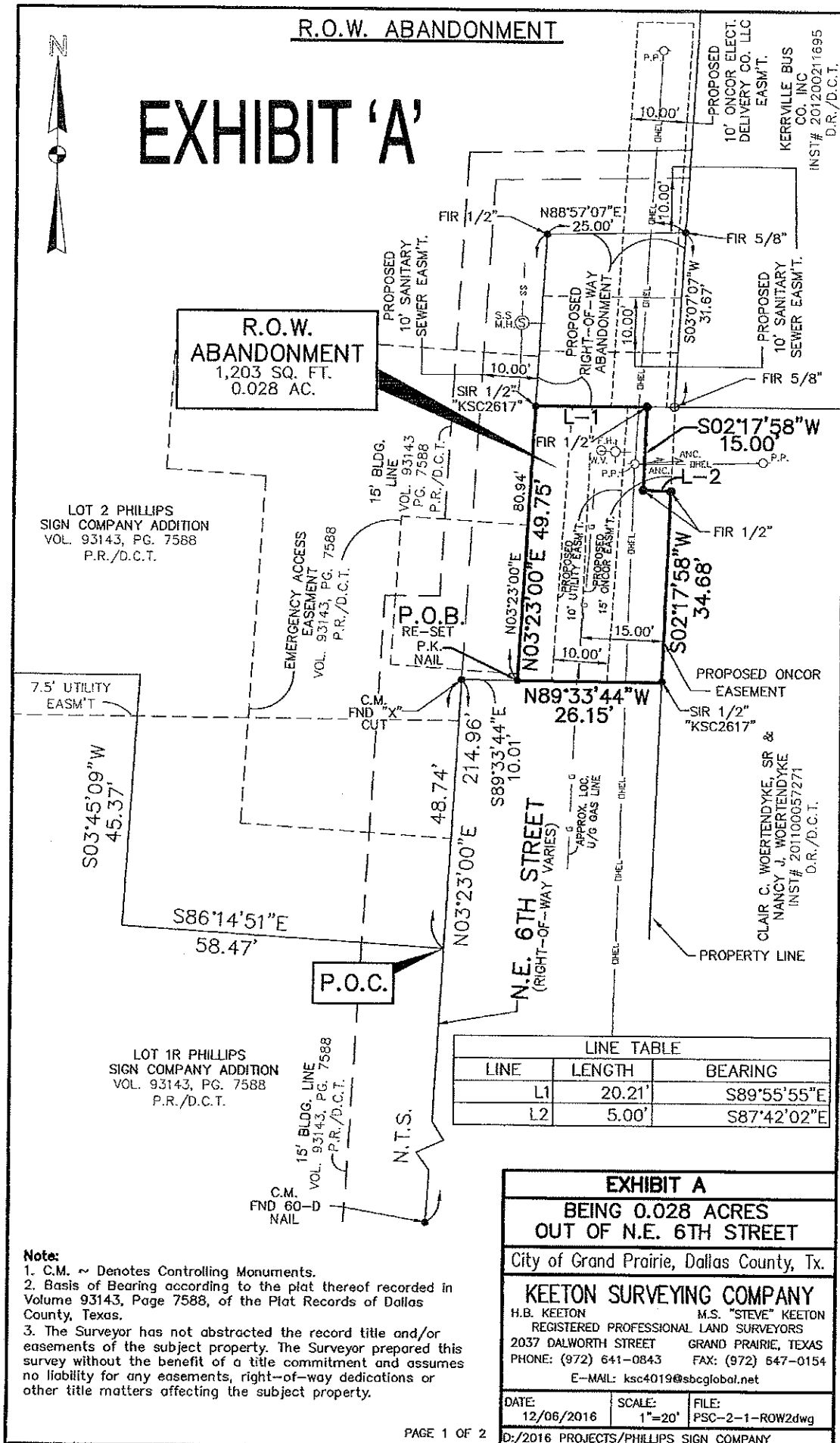


# EXHIBIT 'A'



**LEGAL DESCRIPTION**

Being a 0.028 acre of land out of the John W. Kirk Survey, Abstract No. 726, Dallas County, Texas, and being a part of N.E. 6th Street (right-of-way varies), said tract being more particularly described as follows;

**COMMENCING** at a point in the west line of said N.E. 6th Street, said point being the most easterly, northeast corner of Lot 1R of Phillips Sign Company Addition, an addition to the City of Grand Prairie, Dallas County, Texas according to the plat thereof recorded in Volume 93143, Page 7588, of the Plat Records of Dallas County, Texas, and the most southerly, southeast corner of Lot 2, of said Phillips Sign Company Addition;

**THENCE** N. 03°23'00" E., along an east line of said Lot 2, of Phillips Sign Company Addition, and said west line of N.E. 6th Street, a distance of 48.74 feet to an x-cut found in concrete for corner;

**THENCE** S. 89°33'44" E., along a south line of said Lot 2, of Phillips Sign Company Addition, and a north line of said N.E. 6th Street, a distance of 10.01 feet to a P.K. nail re-set for the southwest corner of herein described tract, and the POINT OF BEGINNING;

**THENCE** N. 03°23'00" E., along an east line of said Lot 2, of Phillips Sign Company Addition and said west line of N.E. 6th Street, a distance of 49.75 feet to set 1/2 inch iron rod with cap marked "KSC2617" for corner;

**THENCE** S. 89°55'55" E., over and across said N.E. 6th Street, a distance of 20.21 feet to a found 1/2 inch iron rod for the northwest corner of a tract of land conveyed to Clair C. Woertendyke, Sr. & Nancy J. Woertendyke according to the deed thereof recorded in Instrument No. 201100057271, of the Deed Records of Dallas County, Texas;

**THENCE** S. 02°17'58" W., along said east line of N.E. 6th Street and a west line of said Woertendyke tract, a distance of 15.00 feet to a found 1/2 inch iron rod for an inner ell corner;

**THENCE** S. 87°42'02" E., along a south line of said Woertendyke tract, and a north line of said N.E. 6th Street, a distance of 5.00 feet to a found 1/2 inch iron rod for corner;

**THENCE** S. 02°17'58" W., along said east line of N.E. 6th Street and a west line of said Woertendyke tract, a distance of 34.68 feet to a set 1/2 inch iron rod with cap marked "KSC2617" for corner;

**THENCE** N. 89°33'44" W., over and across said N.E. 6th Street, a distance of 26.15 feet to the POINT OF BEGINNING and CONTAINING 1,203 square feet or 0.028 acre of land, more or less.

I, **M. L. Mitchell**, 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.

*M. L. Mitchell*

**M. L. Mitchell**  
Registered Professional Land Surveyor  
Registration No. 2617



<b>EXHIBIT A</b>		
<b>BEING 0.028 ACRES OUT OF N.E. 6TH STREET</b>		
City of Grand Prairie, Dallas County, Tx.		
<b>KEETON SURVEYING COMPANY</b>		
H.B. KEETON REGISTERED PROFESSIONAL LAND SURVEYORS 2037 DALWORTH STREET PHONE: (972) 641-0843	M.S. "STEVE" KEETON GRAND PRAIRIE, TEXAS FAX: (972) 647-0154	E-MAIL: ksc4019@sbcglobal.net
DATE: 03/23/2016	SCALE: 1"=20'	FILE: PSC-2-1-ONCORDwg
D:/2016 PROJECTS/PHILLIPS SIGN COMPANY		