

County: Dallas  
 Highway: PGBT  
 Surplus Parcel 5

**TRACT 1**

Page 1 of 6  
 November 11, 2019

## Description for Surplus Parcel 5

BEING 4,178,611 square feet of land, more or less, in the Alex W. Perry Survey, Abstract Number 1147, in the City of Carrollton, Dallas County, Texas, being part of a tract of land described as "Tract 1" in a deed to North Texas Tollway Authority, recorded in Volume 2002114, Page 974, in the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), said 4,178,611 square feet [95.9277 Acres] of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod with cap stamped "AZB" found at the southeast corner of a tract of land described in a deed to LFR1 Dallas Logistics 1 LLC, recorded in Instrument No. 201800322087, O.P.R.D.C.T. and the southwest corner of a tract of land described in a deed to the State of Texas, recorded in Volume 95233, Page 1314, of the Deed Records of Dallas County, Texas (D.R.D.C.T.), being in the westerly line of President George Bush Turnpike (variable width right-of-way), (as depicted on North Texas Tollway Authority's Right-of-Way Plan for President George Bush Turnpike) said point being on a non-tangent curve to the left, having a radius of 283.99 feet and a central angle of 41 degrees 23 minutes 12 seconds;

- 1) THENCE with said westerly line of President George Bush Turnpike and with said curve to the left, an arc distance of 205.14 feet (Chord Bearing South 32 degrees 45 minutes 46 seconds West - 200.71 feet) to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set;
- 2) THENCE South 72 degrees 30 minutes 08 seconds East, continuing with the said westerly line of President George Bush Turnpike, a distance of 64.37 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set on a non-tangent curve to the left, having a radius of 219.99 feet and a central angle of 50 degrees 29 minutes 58 seconds;
- 3) THENCE continuing with said westerly line of President George Bush Turnpike and with said curve to the left, an arc distance of 193.90 feet (Chord Bearing South 14 degrees 46 minutes 05 seconds East - 187.68 feet) to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set;
- 4) THENCE South 16 degrees 03 minutes 16 seconds West, continuing with said westerly line of President George Bush Turnpike, a distance of 496.85 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the point of curvature of a curve to the left, having a radius of 2,883.79 feet and a central angle of 09 degrees 02 minutes 31 seconds;
- 5) THENCE continuing with said westerly line of President George Bush Turnpike and with said curve to the left, an arc distance of 455.09 feet (Chord Bearing South 11 degrees 32 minutes 01 second West - 454.62 feet) to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set;
- 6) THENCE South 48 degrees 46 minutes 04 seconds West, continuing with said westerly line of President George Bush Turnpike, a distance of 131.97 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set on a non-tangent curve to the left, having a radius of 2,872.56 feet and a central angle of 12 degrees 23 minutes 37 seconds;
- 7) THENCE continuing with said westerly line of President George Bush Turnpike and said curve to the left, an arc distance of 621.36 feet (Chord 01 degree 49 minutes 57 seconds East - 620.15 feet) to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set in the north line of a tract of land described in a deed to Dallas Power & Light, recorded in Volume 4682, Page 421, D.R.D.C.T.;

APPROVED:  
 [Signature] 2/4/20

**TRACT 1**

County: Dallas  
Highway: PGBT  
Surplus Parcel 5


Description for Surplus Parcel 5

- 8) THENCE South 88 degrees 37 minutes 58 seconds West, departing said westerly line of President George Bush Turnpike, with the north line of said Dallas Power & Light tract, a distance of 1,948.12 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the southwest corner of said "Tract 1" and northwest corner of said Dallas Power & Light tract, being in the east line of a tract of land described in deed to the City of Carrollton, recorded in Volume 91191, Page 787, D.R.D.C.T.;
- 9) THENCE North 00 degrees 00 minutes 31 seconds West, with the west line of said "Tract 1" and the east line of said City of Carrollton tract, a distance of 1,902.39 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set;
- 10) THENCE North 51 degrees 16 minutes 44 seconds West, continuing with the west line of said "Tract 1" and the east line of said City of Carrollton tract, a distance of 198.24 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the northwest corner of said "Tract 1", being in the south line of a tract of land described in deed to Texas Power & Light, recorded in Volume 1773, Page 315, D.R.D.C.T.;
- 11) THENCE North 89 degrees 32 minutes 17 seconds East, with the north line of said "Tract 1" and the south line of said Texas Power & Light tract, at a distance of 1,018.55 feet passing the southeast corner of said Texas Power & Light tract and the southwest corner of said LFR1 Dallas Logistics 1 LLC tract, a total distance of 2,409.69 feet to the **POINT OF BEGINNING** and containing 4,178,611 square feet [95.9277 Acres] of land, more or less.

The Basis of Bearings is the Texas State Plane Coordinate System of 1983, North Central Zone (4202), North American Datum (NAD83) 2011 Adjustment, EPOCH 2010. All distances coordinates shown are surface, unless otherwise noted, and may be converted to grid by dividing by the TxDOT combined scale factor of 1.000136506. Unit of measure is Survey Foot.

Survey plat of even date herewith accompanies the legal description.

I, Patrick J. Baldasaro, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that the land description and plat represent an actual survey made on the ground under my supervision.

 \_\_\_\_\_ 11.11.19  
 Patrick J. Baldasaro, R.P.L.S. Date  
 Texas Registration No. 5504  
 200 W. Belmont Dr., Suite D  
 Allen, Texas 75013  
 Ph. 972-649-6669  
 TBPLS FIRM NO. 10194303

**WILLIAM B. ROWE SURVEY**  
**ABST. NO. 1243**

LRF, DALLAS LOGISTICS 1 LLC  
 INST. NO. 201800322087  
 O.P.R.D.C.T.

N89° 32' 17" E 2,409.69'

MATCHLINE PAGE 6 OF 6

NORTH TEXAS  
 TOLLWAY AUTHORITY  
 VOL. 2002, P.G. 974  
 O.P.R.D.C.T.

**ALEX W. PERRY SURVEY**  
**ABST. NO. 1147**

**SURPLUS PARCEL 5**  
**4,178.611 SF**  
**95.9277 AC.**

**LEGEND**

- EXISTING ROW
- PROPERTY LINE
- PROPOSED BOUNDARY
- SURVEY LINE
- POINT OF BEGINNING
- SET 1/2" IRON ROD W/ RED CAP STAMPED "P.B. SURVEY" (UNLESS NOTED OTHERWISE)
- ALUM. TXDOT MON. FND.
- CONTROLLING MONUMENT
- CM
- D.R.H.C.T.
- O.P.R.H.C.T.
- P.R.H.C.T.

MATCHLINE PAGE 4 OF 6

**NOTES:**

BEARINGS SHOWN ARE BASED ON THE TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 (NAD 1983) 2011 ADJUSTMENT, EPOCH 2010. THE TXDOT DALLAS COUNTY SCALE FACTOR OF 1.000136506 WAS USED FOR THIS PROJECT.

A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.

EXHIBIT "A"  
 PAGE 3 OF 6



GRAPHIC SCALE



SCALE: 1"=200'

**TRACT 1**

Exhibit A



*Patrick J. Baldasaro*  
 11/11/19

PATRICK J. BALDASARO, RPLS NO. 5504  
 TBPLS FIRM NO. 10194303 DATE

A PLAT OF  
**SURPLUS PARCEL 5**  
**PRESIDENT GEORGE BUSH TURNPIKE**  
**4,178.611 SQ. FT. 195.9277 AC.1**  
 IN THE ALEX W. PERRY SURVEY  
 ABSTRACT NO. 1147,  
 CITY OF CARROLLTON  
 DALLAS COUNTY, TEXAS

**IH-35E**  
 (VARIABLE WIDTH ROW)

STATE OF TEXAS  
 VOL. 9523, P.G. 1314  
 D.R.D.C.T.

1/2" IRON ROD

P.O.B.  
 1/2" IRON ROD (CM)  
 W/ "AZB" CAP  
 GRID: 7,044,097.46  
 E: 2,448,899.28

S72° 30' 08" E  
 64.37'

DR : 50° 29' 58"  
 : 219.66'  
 : 199.90'  
 CB : S74° 46' 05" E  
 CH : 187.68'

**PRESIDENT GEORGE BUSH**  
**TURNPIKE**  
 (VARIABLE WIDTH ROW)  
 (AS DEPICTED ON RIGHT-O-WAY PLAN  
 FOR PRESIDENT GEORGE BUSH TURNPIKE)

S16° 03' 16" W 496.85'

DR : 09° 02' 31"  
 : 2,885.79'  
 : 455.09'  
 CB : S11° 32' 01" W  
 CH : 454.62'

**ALEX W. PERRY SURVEY  
ABST. NO. 1147**

NORTH TEXAS  
TOLLWAY AUTHORITY  
VOL. 2002114, PG. 974  
O.P.R.D.C.T.

**SURPLUS PARCEL 5  
4,178,611 SF  
95.9277 AC.**

D : 09° 07' 31"  
R : 2582.79'  
CB : 4582.09'  
CH : 372.01"W  
S48° 46' 04" W  
131.97'

D : 12° 23' 37"  
R : 2872.56'  
CB : 621.36'  
CH : S01° 49' 57" E  
620.15'

**PRESIDENT GEORGE BUSH  
TURNPIKE**  
(VARIABLE WIDTH ROW)  
(AS DEPICTED ON RIGHT-O-WAY PLAN  
FOR PRESIDENT GEORGE BUSH TURNPIKE)

NORTH TEXAS  
TOLLWAY AUTHORITY  
VOL. 2002114, PG. 974  
O.P.R.D.C.T.

SLOPE EASEMENT AS DEPICTED  
ON RIGHT-O-WAY PLAN FOR  
PRESIDENT GEORGE BUSH TURNPIKE

DALLAS POWER &  
LIGHT CO.  
VOL. 4682, PG. 421  
D.R.D.C.T.

DALLAS POWER & LIGHT CO.  
VOL. 4688, PG. 300  
D.R.D.C.T.

NORTH TEXAS  
TOLLWAY AUTHORITY  
VOL. 2002114, PG. 974  
O.P.R.D.C.T.



*Patrick J. Baldasaro*  
PATRICK J. BALDASARO, RPLS NO. 5504  
TBPLS FIRM NO. 1054-303

**Exhibit A**

**TRACT 1**

**A PLAT OF  
SURPLUS PARCEL 5  
PRESIDENT GEORGE BUSH TURNPIKE  
4,178,611 SQ. FT. [95.9277 AC.]  
IN THE ALEX W. PERRY SURVEY  
ABSTRACT NO. 1147,  
CITY OF CARROLLTON  
DALLAS COUNTY, TEXAS**

**NOTES:**  
BEARINGS SHOWN ARE BASED ON THE TEXAS COORDINATE  
SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN  
DATUM OF 1983 (NAD 1983), 2011 ADJUSTMENT, EPOCH  
2010. THE TXDOT DALLAS COUNTY SCALE FACTOR OF  
1.000136506 WAS USED FOR THIS PROJECT.  
A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN  
CONJUNCTION WITH THIS PARCEL PLAT.

**LEGEND**

- EXISTING ROW
- PROPERTY LINE
- PROPOSED BOUNDARY
- SURVEY LINE
- POINT OF BEGINNING
- SET 1/2" IRON ROD W/ RED CAP  
STAMPED "PJB SURVEYING"  
(UNLESS NOTED OTHERWISE)
- ALUM. TXDOT MON. FND.
- CONTROLLING MONUMENT
- DEED RECORDS OF DALLAS COUNTY TEXAS
- D.R.H.C.T.
- O.P.R.H.C.T.
- P.R.H.C.T.
- MAP RECORDS OF DALLAS COUNTY TEXAS

ALEX W. PERRY SURVEY  
ABST. NO. 1147

SURPLUS PARCEL 5  
4,178,611 SF  
95.9277 AC.

NORTH TEXAS  
TOLLWAY AUTHORITY  
TRACT 1  
VOL. 2002114, PG. 974  
O.P.R.D.C.T.

NORTH TEXAS  
TOLLWAY AUTHORITY  
TRACT 7  
VOL. 2002114, PG. 974  
O.P.R.D.C.T.

S88° 37'58"W 1,948.12'

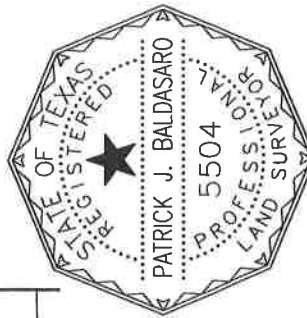
DALLAS POWER &  
LIGHT CO.  
VOL. 4682, PG. 421  
D.R.D.C.T.



MATCHLINE PAGE 4 OF 6

Exhibit A

TRACT 1



A PLAT OF  
SURPLUS PARCEL 5  
PRESIDENT GEORGE BUSH TURNPIKE  
4,178,611 SQ. FT. [95.9277 AC.]  
IN THE ALEX W. PERRY SURVEY  
ABSTRACT NO. 1147,  
CITY OF CARROLLTON  
DALLAS COUNTY, TEXAS

NOTES:

BEARINGS SHOWN ARE BASED ON THE TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 (NAD 1983), 2011 ADJUSTMENT, EPOCH 2010. THE TXDOT DALLAS COUNTY SCALE FACTOR OF 1.000136506 WAS USED FOR THIS PROJECT.

A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.

LEGEND

- EXISTING ROW
- PROPERTY LINE
- PROPOSED BOUNDARY
- SURVEY LINE
- POINT OF BEGINNING
- SET 1/2" IRON ROD W/ RED CAP STAMPED "PJB SURVEYING" (UNLESS NOTED OTHERWISE)
- ALUM. TXDOT MON. FND.
- CONTROLLING MONUMENT
- D.R.H.C.T.
- O.P.R.H.C.T.
- P.R.H.C.T.
- MAP RECORDS OF DALLAS COUNTY TEXAS
- DEED RECORDS OF DALLAS COUNTY TEXAS
- OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY TEXAS
- MAP RECORDS OF DALLAS COUNTY TEXAS

\$FILE\$

PATRICK J. BALDASARO, RPLS NO. 5504  
TBPLS FIRM NO. 10194503  
DATE



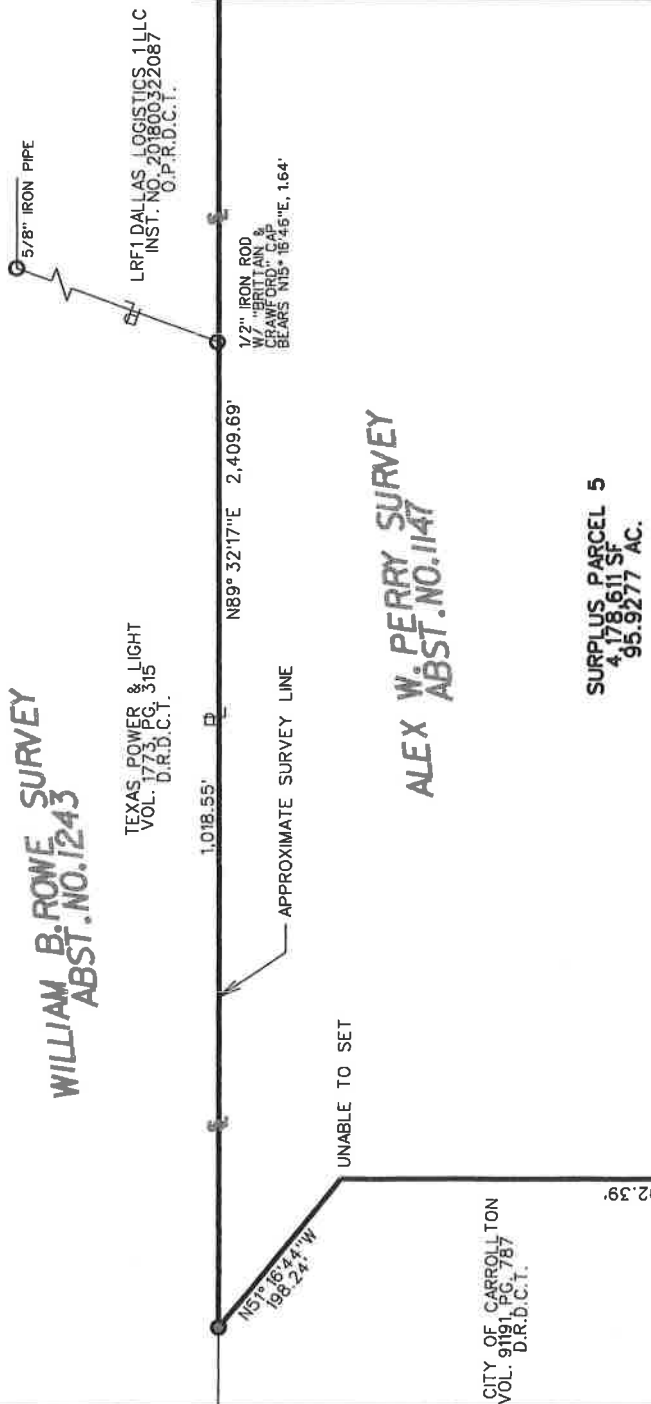
Exhibit A

TRACT 1



*Patrick J. Baldasaro*  
11/11/19  
PATRICK J. BALDASARO, RPLS NO. 5504  
TBPLS FIRM NO. 10794-303

MATCHLINE PAGE 3 OF 6



WILLIAM B. ROWE SURVEY  
ABST. NO. 1243

TEXAS POWER & LIGHT  
VOL. 1773, PG. 315  
D.R.D.C.T.

APPROXIMATE SURVEY LINE

UNABLE TO SET

ALEX W. PERRY SURVEY  
ABST. NO. 1147

SURPLUS PARCEL 5  
4,178,611 SF  
95.9277 AC.

NORTH TEXAS  
TOLLWAY AUTHORITY  
VOL. 2002, PG. 974  
O.P.R.D.C.T.

MATCHLINE PAGE 5 OF 6

LEGEND

- EXISTING ROW
- PROPERTY LINE
- PROPOSED BOUNDARY
- SURVEY LINE
- POINT OF BEGINNING
- SET 1/2" IRON ROD W/ RED CAP STAMPED "PJB SURVEYING" (UNLESS NOTED OTHERWISE)
- ALUM. TXDOT MON. FND.
- CONTROLLING MONUMENT
- DEED RECORDS OF DALLAS COUNTY TEXAS
- D.R.H.C.T.
- OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY TEXAS
- P.R.H.C.T.
- MAP RECORDS OF DALLAS COUNTY TEXAS

NOTES:  
BEARINGS SHOWN ARE BASED ON THE TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 (NAD 1983), 2011 ADJUSTMENT, EPOCH 2010. THE TXDOT DALLAS COUNTY SCALE FACTOR OF 1.000136506 WAS USED FOR THIS PROJECT.

A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.

A PLAT OF  
SURPLUS PARCEL 5  
PRESIDENT GEORGE BUSH TURNPIKE  
4,178,611 SQ. FT. [95.9277 AC.]  
IN THE ALEX W. PERRY SURVEY  
ABSTRACT NO. 1147,  
CITY OF CARROLLTON  
DALLAS COUNTY, TEXAS

County: Dallas  
 Highway: PGBT  
 Surplus Parcel 6

## TRACT 2

### Description for Surplus Parcel 6

BEING 4,945,215 square feet of land, more or less, in the Alex W. Perry Survey, Abstract Number 1147 and the J. Bevers Abstract Number 166, in the City of Carrollton, Dallas County, Texas, being part of a tract of land described as "Tract 2" in a deed to North Texas Tollway Authority, recorded in Volume 2002114, Page 974, in the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), said 4,945,215 square feet [113.5265 Acres] of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the intersection of the south line of a tract of land described in a deed to Dallas Power & Light, recorded in Volume 4682, Page 421, in the Deed Records of Dallas County, Texas (D.R.D.C.T.), and the westerly line of President George Bush Turnpike (variable width right-of-way), (as depicted on North Texas Tollway Authority's Right-of-Way Plan for President George Bush Turnpike) being on a curve to the left, having a radius of 2,872.56 feet and a central angle of 06 degrees 11 minutes 57 seconds;

- 1) THENCE with said westerly line of President George Bush Turnpike and with said curve to the left, an arc distance of 310.81 feet (Chord Bearing South 13 degrees 38 minutes 49 seconds East – 310.65 feet) to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set;
- 2) THENCE South 16 degrees 44 minutes 48 seconds East, continuing with the said westerly line of President George Bush Turnpike, a distance of 232.16 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set;
- 3) THENCE South 12 degrees 03 minutes 46 seconds East, continuing with the said westerly line of President George Bush Turnpike, a distance of 296.79 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set;
- 4) THENCE South 06 degrees 25 minutes 44 seconds East, continuing with the said westerly line of President George Bush Turnpike, a distance of 298.65 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set;
- 5) THENCE South 06 degrees 32 minutes 09 seconds East, continuing with the said westerly line of President George Bush Turnpike, a distance of 401.62 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set;
- 6) THENCE South 00 degrees 43 minutes 18 seconds East, continuing with the said westerly line of President George Bush Turnpike, a distance of 332.78 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set in the south line of said "Tract 2" and the north line of a tract of land described in deed to the City of Dallas, recorded in Volume 3336, Page 243, D.R.D.C.T.;
- 7) THENCE South 89 degrees 45 minutes 10 seconds West, departing the said westerly line of President George Bush Turnpike, with the south line of said "Tract 2" and the north line of said City of Dallas Tract, a distance of 1,047.41 feet to a point for corner in the center of the Elm Fork of the Trinity River;

THENCE with the center of said Elm Fork of the Trinity River and south line of said "Tract 2" the following courses and distances:


  
*Scott Holt*  
 FIELD NOTES APPROVED:  
 7/1/2020

County: Dallas  
 Highway: PGBT  
 Surplus Parcel 6

**TRACT 2**

Page 2 of 7  
 November 11, 2019  
 Revised June 25, 2020


## Description for Surplus Parcel 6

- 8) THENCE South 06 degrees 12 minutes 04 seconds East, a distance of 200.00 feet;
- 9) THENCE South 19 degrees 08 minutes 49 seconds West, a distance of 200.00 feet;
- 10) THENCE South 32 degrees 20 minutes 03 seconds West, a distance of 200.00 feet;
- 11) THENCE South 43 degrees 24 minutes 04 seconds West, a distance of 200.00 feet;
- 12) THENCE South 54 degrees 13 minutes 02 seconds West, a distance of 200.00 feet;
- 13) THENCE South 74 degrees 28 minutes 46 seconds West, a distance of 200.00 feet;
- 14) THENCE South 84 degrees 39 minutes 53 seconds West, a distance of 200.00 feet;
- 15) THENCE North 87 degrees 35 minutes 06 seconds West, a distance of 200.00 feet;
- 16) THENCE North 75 degrees 31 minutes 29 seconds West, a distance of 199.90 feet;
- 17) THENCE North 62 degrees 09 minutes 18 seconds West, a distance of 200.10 feet;
- 18) THENCE North 57 degrees 39 minutes 47 seconds West, a distance of 64.34 feet;
  
- 19) THENCE North 31 degrees 02 minutes 14 seconds East, departing the approximate center of said Elm Fork of the Trinity River, a distance of 437.99 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set;
  
- 20) THENCE North 22 degrees 25 minutes 20 seconds East, a distance of 90.13 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set;
  
- 21) THENCE North 00 degrees 02 minutes 47 seconds East, a distance of 2,046.73 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the northwest corner of said "Tract 2" and the southwest corner of said Dallas Power & Light tract;
  
- 22) THENCE North 88 degrees 37 minutes 52 seconds East, with the north line of said "Tract 2" and the south line of said Dallas Power & Light tract, a distance of 1,967.68 feet to the **POINT OF BEGINNING** and containing 4,945,215 square feet [113.5265 Acres] of land, more or less.

The Basis of Bearings is the Texas State Plane Coordinate System of 1983, North Central Zone (4202), North American Datum (NAD83) 2011 Adjustment, EPOCH 2010. All distances coordinates shown are surface, unless otherwise noted, and may be converted to grid by dividing by the TxDOT combined scale factor of 1.000136506. Unit of measure is Survey Foot.

Survey plat of even date herewith accompanies the legal description.

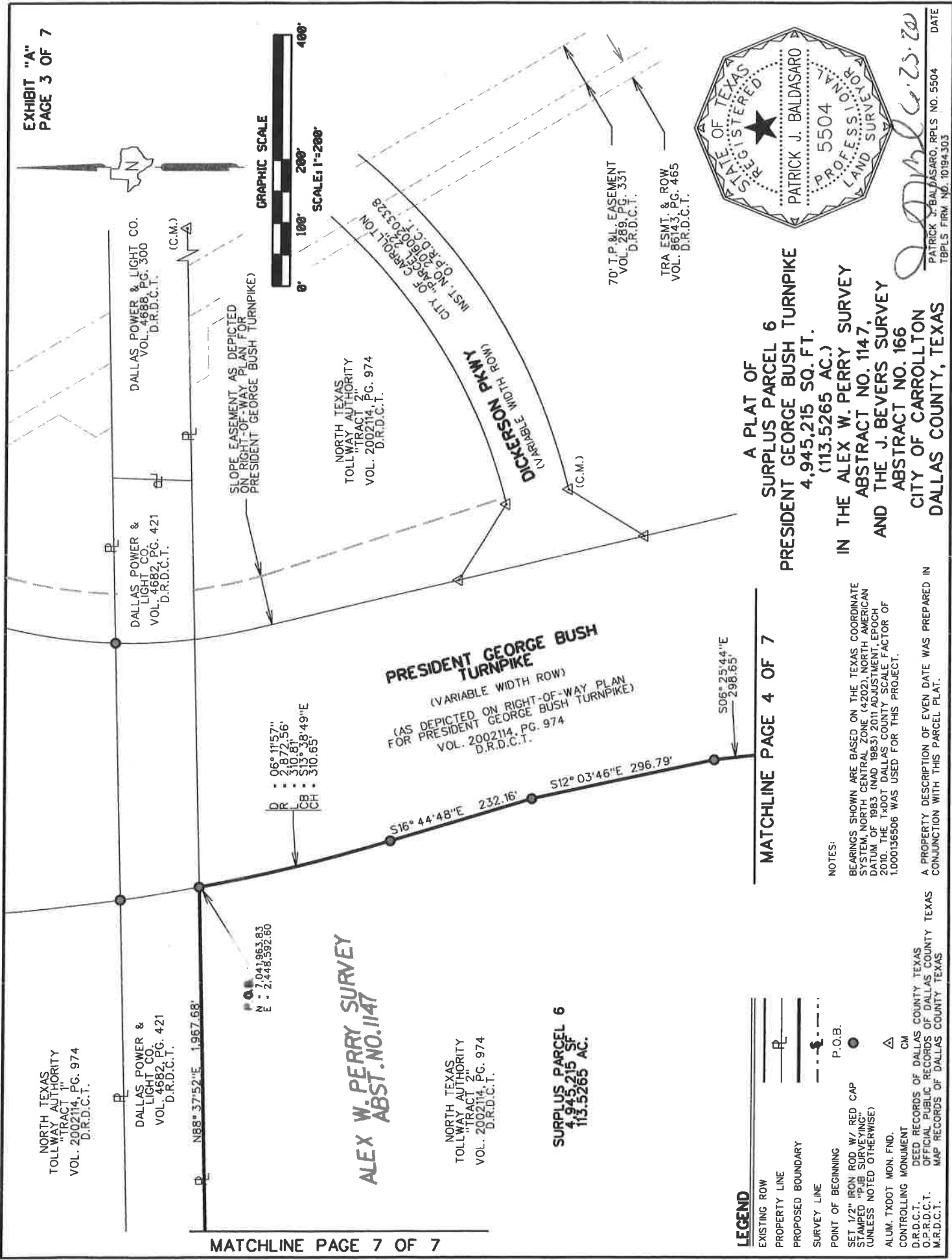
I, Patrick J. Baldasaro, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that the land description and plat represent an actual survey made on the ground under my supervision.

  
 Patrick J. Baldasaro, R.P.L.S.  
 Texas Registration No. 5504  
 200 W. Belmont Dr., Suite D  
 Allen, Texas 75013  
 Ph. 972-649-6669  
 TBPLS FIRM NO. 10194303

6-25-20  
 Date







A PLAT OF  
SURPLUS PARCEL 6  
PRESIDENT GEORGE BUSH TURNPIKE  
4,945.215 SQ. FT.  
(113.5265 AC.)  
IN THE ALEX W. PERRY SURVEY  
ABSTRACT NO. 1147,  
AND THE J. BEVERS SURVEY  
ABSTRACT NO. 166  
CITY OF CARROLLTON  
DALLAS COUNTY, TEXAS

MATCHLINE PAGE 4 OF 7

06° 11' 57" 296.79'  
S16° 44' 48" E 232.16'  
S12° 03' 46" E 296.79'  
S06° 25' 44" E 298.65'

DR  
CB  
CH

P.O.B.  
N : 7,041,963.83  
E : 2,448,592.60

N88° 37' 52" E 1,967.68'

MATCHLINE PAGE 7 OF 7

06° 11' 57" 296.79'  
S16° 44' 48" E 232.16'  
S12° 03' 46" E 296.79'  
S06° 25' 44" E 298.65'

DR  
CB  
CH

P.O.B.  
N : 7,041,963.83  
E : 2,448,592.60

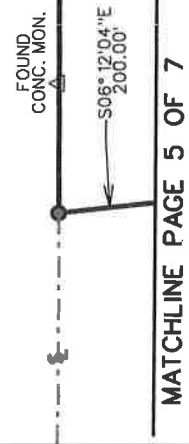
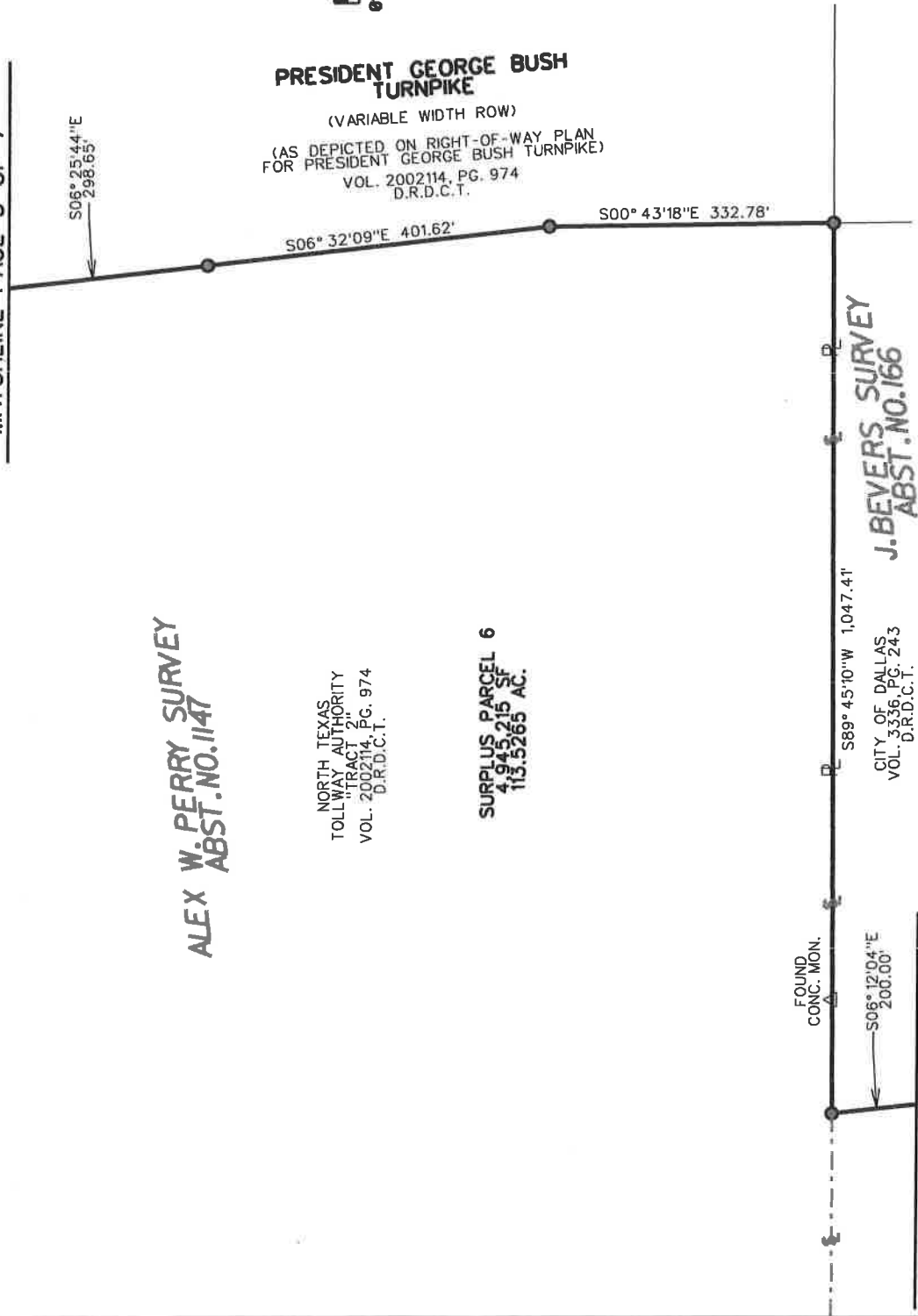
N88° 37' 52" E 1,967.68'

**ALEX W. PERRY SURVEY**  
**ABST. NO. 1147**

NORTH TEXAS  
TOLLWAY AUTHORITY  
TRACT 2  
VOL. 2002114, PG. 974  
D.R.D.C.T.

**SURPLUS PARCEL 6**  
**4,945,215 SF**  
**113.5265 AC.**

**PRESIDENT GEORGE BUSH TURNPIKE**  
(VARIABLE WIDTH ROW)  
(AS DEPICTED ON RIGHT-OF-WAY PLAN FOR PRESIDENT GEORGE BUSH TURNPIKE)  
VOL. 2002114, PG. 974  
D.R.D.C.T.



MATCHLINE PAGE 5 OF 7

**J. BEVERS SURVEY**  
**ABST. NO. 166**

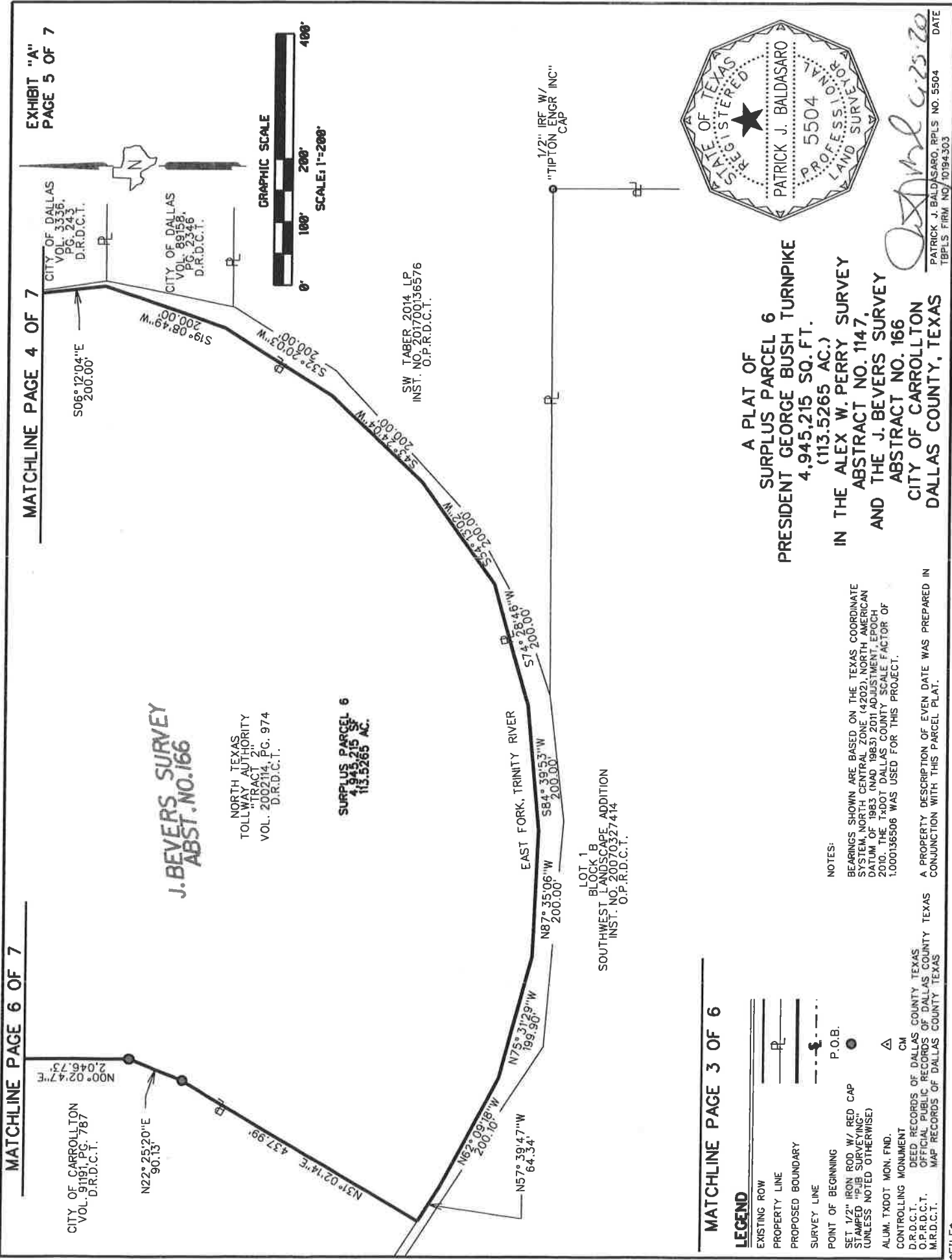
CITY OF DALLAS  
VOL. 3536, PG. 243  
D.R.D.C.T.

A PLAT OF  
**SURPLUS PARCEL 6**  
**PRESIDENT GEORGE BUSH TURNPIKE**  
**4,945,215 SQ. FT.**  
**(113.5265 AC.)**  
IN THE ALEX W. PERRY SURVEY  
ABSTRACT NO. 1147,  
AND THE J. BEVERS SURVEY  
ABSTRACT NO. 166  
CITY OF CARROLLTON  
DALLAS COUNTY, TEXAS



*Patrick J. Baldasaro*  
PATRICK J. BALDASARO, RPLS NO. 5504  
TBPPLS FIRM, NO. 10194-303  
DATE

NOTES:  
BEARINGS SHOWN ARE BASED ON THE TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 (NAD 1983) 2011 ADJUSTMENT, EPOCH 2010. THE TXDOT DALLAS COUNTY SCALE FACTOR OF 1.000136506 WAS USED FOR THIS PROJECT.  
A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.



MATCHLINE PAGE 6 OF 7

MATCHLINE PAGE 4 OF 7

EXHIBIT "A"  
PAGE 5 OF 7

CITY OF CARROLLTON  
VOL. 91191, PG. 787  
D.R.D.C.T.

N22° 25' 20" E  
90.13

S06° 12' 04" E  
200.00'

CITY OF DALLAS  
VOL. 3336,  
PG. 243,  
D.R.D.C.T.

CITY OF DALLAS  
VOL. 89158,  
PG. 2346,  
D.R.D.C.T.

J. BEVERS SURVEY  
ABST. NO. 166

NORTH TEXAS  
TOLLWAY AUTHORITY  
"TRACT 2"  
VOL. 2002114, PG. 974  
D.R.D.C.T.

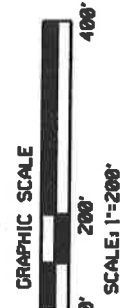
SURPLUS PARCEL 6  
4,945.215 SQ.  
113.5265 AC.

SW TABER 2014 LP  
INST. NO. 201700136576  
O.P.R.D.C.T.

EAST FORK, TRINITY RIVER

LOT 1  
BLOCK B  
SOUTHWEST LANDSCAPE ADDITION  
INST. NO. 20070327414  
O.P.R.D.C.T.

1/2" IRON ROD W/  
"TIPTON ENGR INC"  
CAP

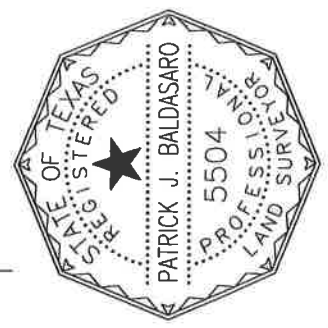


MATCHLINE PAGE 3 OF 6

LEGEND

- EXISTING ROW
- PROPERTY LINE
- PROPOSED BOUNDARY
- SURVEY LINE
- POINT OF BEGINNING
- SET 1/2" IRON ROD W/ RED CAP STAMPED "P.R. SURVEYING" (UNLESS NOTED OTHERWISE)
- ALUM. TXDOT MON. FND.
- CONTROLLING MONUMENT
- CM
- DEED RECORDS OF DALLAS COUNTY TEXAS
- OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY TEXAS
- MAP RECORDS OF DALLAS COUNTY TEXAS

A PLAT OF  
SURPLUS PARCEL 6  
PRESIDENT GEORGE BUSH TURNPIKE  
4,945.215 SQ. FT.  
(113.5265 AC.)  
IN THE ALEX W. PERRY SURVEY  
ABSTRACT NO. 1147,  
AND THE J. BEVERS SURVEY  
ABSTRACT NO. 166  
CITY OF CARROLLTON  
DALLAS COUNTY, TEXAS



NOTES:  
BEARINGS SHOWN ARE BASED ON THE TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 (NAD 1983) 2011 ADJUSTMENT, EPOCH 2010. THE TXDOT DALLAS COUNTY SCALE FACTOR OF 1.000136506 WAS USED FOR THIS PROJECT.  
A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.

*Patrick J. Baldasaro*  
PATRICK J. BALDASARO, RPLS NO. 5504  
TBP/LS FIRM NO. 10194300  
DATE 6-25-20



GRAPHIC SCALE



SCALE: 1"=200'

ALEX W. PERRY SURVEY  
ABST. NO. 1147

SURPLUS PARCEL 6  
4,945,215 SF  
113.5265 AC.

NORTH TEXAS  
TOLLWAY AUTHORITY  
TRACT 2  
VOL. 2002114, PG. 974  
D.R.D.C.T.

J. BEVERS SURVEY  
ABST. NO. 166



A PLAT OF  
SURPLUS PARCEL 6  
PRESIDENT GEORGE BUSH TURNPIKE  
4,945,215 SQ. FT.  
(113.5265 AC.)  
IN THE ALEX W. PERRY SURVEY  
ABSTRACT NO. 1147,  
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ABSTRACT NO. 166  
CITY OF CARROLLTON  
DALLAS COUNTY, TEXAS

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LEGEND

- EXISTING ROW
- PROPERTY LINE
- PROPOSED BOUNDARY
- SURVEY LINE
- POINT OF BEGINNING
- SET 1/2" IRON ROD W/ RED CAP STAMPED "PJB SURVEYING" (UNLESS NOTED OTHERWISE)
- ALUM. TxDOT MON. FND.
- CONTROLLING MONUMENT
- D.R.D.C.T.
- O.P.R.D.C.T.
- M.R.D.C.T.

DATE \$FILE\$

*Patrick J. Baldasaro*  
PATRICK J. BALDASARO, RPLS NO. 5504  
TBPLS FIRM NO. 10194-303  
DATE

N00°02'47"E 2,046.73'

CITY OF CARROLLTON  
VOL. 9191, PG. 787  
D.R.D.C.T.

MATCHLINE PAGE 3 OF 7

DALLAS POWER &  
LIGHT CO.  
VOL. 4682, PG. 421  
D.R.D.C.T.

N88° 37'52"E 1,967.68'

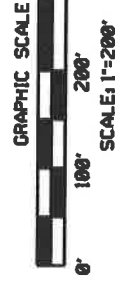
ALEX W. PERRY SURVEY  
ABST. NO. 1147

NORTH TEXAS  
TOLLWAY AUTHORITY  
TRACT 2,  
VOL. 2002114, PG. 974  
D.R.D.C.T.

SURPLUS PARCEL 6  
4,945,215 SF  
113.5265 AC.

CITY OF CARROLLTON  
VOL. 9191, PG. 787  
D.R.D.C.T.

N00° 02'47"E 2,046.73'



MATCHLINE PAGE 6 OF 7

LEGEND

- EXISTING ROW
- PROPERTY LINE
- PROPOSED BOUNDARY
- SURVEY LINE
- POINT OF BEGINNING
- SET 1/2" IRON ROD W/ RED CAP STAMPED "PJB SURVEYING" (UNLESS NOTED OTHERWISE)
- ALUM. TXDOT MON. FND.
- CONTROLLING MONUMENT
- D.R.D.C.T.
- O.P.R.D.C.T.
- M.R.D.C.T.

P.O.B.

CM

DEED RECORDS OF DALLAS COUNTY, TEXAS  
OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS  
MAP RECORDS OF DALLAS COUNTY, TEXAS

A PLAT OF  
SURPLUS PARCEL 6  
PRESIDENT GEORGE BUSH TURNPIKE  
4,945,215 SQ. FT.  
(113.5265 AC.)  
IN THE ALEX W. PERRY SURVEY  
ABSTRACT NO. 1147,  
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ABSTRACT NO. 166  
CITY OF CARROLLTON  
DALLAS COUNTY, TEXAS



*Patrick J. Baldasaro*  
PATRICK J. BALDASARO, RPLS NO. 5504  
TBPLS FIRM NO. 0194303  
DATE

NOTES:

BEARINGS SHOWN ARE BASED ON THE TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 (NAD 1983), 2011 ADJUSTMENT EPOCH 2010. THE TXDOT DALLAS COUNTY SCALE FACTOR OF 1.000136506 WAS USED FOR THIS PROJECT.

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