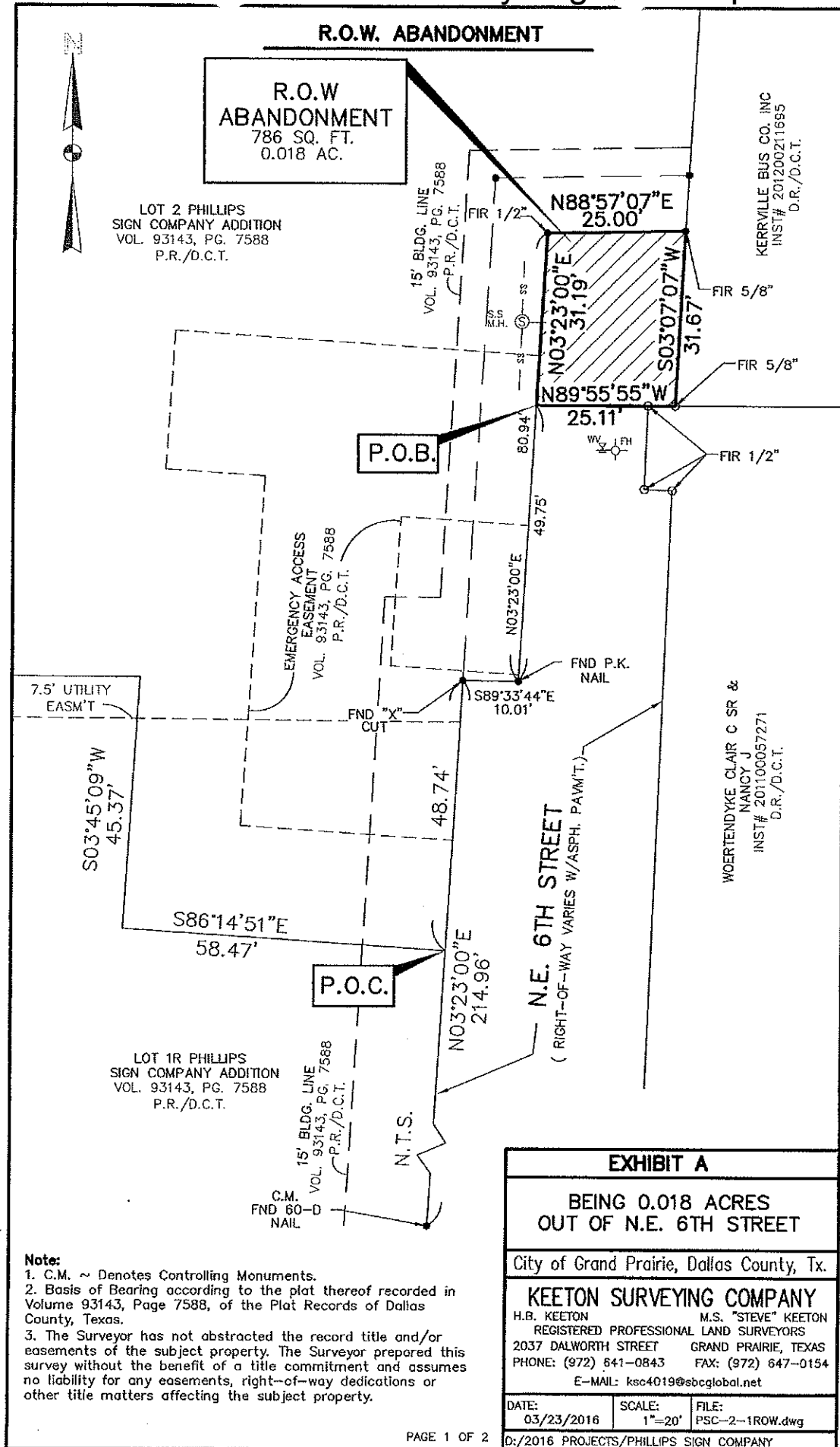


Exhibit A - Survey/Legal Description



Note:

1. C.M. ~ Denotes Controlling Monuments.
2. Basis of Bearing according to the plat thereof recorded in Volume 93143, Page 7588, of the Plat Records of Dallas County, Texas.
3. The Surveyor has not abstracted the record title and/or easements of the subject property. The Surveyor prepared this survey without the benefit of a title commitment and assumes no liability for any easements, right-of-way dedications or other title matters affecting the subject property.

R.O.W. ABANDONMENT

LEGAL DESCRIPTION

Being a 0.018 of an acre of land out of the John W. Kirk Survey, Abstract No. 726, Dallas County, Texas, and being the northern most part N.E. 6th (Right Of Way Varies)

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

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

THENCE S. 89°33'44" E., along a south line of said Lot 2, of Phillips Sign Company Addition, also being the west line of said N.E. 6th Street, for a distance of 10.01 feet to a found p.k. nail;

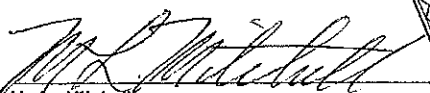
THENCE N. 03°23'00" E., along the east line of said Lot 2, of Phillips Sign Company Addition, also being the west line of said N.E. 6th Street, for a distance of 49.75 feet to the POINT OF BEGINNING of herein described tract;

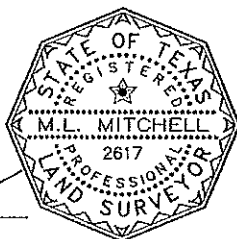
THENCE N. 03°23'00" E., continuing along the east line of said Lot 2, of Phillips Sign Company Addition, and the west line of said N.E. 6th Street, for a distance of 31.19 feet to a found 1/2" iron rod for corner;

THENCE N. 88°57'07" E., along the south line of said Lot 2, of Phillips Sign Company Addition, also being the north line of said N.E. 6th Street, for a distance of 25.00 feet to a found 5/8" iron rod for corner;

THENCE S. 03°07'07" W., with the east line of said N.E. 6th street, and west line of Kerrville Bus Co Inc. tract according to the deed thereof recorded in INST# 201200211695, Deed Records, Dallas County Texas, a distance of 31.67 feet to a found 5/8" iron rod for corner in the north line of a tract of land covyed to Nancy and Clair Woertendyke by Inst# 201100057271, Deed Records, Dallas County Texas;

THENCE N. 89°55'55" W., over and across said N.E. 6th Street and with the north line of said Woertendyke tract for a distance of 25.11 feet the the POINT OF BEGINNING and containing 786 square feet or 0.018 of an acre of land, more or less.


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



PAGE 2 OF 2

EXHIBIT A

BEING 0.018 ACRES
OUT OF N.E. 6TH STREET

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: 3/23/2016	SCALE: 1"=20'	FILE: PSC-2-1ROW.dwg
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D:/2016 PROJECTS/PHILLIPS SIGN COMPANY