

# EXHIBIT 'A'

## EXHIBIT

A portion of Lot 2363, Block H  
Lake Ridge, Section 18-A, Phase III  
0.078 Acres  
City of Grand Prairie  
Dallas County, Texas

**BEING** all that certain lot, tract or parcel of land situated in the Francis Jones Survey, Abstract No. 675, City of Grand Prairie, Dallas County, Texas, and being a portion of Lot 2363, Block H, Lake Ridge, Section 18-A, Phase III, an addition to the City of Grand Prairie, Dallas County, Texas, according to the plat thereof recorded in Volume 2004156, Page 14, Plat Records, Dallas County, Texas, and being land the lie at or above the elevation of 581, mean sea level, or higher, and being more particularly described as follows:

**COMMENCING** at a 1/2" rebar found at an angel point in the east line of said Lot 2363, being the west line of Lot 2364 of said Block H;

**THENCE** S 11°54'40" E, with the east line of said Lot 2363, a distance of 70.69';

**THENCE** S 78°05'20" W a distance of 9.97';

**THENCE** S 11°48'40" E a distance of 11.35'

**THENCE** N 86°50'57" W a distance of 6.23' to the **POINT OF BEGINNING**;

**THENCE** S 35°00'00" W a distance of 67.05;

**THENCE** N 83°00'00" W a distance of 8.68;

**THENCE** N 75°00'00" W a distance of 28.00';

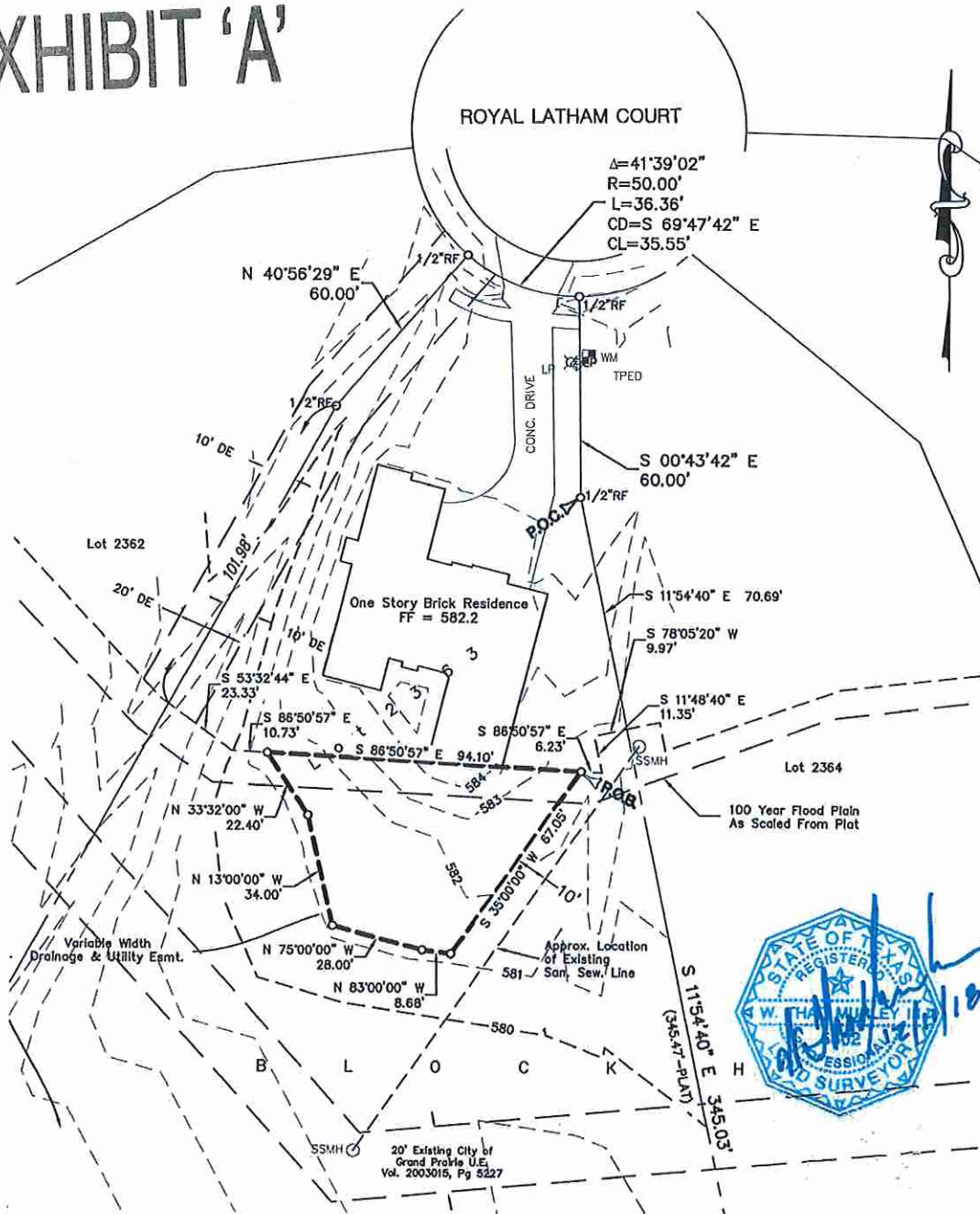
**THENCE** N 13°00'00" W a distance of 34.00';

**THENCE** N 33°32'00" W a distance of 22.40';

**THENCE** S 86°50'57" E a distance of 94.10' to the **POINT OF BEGINNING** and containing approximately 0.078 acres of land.



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## NOTES:

1. Bearings based on Texas Coordinate System, North Central Zone (4202), NAD '83.
2. Original copies of survey maps and descriptions prepared by the surveyor and firm whose names appear hereon will contain an embossed surveyor's seal. Any map or description copy without that embossed seal is likely a copy not prepared in the office of the surveyor and may contain alterations or deletions made without the knowledge or oversight of the surveyor.
3. According to Community/Panel No. 48113C0595K, effective July 7, 2014, of the FLOOD INSURANCE RATE MAP for Dallas County, Texas & Incorporated Areas, by graphic plotting only, this property appears to be within Flood Zone "X" (areas of minimal flooding), and "AE" (Base Flood Elevations Determined). This flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes.
4. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.
5. No flood zone area analysis has been performed on subject property by G&A/McAdams.

This flood statement shall not create liability on the part of the surveyor.

**EXHIBIT**  
**Part of Lot 2363, Block H**  
**LAKE RIDGE, SECTION 18-A PHASE III**  
**0.078 Acres**  
 in the  
**FRANCIS JONES SURVEY, ABSTRACT NO. 675**  
**CITY OF GRAND PRAIRIE**  
**DALLAS COUNTY, TEXAS**  
**COMMONLY KNOWN AS**  
**1003 ROYAL LATHAM COURT**

REV. 12/11/18  
 REV. 10/12/18



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DRAWN BY: SW DATE: 11/07/2017 SCALE: 1"=40 JOB NO. 16144