

EXHIBIT A
PORTION OF LOT 4, BLOCK 14
HIGH HAWK AT MARTIN'S MEADOW, PHASE 2 &
PORTION OF 10' UTILITY EASEMENT
GRAND PRAIRIE, TARRANT COUNTY, TEXAS

Being a portion of Lot 4, Block 14, High Hawk at Martin's Meadow, Phase 2, an addition to the City of Grand Prairie, Tarrant County, Texas, according to the plat thereof, recorded in Cabinet A, Slide 9300, Plat Records, Tarrant County, Texas, same being a portion of that tract of land conveyed to John W. White, Jr., a single person, by deed recorded in Instrument No. D205371789, Official Public Records of Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch Iron rod found for corner, said corner being the Northwest corner of Lot 3, of said addition, and being along the East line of Marsh Harrier Avenue (50 foot right-of-way), and being the Southwest corner of said Lot 4;

THENCE North 76 degrees 08 minutes 49 seconds East, along the North line of said Lot 3, a distance of 100.85 feet to a point for corner, said corner being along the North line of said Lot 3, and being along the West line of a 10 foot utility easement of said addition, and being the beginning of a non-tangent curve to the right, with a radius of 1805.00 feet, a delta angle of 00 degrees 10 minutes 18 seconds, a chord bearing of North 17 degrees 02 minutes 27 seconds West, and a chord length of 5.41 feet;

THENCE along said curve to the right, along the West line of said easement, an arc length of 5.41 feet to a point for corner, and being the beginning of a non-tangent curve to the right, with a radius of 1805.00 feet, a delta angle of 01 degrees 39 minutes 49 seconds, a chord bearing of North 16 degrees 07 minutes 23 seconds West, and a chord length of 52.41 feet, and being the POINT OF BEGINNING of herein described tract;

THENCE along said curve to the right, along the West line of said easement, an arc length of 52.41 feet to a point for corner, said corner being along the West line of said easement;

THENCE over and across said said 10 foot utility easement, the following bearings and distances:

North 76 degrees 48 minutes 51 seconds East, a distance of 1.83 feet to a point for corner;

South 15 degrees 42 minutes 27 seconds East, a distance of 16.35 feet to a point for corner;

South 09 degrees 56 minutes 00 seconds West, a distance of 2.36 feet to a point for corner, and being the beginning of a non-tangent curve to the right, with a radius of 7.44 feet, a delta angle of 20 degrees 36 minutes 40 seconds, a chord bearing of South 36 degrees 15 minutes 26 seconds East, and a chord length of 2.66 feet;

Along said curve to the right, an arc length of 2.67 feet to a point for corner;

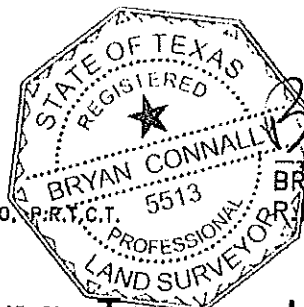
South 15 degrees 52 minutes 41 seconds East, a distance of 23.62 feet to a point for corner, and being the beginning of a non-tangent curve to the left, with a radius of 3.05 feet, a delta angle of 31 degrees 00 minutes 15 seconds, a chord bearing of South 03 degrees 00 minutes 22 seconds East, and a chord length of 1.63 feet;

Along said curve to the left, an arc length of 1.65 feet to a point for corner, and being the beginning of a non-tangent curve to the right, with a radius of 3.70 feet, a delta angle of 115 degrees 16 minutes 42 seconds, a chord bearing of South 05 degrees 51 minutes 55 seconds East, and a chord length of 6.25 feet;

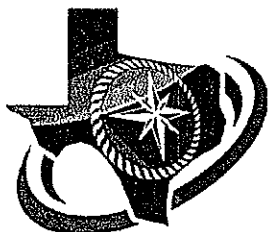
THENCE along said curve to the left, an arc length of 7.44 feet to the POINT OF BEGINNING and containing 90.30 square feet or 0.002 acres of land.

GENERAL NOTES:

1) BEARINGS ARE BASED ON THE PLAT, CAB. A, SLIDE 9300, P.R.T.C.T. 5513 OR P.L.S. NO. 5513



Bryan Connally
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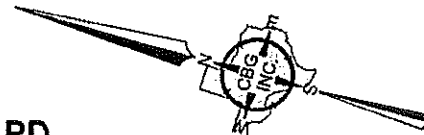
SHEET 1 OF 2
JOB NO. 1715720-1
DRAWN BY: OR
DATE: 09/12/18
SCALE: 1" = 20'

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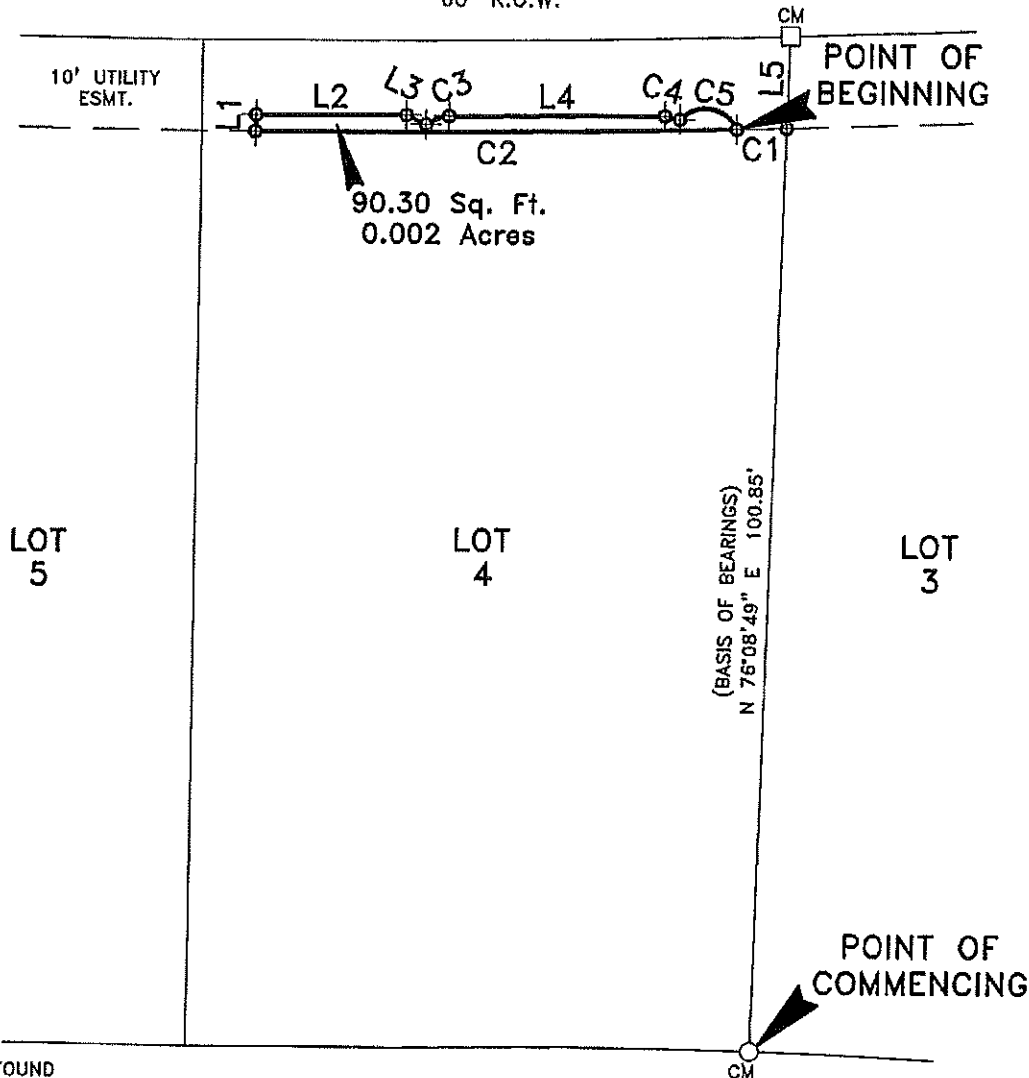
HIGH HAWK BOULEVARD

60' R.O.W.



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	5.41'	1805.00'	100°10'18"	N 17°02'27" W	5.41'
C2	52.41'	1805.00'	101°39'49"	N 16°07'23" W	52.41'
C3	2.67'	7.44'	20°36'40"	S 36°15'26" E	2.66'
C4	1.65'	3.05'	31°00'15"	S 03°00'22" E	1.63'
C5	7.44'	3.70'	115°16'42"	S 05°51'55" E	6.25'

LINE	BEARING	DISTANCE
L1	S 76°48'51" W	1.83'
L2	S 15°42'27" E	16.35'
L3	N 09°56'00" E	2.36'
L4	N 15°52'41" W	23.62'
L5	S 76°08'49" W	10.02'



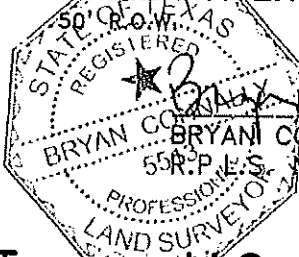
LEGEND:

1/2 INCH IRON ROD FOUND
 POINT FOR CORNER
 FENCE POST
 CONTROLLING MONUMENTS
 SQ. FT.
 R.O.W.
 VOL., PG.
 INST. NO.

GENERAL NOTES:

1) BEARINGS ARE BASED ON THE PLAT, CAB. A, SLIDE 9300, P.R.T.C.T.

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SHEET 2 OF 2
 JOB NO. 1715720-1
 DRAWN BY: OR
 DATE: 09/12/18
 SCALE: 1" = 20'

