

**EXHIBIT "A"**  
**METER STATION**  
**0.057 ACRES**  
**PAGE 1 OF 2**

LEGAL DESCRIPTION

BEING a tract of land situated in Ellis County, Texas, a part of the William Gardner Survey, Abstract No. 403, being a part of that called 71.28 acre tract of land described in Deed to Robert C. Kilchenstein and Julia M. Kilchenstein recorded in Volume 710, Page 623, Deed Records Ellis County, Texas and being more particularly described as follows:

COMMENCING at a one-half inch iron rod found at the west corner of said 71.28 acre tract of land, said point being in the south line of that called 31.134 acre tract of land described in Deed to Knox Street Partners No. 10, LTD recorded in Volume 2826, Page 915, Deed Records Ellis County, Texas and said point being in the approximate center line of St. Paul Road (County Road No. 511, an unrecorded Right-of-Way);

THENCE South 89 degrees 54 minutes 15 seconds East, 162.19 feet along the northwesterly line of said 71.28 acre tract of land, along the southeasterly line of said 31.134 acre tract of land, and along the approximate center line of St. Paul Road to a point for corner;

THENCE South 00 degrees 25 minutes 28 seconds East, 570.05 feet to a point for corner;

THENCE North 89 degrees 34 minutes 32 seconds East, 247.81 feet to a point for corner;

THENCE South 00 degrees 25 minutes 28 seconds East, 436.07 feet to a point for corner;

THENCE North 89 degrees 34 minutes 47 seconds East, 122.81 feet to a point for corner;

THENCE South 00 degrees 25 minutes 14 seconds East, 10.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for the POINT OF BEGINNING of this tract of land;

THENCE North 00 degrees 25 minutes 14 seconds West, 50.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 89 degrees 34 minutes 47 seconds East, 50.00 to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 00 degrees 25 minutes 14 seconds East, 50.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 89 degrees 34 minutes 47 seconds West, 50.00 feet to the POINT OF BEGINNING and containing 2,500 square feet or 0.0575 acres of land.

Basis of Bearing is derived from the Texas WDS RTK Cooperative Network - Texas State Plane Coordinate System, North Central Zone (4202), NAD83.

SCALE:	DATE 6-24-16	DRAWN ESB	PROJECT HPC098	16301 QUORUM DRIVE, SUITE 200B ADDISON, TEXAS 75001 TBPE No. F-438 TBPLS No. 10076000	
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**METER STATION**  
**0.057 ACRES**  
**PAGE 2 OF 2**

**LEGEND**

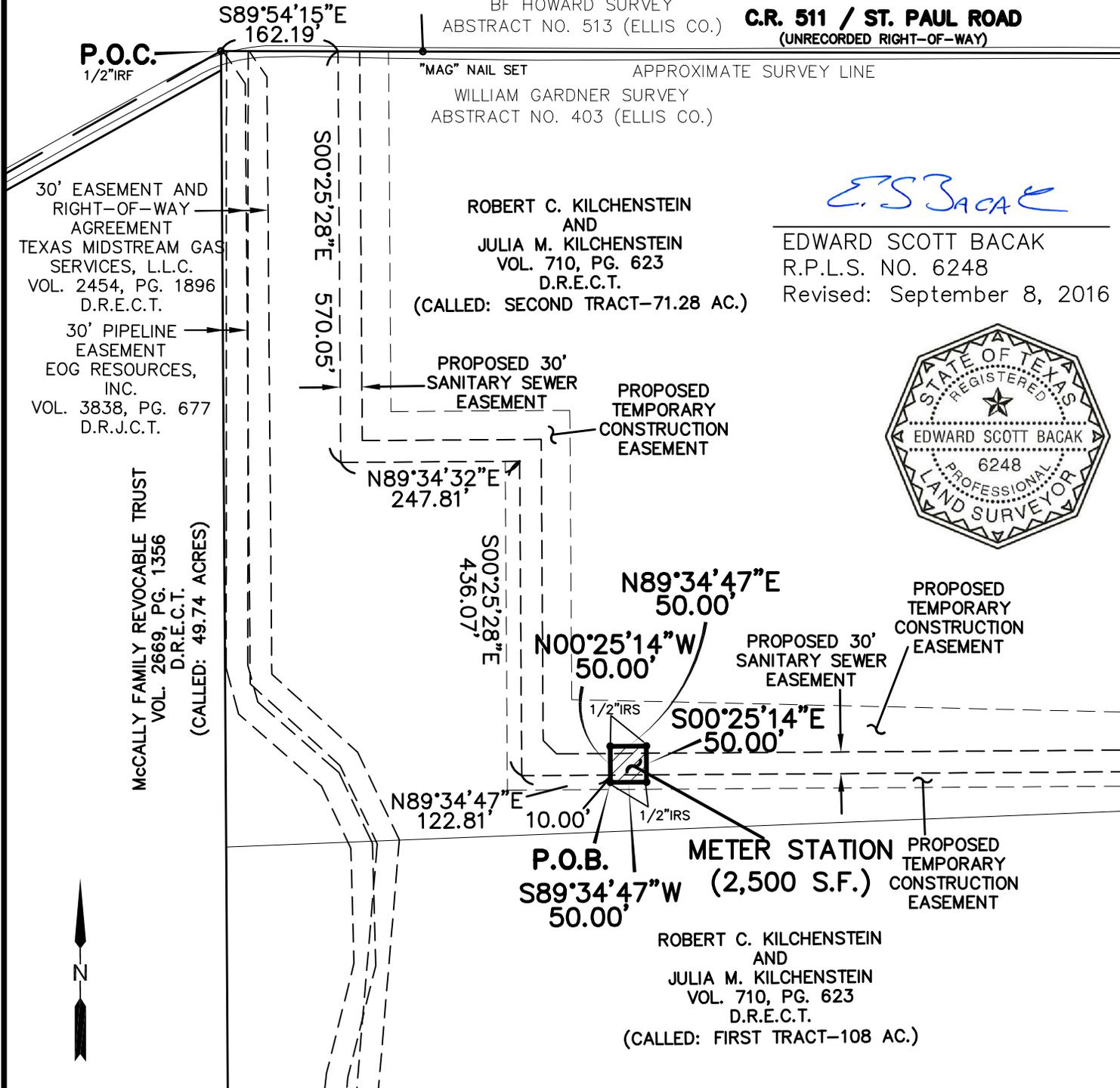
- IRS ONE-HALF INCH IRON ROD SET WITH YELLOW CAP STAMPED "JBI"
- IRF IRON ROD FOUND
- POB POINT OF BEGINNING
- POC POINT OF COMMENCING

KNOX STREET PARTNERS NO. 10,  
 LTD.  
 VOL. 2826, PG. 915  
 D.R.E.C.T.  
 DOC. NO. 2015-6605  
 D.R.J.C.T.  
 (CALLED: 31.134 AC.)

ROBERT C. KILCHENSTEIN ETAL  
 VOL. 1219, PG. 692  
 D.R.E.C.T.  
 VOL. 1940, PG. 560  
 D.R.J.C.T.  
 (CALLED: 107.91 AC.)

BF HOWARD SURVEY  
 ABSTRACT NO. 513 (ELLIS CO.)

**C.R. 511 / ST. PAUL ROAD**  
 (UNRECORDED RIGHT-OF-WAY)



*ESBACAK*

EDWARD SCOTT BACAK  
 R.P.L.S. NO. 6248  
 Revised: September 8, 2016



SCALE: 1"=200'	DATE 6-24-16	DRAWN ESB	PROJECT HPC098	16301 QUORUM DRIVE, SUITE 200B ADDISON, TEXAS 75001	
				TBPE No. F-438 TBPLS No. 10076000	