

EXHIBIT "A"
PAGE 1 OF 3
PARCEL 1-PE
PERMANENT EASEMENT
COBALT INDUSTRIAL REIT
0.0319 ACRES (1,389 SQUARE FEET)
MARTHA P. GREEN SURVEY, ABSTRACT NO. 519
CITY OF CARROLLTON, DALLAS COUNTY, TEXAS

DESCRIPTION

BEING a 0.0319 acre (1,389 square feet) tract of land situated in the Martha P. Green Survey, Abstract No. 519, in the City of Carrollton, Dallas County, Texas, and being a portion of a tract of land conveyed to Cobalt Industrial REIT according to the Special Warranty Deed recorded in Instrument Number 200600318009 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and being a portion of Plaza 35, an addition to the City of Carrollton, Texas, according to the plat thereof recorded in Volume 79234, Page 409 of the Deed Records of Dallas County, Texas (D.R.D.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found for the most easterly corner of said Cobalt Industrial REIT tract, same being the most easterly corner of said Plaza 35, and being in the southwest right-of-way line of Broadway Street (variable width right-of-way), and being in the northwest line of Hutton Branch Channel (no recording information found);

THENCE S 55°50'01" W (plat~S 56°52'35" W), departing the southwesterly right-of-way line of said Broadway Street and with the southeast line of said Cobalt Industrial REIT tract and the northwest line of said Hutton Branch Channel, 30.02 feet to a 1/2" iron rod with plastic cap stamped "TX REG NO 100189-00" set for corner;

THENCE N 31°57'48" W, departing the southeast line of said Cobalt Industrial REIT tract and the northwest line of said Hutton Branch Channel, 34.14 feet to an "X" set cut in concrete for corner;

THENCE N 17°40'43" E, 39.37 feet to a 1/2" iron rod with plastic cap stamped "TX REG NO 100189-00" set for corner in the northeast line of said Cobalt Industrial REIT tract, same being the southwest right-of-way line of said Broadway Street;

THENCE S 31°57'48" E (plat~S 30°56' E), with the northeast line of said Cobalt Industrial REIT tract and the southwest right-of-way line of said Broadway Street, 58.48 feet to the POINT OF BEGINNING and containing 0.0319 acres (1,389 square feet) of land, more or less.

FIELD NOTES APPROVED:

pdf 5/1/13



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

NDM
 NATHAN D. MAIER
 CONSULTING ENGINEERS, INC.
 TBPE FIRM REG. NO. F-356
 TBPLS FIRM REG. NO. 100189-00

Two Northpark / 8080 Park Lane / Suite 600
 Dallas, Texas 75231 / (214) 739-4741

AECOM


AECOM TECHNICAL SERVICES INC, TX
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 TBPE REG. NO. F-3082

03/29/2013

PARCEL 1-PE.dwg

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CITY OF CARROLLTON, DALLAS COUNTY, TEXAS

FOR NATHAN D. MAIER CONSULTING ENGINEERS, INC.



John L. Melton, R.P.L.S. No. 4268
Registered Professional Land Surveyor



NOTES:

Bearings for this survey are based on the Western Data Systems Texas Cooperative Network (www.txrtk.com) and are referenced to NAD83 State Plane Coordinate System, Texas North Central Zone 4202. Stations DUNP-g0811 and DML2-g0811 were utilized as base stations during GPS data collection sessions and serve as controlling monuments.

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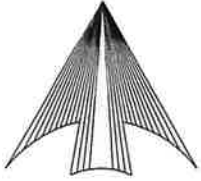
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NORTH
SCALE: 1"=60'

COBALT INDUSTRIAL REIT
INST. NO. 200600318009
O.P.R.D.C.T.

PLAZA 35
VOL. 79234, PG. 409
D.R.D.C.T.

10' WATERLINE ESMT.
VOL. 79234, PG. 409
D.R.D.C.T.

10' UTILITY ESMT.
VOL. 79234, PG. 409
D.R.D.C.T.

"X" FND. IN CONC.
(CM)

N 31°57'48" W 1132.55'

N 17°40'43" E 39.37'

N 31°57'48" W 34.14'

S 55°50'01" W 447.35'

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1/2" IRS
W/CAP

(PLAT~S 30°56' E)

S 31°57'48" E

58.48'

POINT OF BEGINNING

1/2" IRF
(CM)

(PLAT~S 56°52'35" W)

S 55°50'01" W

30.02'

1/2" IRS
W/CAP

"X" SET

1/2" IRF
W/HALFF CAP
(CM)

BROADWAY STREET
(VARIABLE WIDTH R.O.W.)

HUTTON BRANCH CHANNEL
CITY OF CARROLLTON

R.O.W. DEDICATION
VOL. 92068, PG. 2750
D.R.D.C.T.

REALTY INCOME TEXAS PROPERTIES, L.P.
VOL. 2003256, PG. 11857
D.R.D.C.T.

LOT 2
JARMON ADDITION, PHASE I
VOL. 92068, PG. 2750
D.R.D.C.T.

ABBREVIATION LEGEND	
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.L.	CENTERLINE
ESMT.	EASEMENT
R.O.W.	RIGHT-OF-WAY
SQ. FT.	SQUARE FEET
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
IRS W/CAP	IRON ROD SET WITH PLASTIC CAP STAMPED "TX REG NO 100189-00"

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