

Tract One

Exhibit A

EXHIBIT 'A'

PARCEL 34-PE
WATER EASEMENT
MOUNTAINPRIZE, INC.
1,413 SQUARE FEET / 0.0324 ACRES
OUT OF THE
MARTHA P. GREEN SURVEY, A-519
CITY OF CARROLLTON, COUNTY OF DALLAS, TEXAS



BEING a 1,413 square foot (0.0324 acre) tract of land situated in the Martha P. Green Survey, Abstract Number 519, City of Carrollton and County of Dallas, Texas and being a portion of all that certain called 0.08 acre tract of land situated in said Green Survey, conveyed to Mountainprize, Inc. and described in the General Warranty Deed as recorded in Instrument Number 200600024396, of the Official Public Records of Dallas County, Texas and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with a red cap stamped 'TX REG NO 100189-00' found in the Southeasterly line of the Dallas Area Rapid Transit (herein after referred to as DART), a Texas Regional Transportation Authority, right-of-way (a 100-foot private right-of-way) conveyed to DART and described in the Deed Without Warranty recorded in Instrument Number 201500321792, Official Public Records of Dallas County, Texas, for the Southwest corner of said Mountainprize, Inc. tract and the Northwest corner of Lot 1, Block 1, RaceTrac Addition, an addition to the City of Carrollton, County of Dallas, Texas according to the plat recorded in Volume 94108, Page 2731, Deed Records of Dallas County, Texas. Said **POINT OF BEGINNING** being in a tangent curve to the right, having a radius of 2,020.93 feet and coordinates of N: 7,033,866.462, E: 2,456,460.602, Grid;

THENCE: with the common line of said Mountainprize, Inc. tract and said DART right-of-way, with said curve to the right, through a central angle of 02 degrees, 33 minutes, 15 seconds, an arc distance of 90.09 feet (the long chord of which bears North 24 degrees, 55 minutes, 59 seconds East, a distance of 90.08 feet) to a 5/8-inch iron rod with a red cap stamped 'CRIADO' set (all of the following iron rods set being so capped and stamped);

THENCE: North 26 degrees, 11 minutes, 49 seconds East, continuing with the common line of said Mountainprize, Inc. tract and said DART right-of-way, a distance of 16.24 feet to a Mag Nail found in the east line of said DART right-of-way) and the Southwesterly line of the North Broadway Street right-of-way (a variable width public right-of-way for the north corner of said Mountainprize, Inc. tract);

THENCE: South 32 degrees, 02 minutes, 48 seconds East, with the common line of said Mountainprize Inc. tract and said North Broadway Street right-of-way, a distance of 17.64 feet to a 5/8-inch iron rod set, from which an 'X' cut in concrete found at an angle point in said North Broadway Street right-of-way, for the Southeast corner of said Mountainprize, Inc. tract bears South 32 degrees, 02 minutes, 48 seconds East, a distance of 59.43 feet;

THENCE: South 26 degrees, 11 minutes, 49 seconds West, departing the Southwesterly line of said North Broadway Street right-of-way, over and across said Mountainprize, Inc. tract, a distance of 6.96 feet to a 5/8-inch iron rod set at the beginning of a tangent curve to the left having a radius of 2,005.93 feet;

Exhibit A

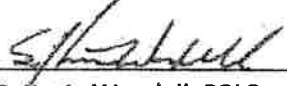
THENCE: continuing over and across said Mountainprize, Inc. tract, with said curve to the left, through a central angle of 02 degrees, 08 minutes, 50 seconds, an arc distance of 75.17 feet (the long chord of which bears South 25 degrees, 08 minutes, 12 seconds West, a distance of 75.17 feet) to a 5/8-inch iron rod set in the Southeasterly line of said Mountainprize, Inc. tract and the Northwesterly line of said Lot 1;

THENCE: South 70 degrees, 13 minutes, 36 seconds West, with the common line of said Mountainprize, Inc. tract and said Lot 1, a distance of 20.72 feet to the **POINT OF BEGINNING** and containing 1,413 square feet (0.0324 acres) of land, more or less.

Note: Surveyed on the ground <Month / Year>.

Note: Map of Survey of even date attached herewith.

Note: Bearings are based on Global Positioning Satellite (GPS) System observations using Western Data Systems Virtual Reference System (WDS VRS). Horizontal data is on the North American Datum of 1983 (NAD '83) (2011). Coordinates are on the Texas State Plane Coordinate System, North Central Zone (4202) with all distances adjusted to surface by a project combined scale factor of 1.000136506.



S. Kevin Wendell, RPLS
Texas Registration No. 5500

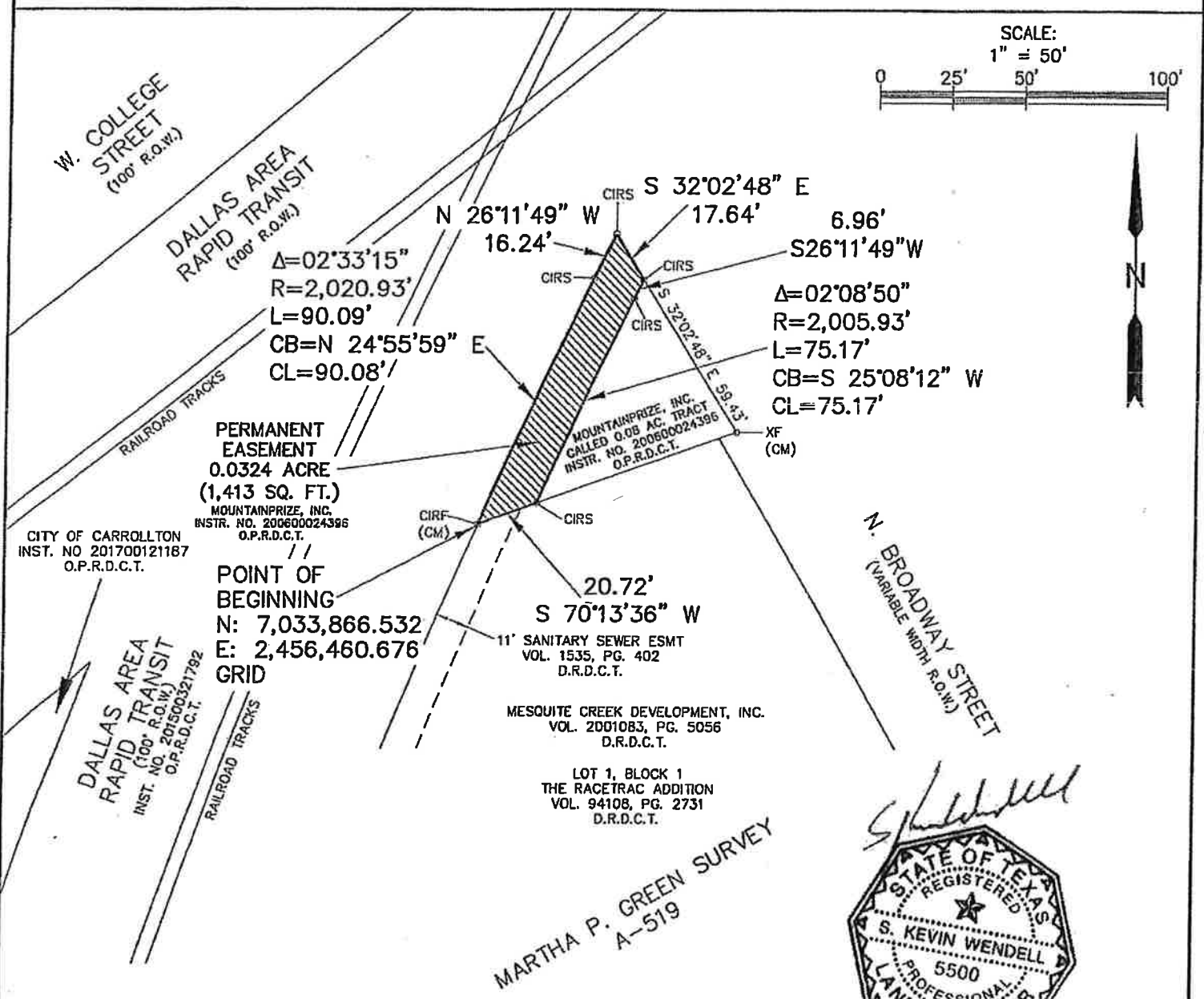
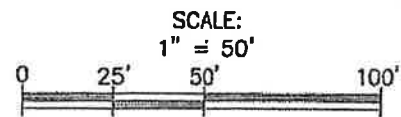
02/21/2020
Date



EXHIBIT "A"
PARCEL 34-PE
PERMANENT EASEMENT



MOUNTAINPRIZE, INC.
 1,413 SQUARE FEET (0.0324 ACRE)
 MARTHA P. GREEN SURVEY, ABSTRACT NO. 519
 CITY OF CARROLLTON, DALLAS COUNTY, TEXAS



PERMANENT EASEMENT
 0.0324 ACRE
 (1,413 SQ. FT.)
 MOUNTAINPRIZE, INC.
 INSTR. NO. 200600024396
 O.P.R.D.C.T.

POINT OF BEGINNING
 N: 7,033,866.532
 E: 2,456,460.676
GRID

MESQUITE CREEK DEVELOPMENT, INC.
 VOL. 2001083, PG. 5056
 D.R.D.C.T.

LOT 1, BLOCK 1
 THE RACETRAC ADDITION
 VOL. 94108, PG. 2731
 D.R.D.C.T.

MARTHA P. GREEN SURVEY
 A-519



D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER
VOL., PG.	VOLUME, PAGE
C.M.	CONTROLLING MONUMENT
ESMT.	EASEMENT
R.O.W.	RIGHT-OF-WAY
SQ. FT.	SQUARE FEET
IRF	IRON ROD FOUND
XF	FOUND "X" CUT
MNF	MAG NAIL FOUND
IPF	IRON PIPE FOUND
CIRF	CAPPED IRON ROD FOUND
CIRS	CAPPED IRON ROD SET WITH RED CRIADO CAP

NOTE: Surveyed on the Ground February, 2020
 NOTE: Real Property Description of even date attached herewith
 NOTE: Bearings are based on Global Positioning Satellite (GPS) System observations using Western Data Systems Virtual Reference System (WDS VRS). Horizontal data is on the North America Datum of 1983 (NAD '83) (2011). Coordinates are on the Texas State Plane Coordinate System, North Central Zone (4202) with all distances adjusted to surface by a project combined scale factor of 1.000136506.

CRIADO
 & ASSOCIATES

4100 Spring Valley Rd., Suite 1001 Dallas, Texas 75244
 Tel: (972) 392-8082
 www.criadoassociates.com

PE&LS Firm Number: 10163300

Dallas Water Utilities
 72-inch ELM FORK TO HARRY HINES
 72-inch ALIGNMENT



Tract Two

Exhibit A

EXHIBIT 'A'
PARCEL 34-TCE
TEMPORARY CONSTRUCTION EASEMENT
MOUNTAINPRIZE, INC.
2,075 SQUARE FEET / 0.0476 ACRES
OUT OF THE
MARTHA P. GREEN SURVEY, A-519
CITY OF CARROLLTON, COUNTY OF DALLAS, TEXAS



BEING a 2,075 square foot (0.0476 acre) tract of land situated in the Martha P. Green Survey, Abstract Number 519, City of Carrollton and County of Dallas, Texas and being a portion of all that certain called 0.08 acre tract of land situated in said Green Survey, conveyed to Mountainprize, Inc. and described in the General Warranty Deed as recorded in Instrument Number 200600024396, of the Official Public Records of Dallas County, Texas and being more particularly described as follows:

COMMENCING at a 1/2-iron rod found with a red cap stamped 'TX REG NO 100189-00' found in the Southeasterly line of the Dallas Area Rapid Transit (herein after referred to as DART), a Texas Regional Transportation Authority, right-of-way (a 100-foot private right-of-way) conveyed to DART and described in the General Warranty Deed recorded in Instrument Number 201500321792, said Official Public Records, for the Southwest corner of said Mountainprize, Inc. tract and the Northwest corner of Lot 1, Block 1, RaceTrac Addition, an addition to the City of Carrollton, County of Dallas, Texas according to the plat recorded in Volume 94108, Page 2731, Deed Records of Dallas County, Texas. Said **POINT OF COMMENCING** having coordinates of N: 7,033,866.416, E: 2,456,460.659, Grid;

THENCE: North 70 degrees, 13 minutes, 36 seconds East, departing the Southeasterly line of said DART right-of-way, with the common line of said Mountainprize, Inc. tract and said Lot 1, a distance of 20.72 feet to a 5/8-inch iron rod with a red cap stamped 'CRIADO' set (all of the following iron rods set being so capped and stamped) for the **POINT OF BEGINNING** of the tract herein described. Said **POINT OF BEGINNING** being in a curve to the right having a radius of 2,005.93 feet and coordinates of N: 7,033,873.428, E: 2,456,480.162, Grid;

THENCE: departing the north line of said Lot 1, over and across said Mountainprize, Inc. tract, with said curve to the right, through a central angle of 02 degrees, 08 minutes, 50 seconds East, an arc distance of 75.17 feet (the long chord of which bears North 25 degrees, 08 minutes, 12 seconds East, 75.17 feet) to a 5/8-inch iron rod set;

THENCE: North 26 degrees, 11 minutes, 49 seconds East, continuing over and across said Mountainprize, Inc. tract, a distance of 6.96 feet to a 5/8-inch iron rod set in Northeasterly line of said Mountainprize, Inc. tract and the Southwesterly line of the North Broadway Street right-of-way (a variable width right-of-way)

Thence: South 32 degrees, 02 minutes, 48 seconds East, with the common line of said Mountainprize, Inc. tract and said North Broadway Street right-of-way, a distance of 59.43 feet to an 'X' cut in concrete found at an angle point in said North Broadway Street right-of-way and for the Southeast corner of said Mountainprize, Inc. tract;

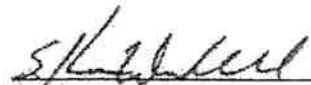
Exhibit A

THENCE: South 70 degrees, 13 minutes, 36 seconds West, with the common line of said Mountainprize, Inc. tract and said North Broadway Street right-of-way, at 6.11 feet, pass the Northeast corner of said Lot 1, and continue with the common line of said Mountainprize, Inc. tract and said Lot 1, in all a distance of 70.70 feet to the **POINT OF BEGINNING** and containing 2,075 square feet (0.0476 acres) of land, more or less.

Note: Surveyed on the ground February, 2020.

Note: Map of Survey of even date attached herewith.

Note: Bearings are based on Global Positioning Satellite (GPS) System observations using Western Data Systems Virtual Reference System (WDS VRS). Horizontal data is on the North American Datum of 1983 (NAD '83) (2011). Coordinates are on the Texas State Plane Coordinate System, North Central Zone (4202) with all distances adjusted to surface by a project combined scale factor of 1.000136506.



S. Kevin Wendell, RPLS
Texas Registration No. 5500

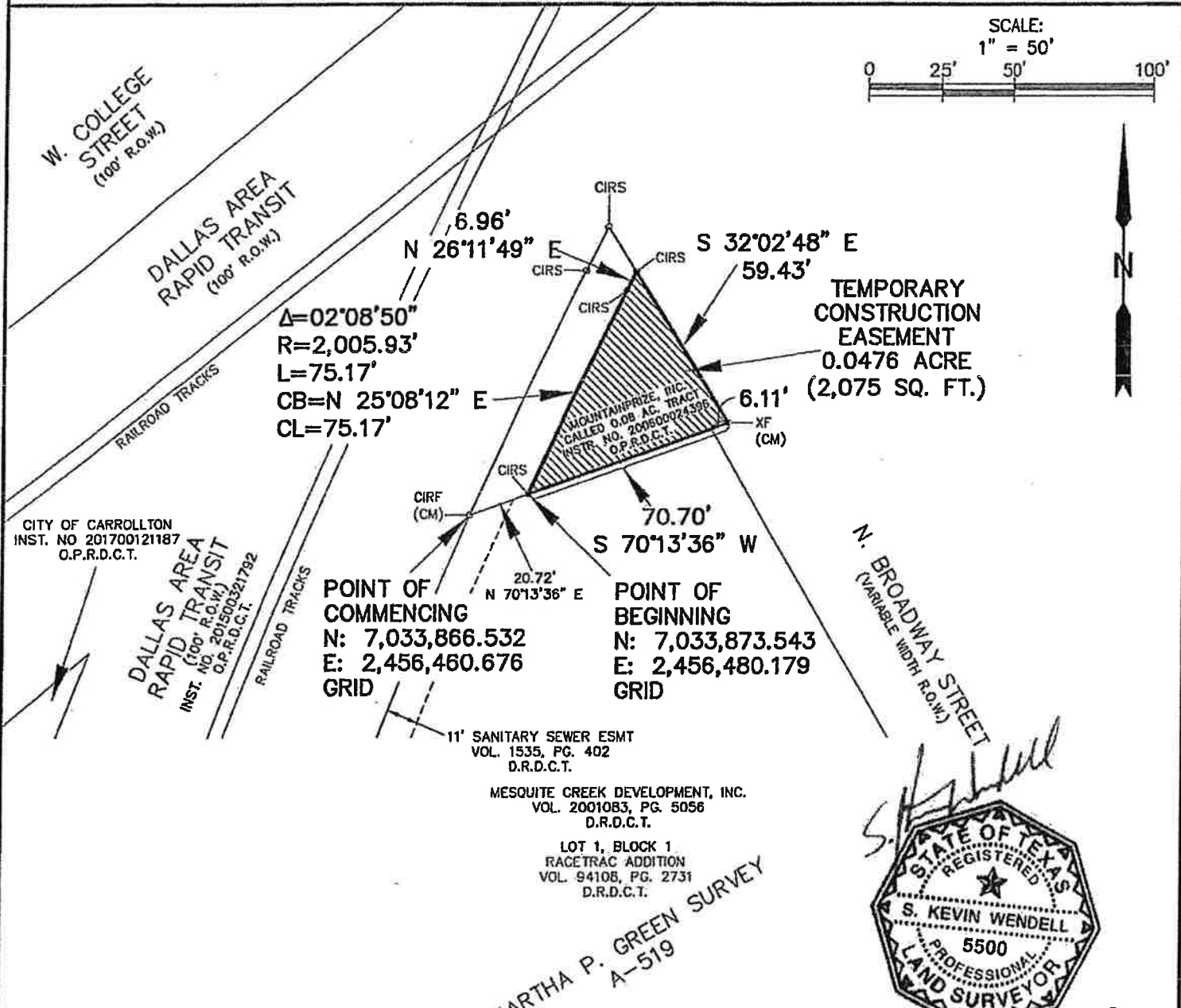
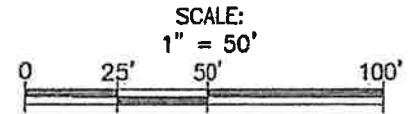
02/24/2020
Date



EXHIBIT "A"
PARCEL 34-TCE
TEMPORARY CONSTRUCTION EASEMENT

Exhibit A

MOUNTAINPRIZE, INC.
 2,075 SQUARE FEET (0.0476 ACRE)
 MARTHA P. GREEN SURVEY, ABSTRACT NO. 519
 CITY OF CARROLLTON, DALLAS COUNTY, TEXAS



CITY OF CARROLLTON
 INST. NO. 201700121187
 O.P.R.D.C.T.

DALLAS AREA
 RAPID TRANSIT
 INST. NO. 201500321792
 D.P.R.D.C.T.

$\Delta=02^{\circ}08'50''$
 $R=2,005.93'$
 $L=75.17'$
 $CB=N\ 25^{\circ}08'12''\ E$
 $CL=75.17'$

POINT OF COMMENCING
 N: 7,033,866.532
 E: 2,456,460.676
 GRID

POINT OF BEGINNING
 N: 7,033,873.543
 E: 2,456,480.179
 GRID

MESQUITE CREEK DEVELOPMENT, INC.
 VOL. 2001083, PG. 5056
 D.R.D.C.T.

LOT 1, BLOCK 1
 RACETRAC ADDITION
 VOL. 94108, PG. 2731
 D.R.D.C.T.

MARTHA P. GREEN SURVEY
 A-519



D.R.D.C.T.	DEED RECORDS OF DALLAS, COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER
VOL., PG.	VOLUME, PAGE
C.M.	CONTROLLING MONUMENT
ESMT.	EASEMENT
R.O.W.	RIGHT-OF-WAY
SQ. FT.	SQUARE FEET
IRF	IRON ROD FOUND
XF	FOUND "X" CUT
MNF	MAG NAIL FOUND
IPF	IRON PIPE FOUND
CIRF	CAPPED IRON ROD FOUND
CIRS	CAPPED IRON ROD SET WITH RED CRIADO CAP

NOTE: Surveyed on the Ground February, 2020
 NOTE: Real Property Description of even date attached herewith
 NOTE: Bearings are based on Global Positioning Satellite (GPS) System observations using Western Data Systems Virtual Reference System (WDS VRS). Horizontal data is on the North America Datum of 1983 (NAD '83) (2011). Coordinates are on the Texas State Plane Coordinate System, North Central Zone (4202) with all distances adjusted to surface by a project combined scale factor of 1.000136506.

CRIADO
 & ASSOCIATES

4100 Spring Valley Rd.,
 Suite 1001
 Dallas, Texas 75244

Tel: (972) 392-9092
 www.criadoassociates.com

PE&S Firm
 Number:
 10163300

Dallas Water Utilities
 72-inch ELM FORK TO HARRY HINES
 72-inch ALIGNMENT

