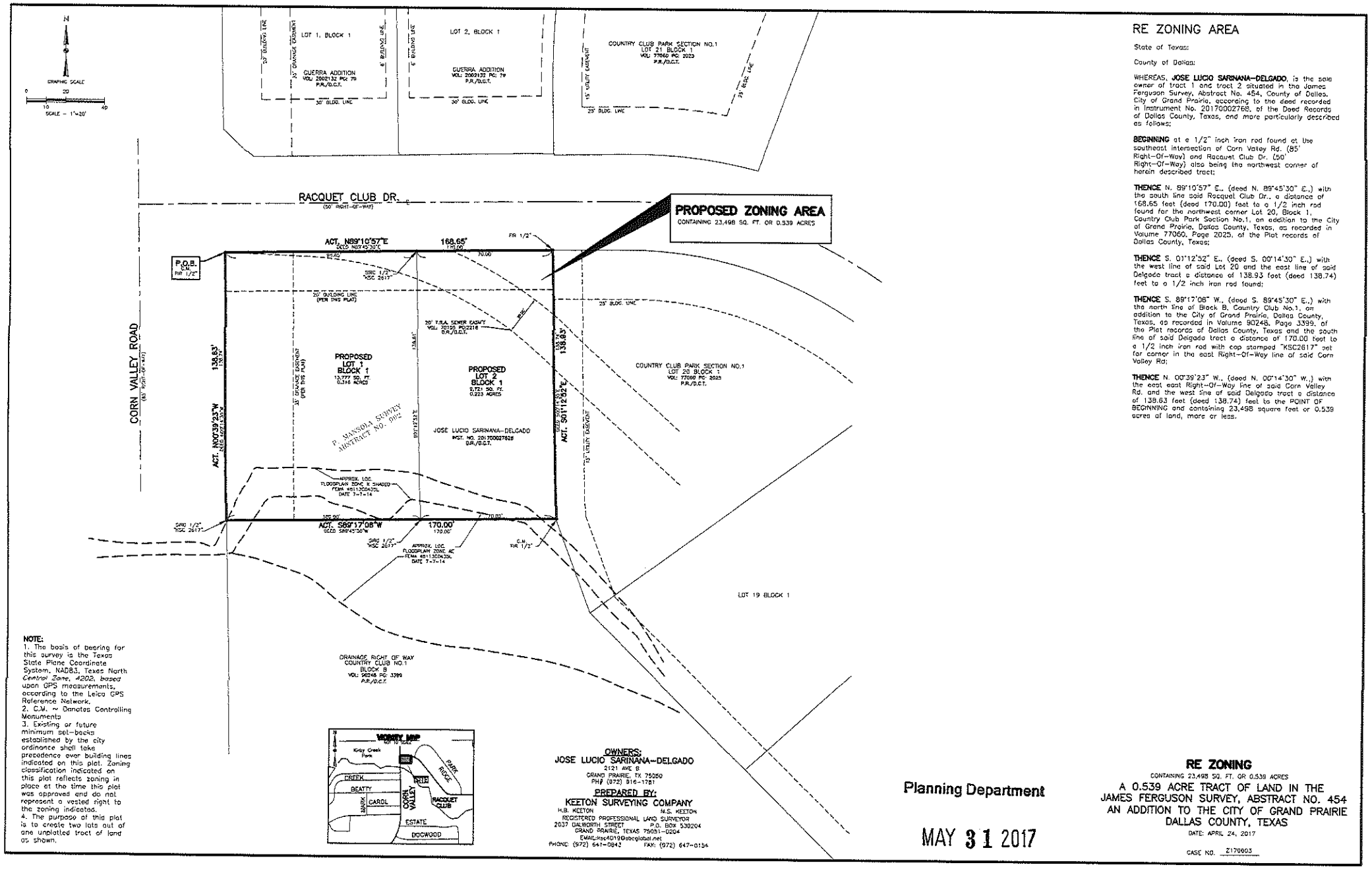
EXHIBIT "A"



NOTE:

1. 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.
2. C.M. ~ Denotes Controlling Monuments
3. Existing or future minimum set-backs established by the city ordinance shall take precedence over building lines indicated on this plat. Zoning classification indicated on this plat reflects zoning in place at the time this plat was approved and do not represent a vested right to the zoning indicated.
4. The purpose of this plat is to create two lots out of one unplatted tract of land as shown.

OWNERS:
JOSE LUCIO SARINANA-DELGADO
2121 AVE. B
GRAND PRAIRIE, TX 75050
PH# (972) 916-1781

PREPARED BY:
KEETON SURVEYING COMPANY
H.B. KEETON M.S. KEETON
REGISTERED PROFESSIONAL LAND SURVEYOR
2037 DALWORTH STREET P.O. BOX 530204
GRAND PRAIRIE, TEXAS 75051-0204
EMAIL:ksc4D19@sbcglobal.net
PHONE: (972) 647-0843 FAX: (972) 647-0154

RE ZONING AREA

State of Texas:

County of Dallas:

WHEREAS, **JOSE LUCIO SARINANA-DELGADO**, is the sole owner of tract 1 and tract 2 situated in the James Ferguson Survey, Abstract No. 454, County of Dallas, City of Grand Prairie, according to the deed recorded in Instrument No. 20170002768, of the Deed Records of Dallas County, Texas, and more particularly described as follows:

BEGINNING at a 1/2" inch iron rod found at the southeast intersection of Corn Valley Rd. (85' Right-Of-Way) and Racquet Club Dr. (50' Right-Of-Way) also being the northwest corner of herein described tract;

THENCE N. 89°10'57" E., (deed N. 89°45'30" E.,) with the south line said Racquet Club Dr., a distance of 168.65 feet (deed 170.00) feet to a 1/2 inch rod found for the northwest corner Lot 20, Block 1, Country Club Park Section No.1, an addition to the City of Grand Prairie, Dallas County, Texas, as recorded in Volume 77060, Page 2025, of the Plat records of Dallas County, Texas;

THENCE S. 01°12'52" E., (deed S. 00°14'30" E.,) with the west line of said Lot 20 and the east line of said Delgado tract a distance of 138.93 feet (deed 138.74) feet to a 1/2 inch iron rod found;

THENCE S. 89°17'08" W., (deed S. 89°45'30" E.,) with the north line of Block B, Country Club No.1, an addition to the City of Grand Prairie, Dallas County, Texas, as recorded in Volume 90248, Page 3399, of the Plat records of Dallas County, Texas and the south line of said Delgado tract a distance of 170.00 feet to a 1/2 inch iron rod with cap stamped "KSC2617" set for corner in the east Right-Of-Way line of said Corn Valley Rd;

THENCE N. 00°39'23" W., (deed N. 00°14'30" W.,) with the east east Right-Of-Way line of said Corn Valley Rd. and the west line of said Delgado tract a distance of 138.83 feet (deed 138.74) feet to the POINT OF BEGINNING and containing 23,498 square feet or 0.539 acres of land, more or less.

Planning Department

MAY 31 2017

Received

RE ZONING

CONTAINING 23,498 SQ. FT. OR 0.539 ACRES

A 0.539 ACRE TRACT OF LAND IN THE JAMES FERGUSON SURVEY, ABSTRACT NO. 454 AN ADDITION TO THE CITY OF GRAND PRAIRIE DALLAS COUNTY, TEXAS

DATE: APRIL 24, 2017

CASE NO. Z170003