

EXHIBIT "A"

BEING a 1.1499 acre tract of land located in the D.R. Cameron Survey, Abstract No. 295, City of Grand Prairie, Dallas County, Texas, said 1.1499 acre tract of land being a portion of the remainder of a called 103.73 acre tract of land conveyed to **CARLAND, INC.**, by deed as recorded in Volume 93225, Page 2628, Deed Records, Dallas County, Texas (D.R.D.C.T.), said 1.1499 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with a cap stamped "HALFF" found at the northerly end of a corner clip located at the intersection of the east right-of-way line of State Highway No. 161 (being a variable width right-of-way, a portion of said right-of-way being dedicated to the State of Texas, by deed as recorded in Volume 2004165, Page 5815, D.R.D.C.T.) with the south right-of-way line of Arkansas Lane (being a variable width right-of-way), said beginning point having a grid coordinate of N: 6,942,718.68 and E: 2,422,522.39;

THENCE North 89°23'51" East, along the north property line of the said remainder of 103.73 acre tract and along the said south right-of-way line, a distance of 134.60 feet to the northeast property corner of the herein described tract, from which an "X" cut in concrete found at the northeast property corner of the said remainder of 103.73 acre tract bears North 89°23'51" East, a distance of 385.66 feet:

THENCE departing the said property line and the said south right-of-way line, over and across the said 103.73 acre tract the following courses and distances:

South 00°36'09" East, a distance of 276.84 feet to the southeast property corner of the herein described tract;

South 89°09'59" West, a distance of 184.98 feet to the southwest property corner of the herein described tract, same being on the said east right-of-way line of State Highway No. 161;

THENCE North 00°50'02" West, along the said east right-of-way line, a distance of 225.50 feet to a 1/2 inch iron rod with a cap stamped "PEISER & MANKIN" found at the southerly end of the aforesaid corner clip;

THENCE North 43°57'14" East, along the said corner clip, a distance of 73.10 feet to the **POINT OF BEGINNING**.

The hereinabove described tract of land contains a computed area of 1.1499 acres (50,092 square feet) of land, more or less.

This legal description and the attached map are based on an ALTA/NSPS Land Title Survey prepared by Spooner and Associates, Inc and surveyed upon the ground 4-19-2016.

I do hereby certify that the above legal description was prepared from public records and from an actual and accurate survey upon the ground and that the same is true and correct.



Eric S. Spooner, RPLS
Registered Professional Land Surveyor
Texas Registration Number 5922
TBPLS Firm No. 10054900

10-19-16
Date



**POINT OF
BEGINNING**

1/2" CIRF "HALFF"
N: 6,942,718.68
E: 2,422,522.39
(GRID)

N43°57'14"E
73.10'

1/2" CIRF
"PEISER
& MANKIN"

EX. R.O.W.

N00°50'02"W ~ 225.50'

PROPOSED R.O.W.

ARKANSAS LANE
(VARIABLE WIDTH R.O.W.)

EX. R.O.W.

N89°23'51"E ~ 134.60'

EX. DRAINAGE ESMT.
D.C.C.I. NO. 200900122496,
O.P.R.D.C.T.

(SHADED)
EX. 30' EASEMENT &
R.O.W. AGREEMENT
D.C.C.I. NO. 200900057095,
O.P.R.D.C.T.

1.1499 ACRES
(50,092 SQ. FT.)

REMAINDER OF
CALLED: 103.73 ACRES
CARLAND, INC.
VOL. 93225, PG. 2628,
D.R.D.C.T.

NOTE: THIS MAP IS BASED ON AN ALTA/NSPS LAND TITLE
SURVEY PREPARED BY SPOONER & ASSOCIATES, INC.,
SURVEYED UPON THE GROUND 4-19-2016.

IMPROVEMENTS NOT SHOWN PER OWNER'S REQUEST.

EX. 30' R.O.W. AGREEMENT
D.C.C.I. NO. 2008289150 &
D.C.C.I. NO. 20080336582,
O.P.R.D.C.T.

PROPOSED PROPERTY LINE

S89°09'59"W ~ 184.98'

MAP OF EXHIBIT "A"

SEE ATTACHED LEGAL DESCRIPTION ON
PAGE 1 HEREIN

XCF BEARS

N89°23'51"E ~ 385.66'

D.R. CAMERON SURVEY
ABSTRACT NO. 295

REMAINDER OF
CALLED: 103.73 ACRES
CARLAND, INC.
VOL. 93225, PG. 2628,
D.R.D.C.T.

* LEGEND *

CIRF	IRON ROD WITH CAP FND.
XCF	"X" CUT IN CONCRETE FND.
D.C.C.I. NO.	DALLAS COUNTY CLERK'S INSTRUMENT NO.
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TX
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TX
ESMT.	EASEMENT
R.O.W.	RIGHT-OF-WAY

0 20' 40'



GRAPHIC SCALE IN FEET

1" = 40'

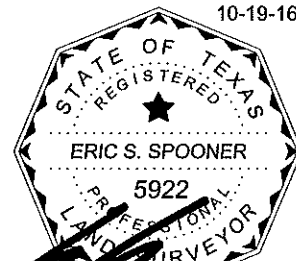
EXHIBIT "A"

SURVEY OF A 1.1499 ACRE TRACT OF LAND LOCATED IN
THE D.R. CAMERON SURVEY, ABSTRACT NO. 295, CITY
OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, SAID
1.1499 ACRE TRACT OF LAND BEING A PORTION OF THE
REMAINDER OF A CALLED 103.73 ACRE TRACT OF LAND
CONVEYED TO CARLAND, INC., BY DEED AS RECORDED
IN VOL. 93225, PG. 2628, D.R.D.C.T.



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TBPLS FIRM NO. 10054900



S&A JOB NO.: 16-065
DATE: 10/19/2016

DRAWN BY: C.R.R.
CHECKED BY: E.S.S.

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