

EXHIBIT "A"

BEING a tract of land situated in the I. Headley Survey, Abstract No. 619, City of Willow Park, Parker County, Texas, being part of Lot 8R1, Block B, Crowne Pointe Addition, according to the plat thereof recorded in Cabinet E, Slide 323, of the Plat Records, Parker County, Texas, with the subject tract being more particularly described as follows:

BEGINNING at a point at the southeast corner of Lot 8R1, also being the southwest corner of Lot 9R1, Block B, Crowne Pointe Addition, same being the north line of Interstate Highway 20, a variable width right-of-way, from which a 1/2" iron rod with plastic cap found for the southwest corner of said Lot 9R1 bears S 70°29'46" W, 369.30 feet;


THENCE around a curve to the right having a central angle of 00°03'01", a radius of 11,378.15 feet, a chord of N 69°32'28" W – 10.00 feet, an arc length of 10.00 feet;

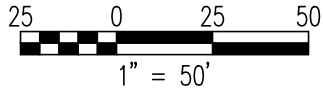
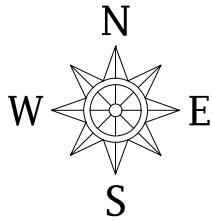
THENCE N 21°31'47" E, 35.00 feet;

THENCE S 69°32'28" E, 10.00 feet to a point along an common west line of Lot 9R1;

THENCE along said common line of Lot 9R1, S 21°31'47" W, 35.00 feet to the POINT OF BEGINNING with the subject tract containing 350 square feet or 0.008 acres of land.

PAGE 1 OF 2

				SIGN EASEMENT	
				I. HEADLEY SURVEY, A-619	
<small>765-Cramer Road, Suite 900 • Plano, TX 75075 • 972/422-0077 TOLL FREE 1-877-222-2222 • www.spiars.com</small>				CITY OF WILLOW PARK	
				PARKER COUNTY, TEXAS	
Drawn:	Checked:	Date	Job No.		
JDH	DB	6/8/26	23-027		



Basis of bearing: State Plane
 Coordinate System, Texas North
 Central Zone 4202, North
 American Datum of 1983.
 Adjustment Realization 2011.

Lot 13, Block B
 PARK / GREEN SPACE
 CROWN POINTE ADDITION
 CAB. E, SLIDE 323
 PRPCT

10' Utility Esmt.
 Cab. D, Slide 451
 PRPCT

10' Utility Esmt. Cab. E, Slide 323 PRPCT

Lot 8R2, Block B
 CROWN POINTE
 ADDITION
 CAB. E, SLIDE 323
 PRPCT

"X" Fnd.
 in conc.

25' Mutual Access & Fire Lane Esmt.
 Cab. E, Slide 323 PRPCT

Lot 8R1, Block B
 CROWN POINTE ADDITION
 CAB. E, SLIDE 323
 PRPCT

10' Sanitary
 Sewer Esmt.
 Cab. E, Slide 323
 PRPCT

10' Sanitary
 Sewer Esmt.
 Cab. E, Slide 323
 PRPCT

24' Mutual Access
 & Fire Lane Esmt.
 Cab. E, Slide 323
 PRPCT

Lot 9R1, Block B
 CROWN POINTE ADDITION
 CAB. E, SLIDE 323
 PRPCT

I. HEADLEY SURVEY
 ABSTRACT NO. 619

Sign Easement

0.008 Ac.
 (350 S.F.)

N 21°31'47" E ~ 35.00'

S 69°32'28" E ~ 10.00'

S 21°31'47" W ~ 35.00'

R=11378.15'
 D=0°03'01"
 L=10.00'
 CB=N 69°32'28" W
 CD=10.00'

5/8" CIRF

10' Texas Gas Esmt.
 Vol. 2750, Pg. 1357
 DRPCT

S 70°29'46" E ~ 369.30'
 to 1/2" CIRF "SPIARS"
Interstate Highway 20
 Variable Width ROW

**POINT OF
 BEGINNING**

PAGE 2 OF 2



SIGN EASEMENT
 I. HEADLEY SURVEY, A-619
 CITY OF WILLOW PARK
 PARKER COUNTY, TEXAS



PRELIMINARY

DARREN K. BROWN, R.P.L.S. 5252