

Exhibit "A"
METES AND BOUNDS DESCRIPTION

Part of KJA Subdivision, Part 2
0.202 Acres

Being all that certain lot, tract or parcel of land situated in the D. Meyers Survey, Abstract Number 923, Town of Addison, Dallas County, Texas, being part of KJA Subdivision, Part 2, Addison West Industrial Park, an addition to the Town of Addison according to the plat thereof recorded in Volume 78105, Page 1111 of the Map Records of Dallas County, Texas, and being all of that certain called 0.20 acre tract of land described as Tract 2 in deed to Kennington Surveyor, LTD. recorded in Instrument Number 20080125327 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

COMMENCING at a $\frac{3}{4}$ " rebar found at the northeast corner of Lot 1, Housley Addition according to the plat thereof recorded in Volume 79173, Page 109 of the Map Records of Dallas County, Texas, being on the west right-of-way line of Surveyor Boulevard;

THENCE S00°30'41" E, 504.50 feet, along the west right-of-way line of said Surveyor Boulevard to a $\frac{1}{2}$ " capped rebar (G&A) set at the southeast corner of said KJA Subdivision, Part 2, Addison West Industrial Park, being the northeast corner of KJA Subdivision, Addison West Industrial Park according to the plat thereof recorded in Volume 77180, Page 16 of the Map Records of Dallas County, Texas, and being the POINT OF BEGINNING;

THENCE S 89°29'19" W (Grid bearing, Record bearing: S 89°55'00" W), 320.00 feet, along the north line of said KJA Subdivision, Addison West Industrial Park and the south line of said KJA Subdivision, Part 2, Addison West Industrial Park, to a $\frac{1}{2}$ " capped rebar (G&A) set at the southwest corner thereof, being the northwest corner of said KJA Subdivision, Addison west Industrial Park, and being on the east line of a Texas Power & Light Company tract described in deed recorded in Volume 80006, Page 489 of the Deed Records of Dallas County, Texas;

THENCE N 00°30'41" W, 12.87 feet, along the west line of said KJA Subdivision, Part 2, Addison West Industrial Park and the east line of said Texas Power & Light Company tract, to a $\frac{1}{2}$ " capped rebar (G&A) set on the southerly right-of-way line of Arapaho Road, being in a curve to the left;

THENCE Northeasterly, along the north line of said 0.20 acre tract, the southerly right-of-way line of Arapaho Road and with the arc of said curve having a radius of 890.00 feet, a central angle of 19°09'56", whose chord bears N 81°11'26" E, 296.32 feet, an arc length of 297.70 feet, to a $\frac{1}{2}$ " capped rebar (G&A) set at the north end of a corner clip;

THENCE S 54°48'15" E, 32.98 feet, along said corner clip, to a $\frac{1}{2}$ " capped rebar (G&A) set on the east line of said KJA Subdivision, Part 2, Addison West Industrial Park and the west right-of-way line of Surveyor Boulevard;

THENCE S 00°30'41" E, 36.39 feet, along said line, to the POINT OF BEGINNING and containing approximately 0.202 acres or 8820 square feet of land.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

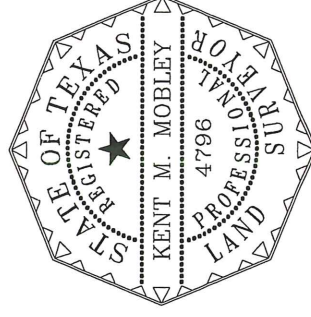
Iron rods set, where indicated, are $\frac{1}{2}$ inch diameter, solid iron rods, 24 inches long with a yellow plastic cap bearing the initials G&A placed on the top.

Grid bearings were derived from GPS observations using the Trimble Network RTK GPS system. All coordinates shown have been scaled to surface about the origin (0,0) using the TXDOT Combined Factor of 1.000136506. All distances are reported as horizontal surface measurements. To convert reported distances to the projection plane, multiply the surface distance by the inverse of the combined factor as follows: GRID DIST. = SURFACE DIST x 0.999863513.

A drawing of even date accompanies this description.

Kent M. Mobley
Kent M. Mobley, RPLS No. 4796
Grantham and Associates, Inc.

8-19-14
Date



NOTE:
THE BEARINGS SHOWN ON THIS PLAT
ARE BASED ON THE TEXAS STATE
CENTRAL ZONE NO. 4202, AS PER
NAD 83.

TP&L CO.
VOL. 80006, PG. 489
D.R.D.C.T.

DRAINAGE CHANNEL
EASEMENT

KJA SUBDIVISION PART 2
ADDISON WEST INDUSTRIAL PARK
VOL. 78105, PG. 1111
D.R.D.C.T.

EXIST.
ROW

D. MEYERS SURVEY
NO. 923
ABSTRACT

ARAPAHO ROAD

RADIUS = 890.00'
DELTA = 19°09'56"
LENGTH = 297.71'
BEARING = N 81°11'26" E
CHORD = 296.32'

0.202 ACRES
8,820 SQ. FT.

KJA SUBDIVISION PART 2
ADDISON WEST INDUSTRIAL PARK
VOL. 78105, PG. 1111
D.R.D.C.T.

S 89°29'19" W (MEASURED BEARING) 320.00'
S 89°55'00" W (RECORD BEARING)

KJA SUBDIVISION
ADDISON WEST INDUSTRIAL PARK
VOL. 77180, PG. 16
D.R.D.C.T.

LEGEND

- = IRON ROD SET. IRON RODS, WHERE INDICATED, UNLESS OTHERWISE NOTED, ARE TO BE SET AND ARE IRON RODS. ONE HALF INCH IN DIAMETER, TWENTY FOUR (24) INCHES LONG WITH A YELLOW PLASTIC CAP PLACED ON THE TOP BEARING THE INITIALS G&A.
 - = IRON ROD FOUND
- D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY
TEXAS
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT



KENT M. MOBLEY
R.P.L.S. NO. 4796

11885MT01

8/19/14

G
Civil Engineering & Surveying
Serving with Integrity
Grantham & Associates, Inc.
6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2
GARLAND, TEXAS 75044
(972) 864-2334 (TEL)
(972) 864-2334 (FAX)

TOWN OF ADDISON

PART OF KJA SUBDIVISION,
PART 2
EXHIBIT "B"

SURVEYOR BLVD.

S 54°48'15" E
32.98'

S 00°30'41" E
36.39'

P.O.B.

(SURFACE COORDINATES)
N = 7035365.79
E = 2475843.50

N 00°30'41" W
504.50'

P.O.C.

3/4" I.R.F.

Scale
1" = 40'
feet
20 0 20 40

