

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 5 and Lot 6, Block C, of said Twin Airports Industrial Addition, and also being the northwest corner of a 0.176 acre tract of land conveyed to Geraldine Velazquez and recorded in Instrument No. 201100083111 of the Deed Records of Dallas County, Texas, and the northeast corner of that certain tract of land conveyed to Jose and Anaidee Mosquera, and recorded in Volume 2000112, Page 8254 of the Deed Records of Dallas County, Texas;

THENCE S. 00°34'40" E., with the common east line of said Mosquera tract and the west line of said Velazquez tract for a distance of 152.58 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 Velazquez tract and the north line of said Curtiss Avenue, and with a curve to the right, having a radius of 960.00 feet with a chord that bears N. 80°28'22" E. 50.62 feet, and for an arc length of 50.62 feet to a 5/8 inch iron found with cap marked "KSC 4019";

THENCE S. 00°34'40" E., over and across said Curtiss Avenue, for a distance of 22.64 feet to a 5/8 inch iron rod set for corner with cap marked "KSC 4019";

THENCE S. 82°31'07" W., over and across said Curtiss Avenue, and generally with an existing fence for a distance of 50.37 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 20.82 feet to the **POINT OF BEGINNING** and containing 1,098 square feet or 0.025 of an acre of land, more or less.



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.

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 REGISTERED PROFESSIONAL LAND SURVEYORS 2037 DALWORTH STREET PHONE: (972) 641-0843 E-MAIL: ksc4019@sbcglobal.net	
M.S. "STEVE" KEETON GRAND PRAIRIE, TEXAS FAX: (972) 647-0154	
DATE: 09/02/2014	SCALE: 1"=20'
FILE: TA-CityLicense.dwg	