BEGINNING and containing 3,280 square feet (0.0753 Acre) of land, more or less.

Legend:

Vol/Pg = Volume/Page

POB = point of beginning

POC = point of commencing

cm = controlling monument

Inst No. = Instrument Number

R.O.W. = right-of-way

D.R.D.C.T. = Deed Records, Dallas County, Texas

O.P.R.D.C.T. = Official Public Records, Dallas, County, Texas

brass mon = 1" brass monument stamped "RLG INC" found for corner

cirs = 1/2" iron rod with orange plastic cap stamped

"P&C 100871" set for corner

"x" set = "x" cut in concrete set for corner

REV: October 22, 2021

DATE: September 15, 2021

Project No. 21015



BASIS OF BEARINGS:

Bearings are based on the Special Warranty Deed to Main Street Investors Joint Venture recorded in Volume 789, Page 381 Deed Records, Dallas County, Texas.



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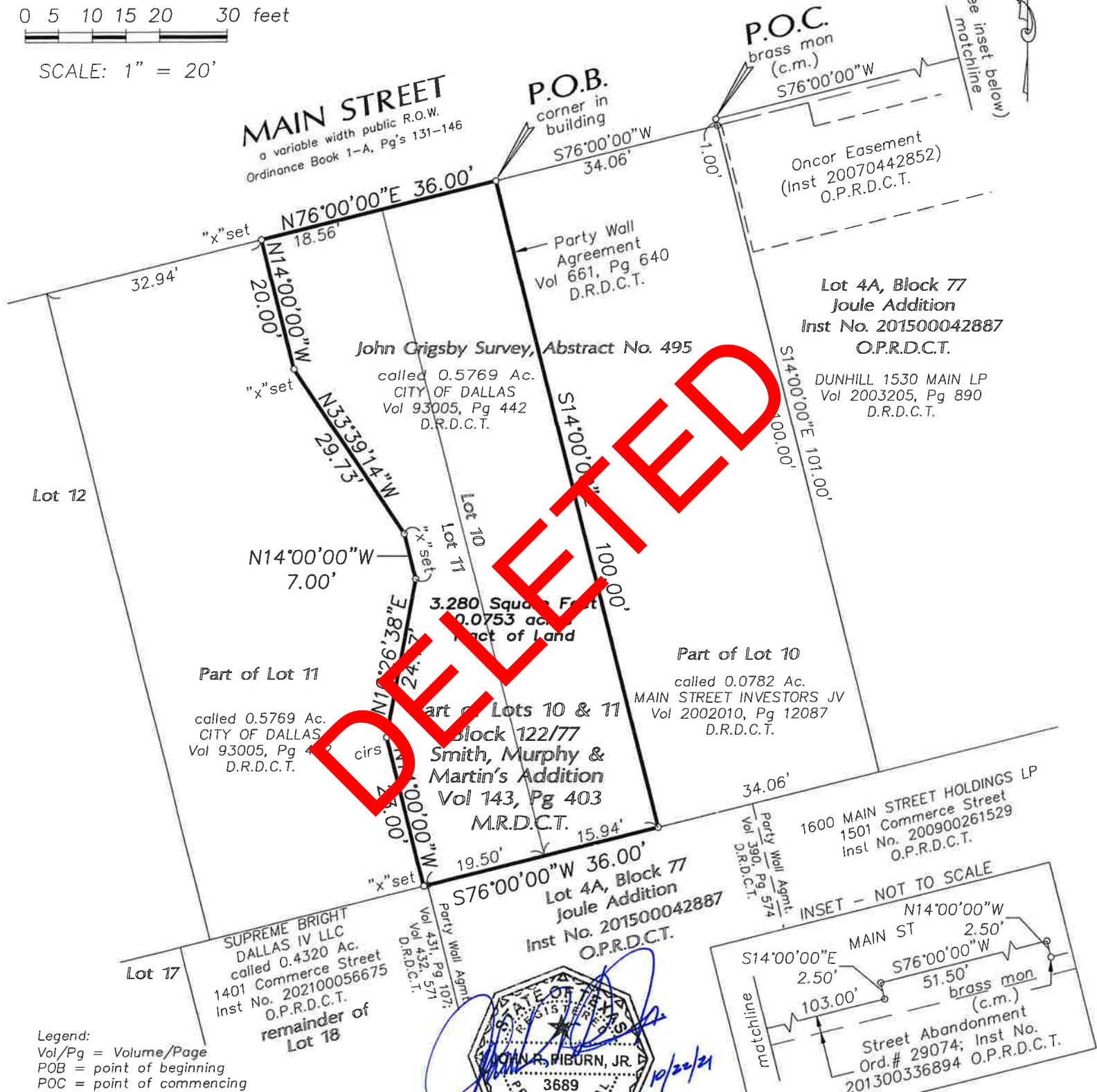
Drafted
 FIELD NOTES APPROVED:
 10/26/2021

FIELD NOTES DESCRIBING A 3,280 SQUARE FOOT (0.0753 ACRE)
TRACT OF LAND IN CITY BLOCK 12/77

Exhibit A

0 5 10 15 20 30 feet

SCALE: 1" = 20'



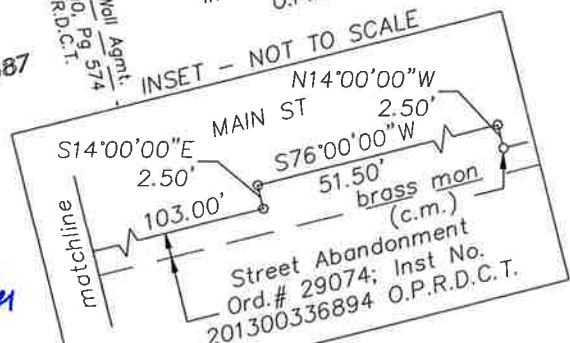
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