






-  Location
-  Street Center Line
-  Parcels

The City of Grand Prairie has prepared maps for departmental use. These are not official maps of the City of Grand Prairie and should not be used for legal, engineering, or surveying purposes but rather for reference. These maps are the property of the City of Grand Prairie and have been made available to public based on the Public Information Act. The City of Grand Prairie makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. Utilization of this map indicates understanding and acceptance of this statement.

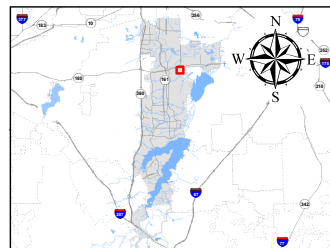


Exhibit A - Boundary Description
Page 2 of 2

7509 PENNRIDGE CIRCLE
ROWLETT, TX 75088

FIRM REGISTRATION NO. 10194366

BARRY S. RHODES Registered Professional Land Surveyor (214) 326-1090

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 405 SOUTH BELTLINE ROAD, in the City of GRAND PRAIRIE, Texas.

SURVEY PLAT



Being all that certain lot, tract or parcel of land situated in the M. L. Swing Survey, Abstract No. 1446, in the City of Grand Prairie, Dallas County, Texas and being the same land described in deed to Victor Ballas, recorded in Volume 88216, Page 3588, Deed Records, Dallas County, Texas (D.R.D.C.T.) and being more particularly described as follows:

BEGINNING at an "X" set for corner in the West line of South Beltline Road, at the Northeast corner of a tract of land described in deed to Prairie Court, LLC., a Texas limited liability company, recorded in Instrument No. 201800116109 (D.R.D.C.T.) and at the Southeast corner of said Ballas tract, from which a 1/2 inch iron rod found bears South 07 degrees 16 minutes 53 seconds East, a distance of 2.81 feet for witness;

THENCE South 89 degrees 11 minutes 38 seconds West, a distance of 270.00 feet to a 1/2 inch iron rod found for corner in the East line of Park Road;

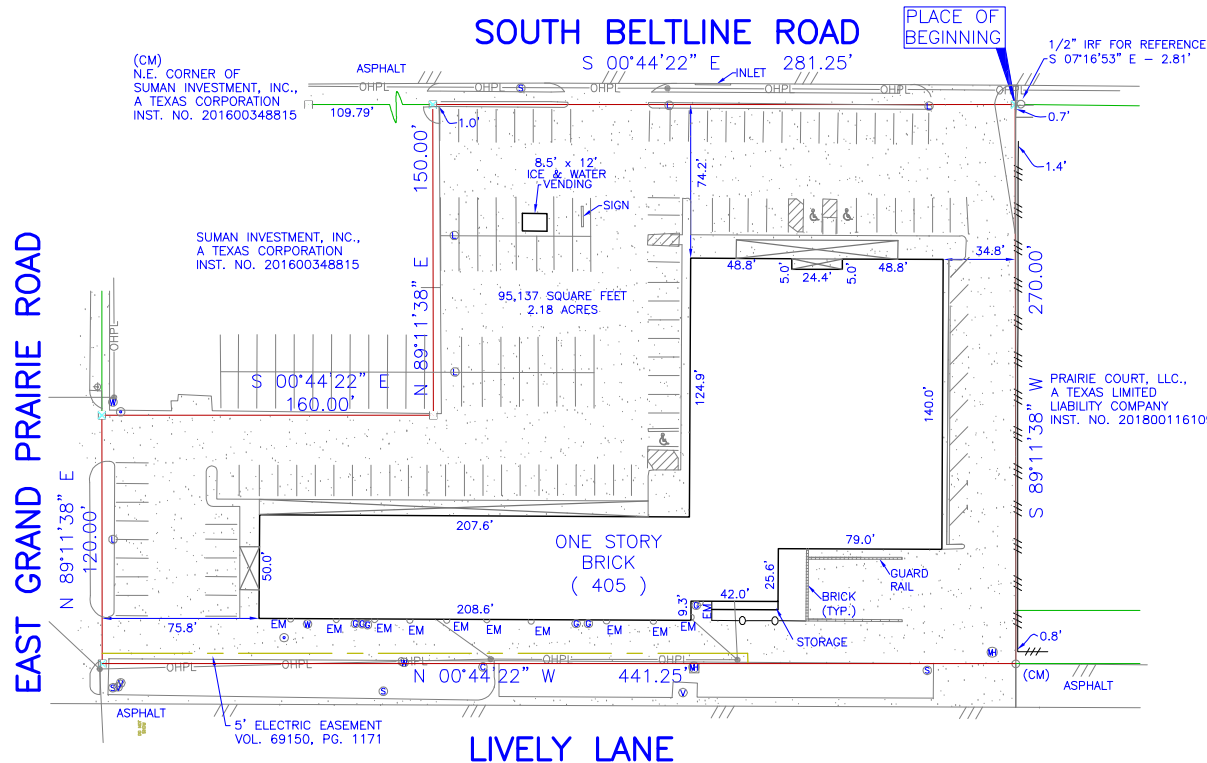
THENCE North 00 degrees 44 minutes 22 seconds West, a distance of 441.25 feet to an "X" set at the intersection of the said East line of Park Road and the South line of East Grand Prairie Road;

THENCE North 89 degrees 11 minutes 38 seconds East, with the said South line of East Grand Prairie Road, a distance of 120.00 feet to an "X" set at the Northwest corner of a tract of land described in deed to Suman Investment, Inc., a Texas corporation, recorded in Instrument No. 201600348815 (D.R.D.C.T.);

THENCE South 00 degrees 44 minutes 22 seconds East, a distance of 160.00 feet to an "X" found at the Southwest corner of said Suman Investment tract;

THENCE North 89 degrees 11 minutes 38 seconds East, a distance of 150.00 feet to an "X" set for corner in the said West line of South Beltline Road, at the Southeast corner of said Suman Investment tract;

THENCE South 00 degrees 44 minutes 22 seconds East, with the said West line of South Beltline Road, a distance of 281.25 feet to the PLACE OF BEGINNING and containing 95,137 square feet or 2.18 acres of land.



PROPERTY SUBJECT TO
EASEMENTS & RESTRICTIONS
VOL. 69150, PG. 1171

ACCEPTED BY: _____

AMROCK

The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat; the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated, or visible and apparent easements.

TITLE AND ABSTRACTING WORK FURNISHED BY AMROCK, INC.

THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 60'

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHER FOR ANY LOSS RESULTING THEREFROM.

Date: 11/08/2019

G. F. No.: C000121892

THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR

Job no.: 201908297 AMROCK, INC., VICTOR BALLAS & OAKCLIFF HAMPTON, INC.

Drawn by: CMR



LEGEND	
WOOD FENCE	TEXT
CHAIN LINK	IMPROVEMENTS
IRON FENCE	BOUNDARY LINE
WIRE FENCE	ASBESTOS STRICK
CM	RESIDENCE
MONUMENT	MONUMENTS OF RECORD DIGNITY
1/2" IRON ROD FOUND	SET "X"
5/8" IRON ROD FOUND	FOUND "Y"
PK NAIL FOUND	NO PARKING
CABLE	SIGN
CLEAN OUT	ELECTRIC
GAS METER	POOL EQUIP
FIRE HYDRANT	POWER POLE
LIGHT POLE	TELEPHONE
MUNICIPAL	WATER METER
(UNLESS OTHERWISE NOTED)	WATER VALVE



BEARINGS ARE BASED ON NAD 83 DATUM,
TEXAS STATE PLANE COORDINATE SYSTEM,
NORTH CENTRAL ZONE