

DOMINANT ESTATE

Exhibit "A"

BEING a 0.57 acre tract of land situated in the REASON CRIST SURVEY, Abstract No. 225, and the U. MATTHAUSEN SURVEY, Abstract No. 1017, Dallas County, Texas, being all that certain tract of land described in deed to Hector Antonio Vega and wife, Blanca A. Vega, as recorded in Volume 2001239, Page 2483, Deed Records of Dallas County, and being more particularly described by metes and bounds as follows:

BEGINNING at a found 1/2-inch iron rod at the common corner of said Vega tract, Concord Healthcare Addition, an addition to the City of Rowlett, Dallas County, Texas, according to the plat thereof recorded in Volume 93223, Page 2754, Map Records of Dallas County, that certain tract of land described in deed to Republic Health Corporation of Rockwall County, as recorded in Volume 95103, Page 1304, said Deed Records, and that certain tract of land described in deed to Master Touch Investment Group, L.L.C., as recorded in Instrument No. 20070391220, said Deed Records;

THENCE South 00° 55' 14" East, a distance of 110.00 feet along the common line of said Vega and Master Touch tracts to a fence corner at the common east corner of said Vega tract and that certain tract of land described in deed to Macleod Custom Homes, Inc., as recorded in Volume 96004, Page 2912, said Deed Records;

THENCE South 89° 04' 46" West, passing a found 1/2-inch iron rod at a distance of 215.55 feet and continuing a total distance of 225.74 feet along the common line of said Vega and Macleod Custom Homes tracts to the common west corner of said tracts, being in Rowlett Road;

THENCE North 00° 55' 14" West, a distance of 110.00 feet along said Rowlett Road to the northwest corner of said Vega tract;

THENCE North 89° 04' 46" East, passing a found 1/2-inch iron rod at a distance of 9.53 feet, passing the southwest corner of aforesaid Concord Healthcare Addition at a distance of 10.00 feet and continuing along the common line of said Vega tract and said Concord Healthcare Addition a total distance of 225.74 feet to the POINT OF BEGINNING and containing 24,831 square feet or 0.57 of one acre of land.

SERVIENT ESTATE

BEING CONCORD HEALTHCARE ADDITION, an Addition to the City of Rowlett, Dallas County, Texas, according to the Map thereof recorded in Volume 93223, Page 2754, of the Map Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

Being a tract of land situated in the Reason Crist Survey, Abstract No. 225 in the City of Rowlett, Dallas County, Texas, and being all of CONCORD HEALTHCARE ADDITION, an Addition to the City of Rowlett, Dallas County, Texas, according to the Map thereof recorded in Volume 93223, Page 2754, of the Map Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 3/8 inch iron rod found in the East line of Rowlett Road (a 100 foot right-of-way), said point being the Southwest corner of Lot 2R, Block A, Community Bank Rowlett Addition, an addition to the City of Rowlett, Dallas County, Texas according to the plat thereof recorded in Volume 2005160, Page 00150, Deed Records, Dallas County, Texas;

Thence North 89 degrees 09 minutes 15 seconds East, along the South line of Lots 2R and 3 of said Community Bank Rowlett Addition, a distance of 216.16 feet to a 1/2 inch iron rod found at the Northwest corner of Lot 1, Block 1, Rowlett Medical Plaza Campus, an addition to the City of Rowlett, Dallas County, Texas according to the plat thereof recorded in Volume 98115, Page 00108, Deed Records, Dallas County, Texas;

Thence South 00 degrees 52 minutes 37 seconds East, along the West line of said Lot 1, a distance of 385.99 feet to a 1/2 inch iron rod found at the Southwest corner of said Lot 1, said point being the Northeast corner of a tract of land conveyed to FPAH Holdings, LLC. by deed recorded in Instrument No. 200900346842, Official Public Records, Dallas County, Texas;

Thence South 89 degrees 07 minutes 45 seconds West, along the North line of said FPAH Holdings, LLC. tract, a distance of 216.34 feet to a 3/8 inch iron rod found at the Northwest corner of said FPAH Holdings, LLC. tract, said point being in the East line of said Rowlett Road;

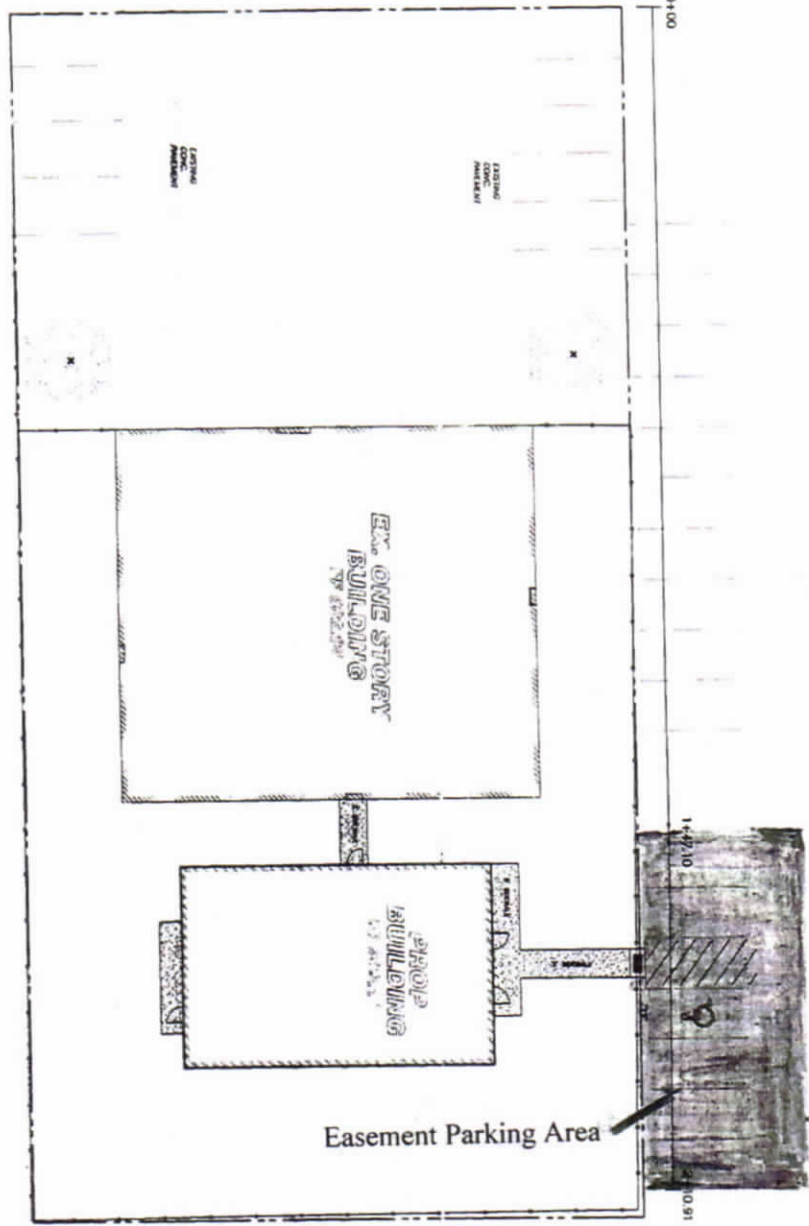
Thence North 00 degrees 51 minutes 00 seconds West, along the East line of said Rowlett Road, a distance of 386.10 feet to the Point of Beginning and containing 83,483 square feet or 1.92 acres of land.

Being the same property described in deed filed January 29, 2001 in Volume 2001015, Page 03235, Real Property Records, Dallas County, Texas from HR of Texas, Inc. to HR Assets, LLC.

ROWLETT ROAD

DATE REVISIONS
 1. 11.15.17
 2. 11.15.17

REVISIONS
 1. 1.1.01 ON THE TOP OF ADJACENT PROPERTY TO
 APPROXIMATELY 20' NORTH OF ADJACENT PROPERTY CORNER
 ELEVATION = 5017.77



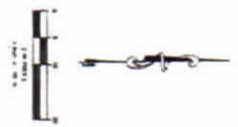
NO.	REVISIONS DURING CONSTRUCTION	BY	DATE	NO.	REVISIONS DURING PLAN REVIEW	BY	DATE

DESIGNED BY
 CHECKED BY
 DRAWN BY

Marshall Gage LLC
 1017 7th St. S.
 Dallas, TX 75201
 Tel: 214-241-1111
 Fax: 214-241-1112
 www.marshallgage.com

EXISTING PARKING LOCATION	PROJECT NO.
FOUR PAWS ANIMAL HOSPITAL	SHEET NO.
CITY of Rowlett, Dallas County, Texas	

EXHIBIT C-1



Easement Property

The Easement Property is identified as the current driveway access and egress areas to the Servient Estate from Rowlett Road and Old Rowlett Road, Rowlett, Dallas County, Texas, including the shaded area on the attached Exhibit C-1. The shaded area on the attached Exhibit C-1 shall be identified as the "Easement Parking Area" and is further identified as that area beginning at point 2+10.91 as shown on the attached Exhibit C-1, being a common point on the adjoining property lines of the Dominant and Servient Estates (as identified in the Easement Agreement) and, thence east along the adjoining property lines of the Dominant and Servient Estates (as identified in the Easement Agreement) to point 1+47.10 as shown on the attached Exhibit C-1, being a distance of 63 feet, thence north from point 1+47.10 for a distance of 20 feet, thence west for a distance of 63 feet, thence south to the point of origin being a distance of 20 feet, containing 1,260 square feet, more or less. Said Easement Property is part of the Concord Health Addition, an addition to the City of Rowlett, Dallas County, TX and is located within the Servient Estate as identified in Exhibit B, incorporated by reference thereto.

Filed and Recorded
Official Public Records
John F. Warren, County Clerk
Dallas County, TEXAS
01/29/2013 10:44:56 AM
\$60.00



A handwritten signature in black ink, appearing to be "JFW", is written to the right of the seal.

201300027392

AGREEMENT

THIS AGREEMENT (this "Agreement"), is executed to be effective as of the 8th day of November __, 2012, between LKPNT Med Building LP, a Texas Limited Partnership (LKPNT) and FPAH Holdings LLC, a Texas Limited Liability Company (FPAH).

WITNESSETH:

WHEREAS, LKPNT is the fee owner of that certain tract of land described in Exhibit B, of the attached Easement Agreement, and

WHEREAS, FPAH is the fee owner of that certain tract of land described in Exhibit A, of the attached Easement Agreement, and

WHEREAS, LKPNT and FPAH desire to execute and enter into the attached Easement Agreement;

NOW, THEREFORE, in consideration of the foregoing premises, the parties do hereby agree as follows:

In consideration of the payment of the sum of five thousand dollars (\$5,000.00) from FPAH to LKPNT, the receipt and sufficiency of which is acknowledged, LKPNT and FPAH agree to the terms and conditions of the attached Easement Agreement, incorporated herein by reference, and further agree to execute the said Easement Agreement at the time of the execution of this Agreement. LKPNT directs payment of the \$5000.00 to Temo Remodeling.

Signed this __ day of November 2012.


LKPNT Med Building LP, a Texas Limited Partnership

By: LKPNT Med LLC, a Texas Limited Liability Company, its General Partner



By: Matthew Chase Bryant, Managing Partner/President

FPAH Holdings LLC, a Texas Limited Liability Company



By: Lori McKelroy, its Managing Member