

EXHIBIT "A"

FIELD NOTE DESCRIPTION

BEING a tract of land situated in the Stephen B. McCommas Survey, Abstract No. 888, City of Grand Prairie, Dallas County, Texas and being part of a called 25.54 acre tract of land described in the Special Warranty Gift Deed to Hillsdale College, recorded in Volume 2003169, Page 4597 Deed Records of Dallas County, Texas and being more particularly described as follows:

COMMENCING at a 5/8" iron rod with plastic cap stamped "RPLS 4838" found for the northeast corner of said 25.54 acre tract of land, and the most easterly southeast corner of a called 14.447 acre tract of land described in the Special Warranty Deed to Elevation 161 LLC and David Nicklas Organ Donor Awareness Foundation Inc., recorded in Instrument No. 201900078347, Official Public Records, Dallas County Texas;

THENCE with the common line of said 25.54 and 14.447 acre tracts of land, South 86°52'33" West, a distance of 107.92 feet to the **POINT OF BEGINNING**;

THENCE over and across said 25.54 acre tract of land, the following courses and distances;

South 22°52'20" East, a distance of 141.28 feet to a point for corner;
South 41°33'18" East, a distance of 195.72 feet to a point for corner;
South 00°00'00" East, a distance of 18.09 feet to a point for corner;
South 41°33'18" East, a distance of 79.59 feet to a point for corner;
North 90°00'00" East, a distance of 16.04 feet to a point for corner;
South 41°33'18" East, a distance of 31.66 feet to a point for corner;
South 00°00'00" East, a distance of 29.64 feet to a point for corner;
South 48°26'42" West, a distance of 43.86 feet to a point for corner;
North 90°00'00" West, a distance of 55.41 feet to a point for corner;
South 22°42'15" West, a distance of 64.27 feet to a point for corner;
North 67°17'45" West, a distance of 20.00 feet to a point for corner;
North 22°42'15" East, a distance of 61.27 feet to a point for corner;
North 50°06'39" West, a distance of 86.12 feet to a point for corner;
North 00°00'00" East, a distance of 24.56 feet to a point for corner;
North 48°26'42" East, a distance of 52.22 feet to a point for corner;
North 00°00'00" East, a distance of 17.59 feet to a point for corner;
North 41°33'18" West, a distance of 188.10 feet to a point for corner;
North 22°52'20" West, a distance of 169.53 feet to a point for corner in said common line, and from which a 5/8" iron rod with plastic cap stamped "RPLS 4838" found for the northwest corner of said 25.54 acre tract of land bears South 86°52'33" West, a distance of 295.61 feet;

THENCE with said common line, North 86°52'33" East, a distance of 51.00 feet to the **POINT OF BEGINNING** and containing 34,840 square feet or 0.7998 acres of land;

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).



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DRAINAGE EASEMENT
BEING 0.7998 ACRES SITUATED IN THE
STEPHEN B. MCCOMMAS SURVEY
ABSTRACT NO. 888
CITY OF GRAND PRAIRIE,
DALLAS COUNTY, TEXAS

Kimley»Horn

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