

Notes:
C.M. ~ Denotes Controlling Monuments.

The basis of bearing for this survey is the Texas State Plane Coordinate System, NAD83, Texas North Central Zone, 4202, based upon GPS measurements, according to the Leica GPS Reference Network.

This drawing does not show all existing improvements.

P.O.C.
C.M.
FIR 5/8"
"KSC 4019"

EAST STREET
MAIN STREET
(100' R.O.W./ASPH. PAVMT.)

EXHIBIT A

0.025 AC. OF CURTISS AVENUE
AS SHOWN DEDICATED
PER TWIN AIRPORTS
INDUSTRIAL ADDITION

City of Grand Prairie, Dallas County, Tx.

KEETON SURVEYING COMPANY
H.B. KEETON M.S. "STEVE" KEETON
REGISTERED PROFESSIONAL LAND SURVEYORS
2037 DALWORTH STREET GRAND PRAIRIE, TEXAS
PHONE: (972) 641-0843 FAX: (972) 647-0154
E-MAIL: ksc4019@sbcglobal.net

DATE: 09/04/2014 SCALE: 1"=20' FILE: TA-City/Licensewg

PAGE 1 OF 2

LOT 25

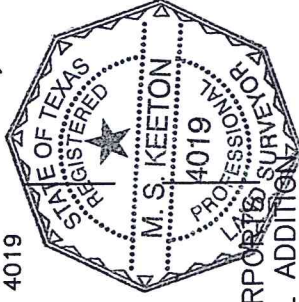
LOT 26

LOT 27

I, **M.S. (STEVE) KEETON**, a Registered Professional Land Surveyor, hereby certify that the foregoing Plat was compiled from an accurate survey made on the ground under my personal supervision.

[Signature]

M.S. (Steve) Keeton
Registered Professional Land Surveyor
Registration No. 4019



TWIN AIRPORT INDUSTRIAL ADDITION
VOL. 4, PG. 309
M.R./D.C.T.

PATRICK & SHARON MACDONNELL
VOL. 2001156, PG. 8204
D.R./D.C.T.

#2019
0.180 AC
URBANO VELAZQUEZ
VOL. 2003187, PG. 27090
D.R./D.C.T.

C1
R=960.00
L=50.28'
CRD.=N83°29'01"E
CL=50.27'

#2015
0.176 AC
GERALDINE VELAZQUEZ
INT. 201100083111
D.R./D.C.T.

L1
S00°34'40"E
21.20'

L2
N00°34'40"W
22.64'

HEAD IN PARKING

SIR 5/8"
"KSC 4019"

SIR 5/8"
"KSC 4019"

CURTISS AVENUE
(40' R.O.W./ASPH. PAVMT.)

1,107 SQ. FT.
0.025 AC.

S81°51'20"W
50.44'

STEEL FRAME BLDG.

WOOD STOCKADE "KSC 4019" FENCE

ASPHALT PAVEMENT

BLOCK F

LOT 8

LOT 9

LOT 10

LOT 11

LOT 12

LOT 13

LEGAL DESCRIPTION:

BEING a part of Curtiss Avenue(40 foot wide right-of-way) as shown dedicated to the public per the plat of Twin Airports Industrial Addition, an addition to the City of Grand Prairie according to the plat thereof recorded in Volume 4, Page 309, of the Map or Plat Records of Dallas County, Texas, and being more particularly described as follows:

COMMENCING at a 5/8 inch iron rod found in the south line of East Main Street (100 foot wide right-of-way) and in the common line between Lot 7 and Lot 8, Block C, of said Twin Airports Industrial Addition, and also being the northwest corner of a 0.180 acre tract of land conveyed to Urbano Velazquez and recorded in Volume 2003187, Page 27090 of the Deed Records of Dallas County, Texas, and the northeast corner of that certain 0.176 acre tract of land conveyed to Geraldine Velzaquez, and recorded in Instrument No. 20110083111 of the Deed Records of Dallas County, Texas;

THENCE S. 00°34'40" E., with the common east line of said 0.176 acre tract and the west line of said 0.180 acre tract for a distance of 154.76 feet to a 5/8 inch iron rod found with cap marked "KSC 4019" in the north line of said Curtiss Avenue, and at the **POINT OF BEGINNING** of herein described tract of land;

THENCE in a northeasterly direction with the south line of said 0.180 acre tract and the north line of said Curtiss Avenue, and with a curve to the right, having a radius of 960.00 feet and a chord bearing of N. 83°29'01" E. 50.27 feet, for an arc length of 50.28 feet to a 5/8 inch iron set with cap marked "KSC 4019";

THENCE S. 00°34'40" E., over and across said Curtiss Avenue, for a distance of 21.20 feet to a 5/8 inch iron rod set for corner with cap marked "KSC 4019";

THENCE S. 81°51'20" W., over and across said Curtiss Avenue, for a distance of 50.44 feet to a 5/8 inch iron rod set for corner with cap marked "KSC 4019";

THENCE N. 00°34'40" W., over and across said Curtiss avenue for a distance of 22.64 feet to the **POINT OF BEGINNING** and containing 1,107 square feet or 0.025 of an acre of land, more or less.

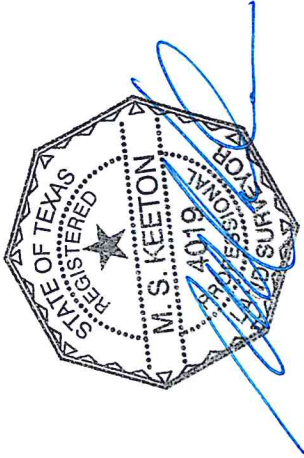


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0.025 AC. OF CURTISS AVENUE AS SHOWN DEDICATED PER TWIN AIRPORTS INDUSTRIAL ADDITION		
City of Grand Prairie, Dallas County, Tx.		
KEETON SURVEYING COMPANY H.B. KEETON M.S. "STEVE" KEETON REGISTERED PROFESSIONAL LAND SURVEYORS 2037 DALWORTH STREET GRAND PRAIRIE, TEXAS PHONE: (972) 641-0843 FAX: (972) 647-0154 E-MAIL: ksc4019@sbcglobal.net		
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