

**EXHIBIT A**

County: Kaufman  
Highway: FM 548  
From Station 338+87.96 to Station 339+89.66  
RCSJ: 2588-01-019

Page 1 of 5  
November 7, 2019

**DESCRIPTION FOR TRACT 78  
327 SQUARE FOOT (0.0075 ACRE)  
CITY OF DALLAS  
BOUNDARY SURVEY  
STATE OF TEXAS**

**BEING** a 327 square foot (0.0075 of one acre) tract of land out of the D. Harris Survey, Abstract No. 199, in Kaufman County, Texas, and being a portion of that tract described as 11.26 acres conveyed to the City of Dallas by deed, as recorded in Volume 442, Page 506, Deed Records, Kaufman County, Texas (D.R.K.C.T.), said 11.26 acre City of Dallas tract being recorded as Tract K-41, dated October 7, 1959, in the City of Dallas Survey Records Vault; said 327 square foot (0.0075 of one acre) tract of land being more particularly described by metes and bounds as follows:

**COMMENCING** at a City of Dallas monument (Controlling Monument) found at the northeast corner of said 11.26 City of Dallas tract, same being in an interior line of the remainder of that tract described 262 acres (Tract Two) conveyed to Sams Partnership by deed, as recorded in Document No. 2008-00009499, Official Public Records, Kaufman County, Texas (O.P.R.K.C.T.), and being in the southwest margin of County Road 233;

**THENCE**, South 79 degrees 15 minutes 22 seconds West, along the common line of said 11.26 acre City of Dallas tract and said Sams Partnership tract, a distance of 3,478.58 feet to a 5/8-inch iron rod with TEXAS DEPARTMENT OF TRANSPORTATION pink plastic cap set in the proposed southeast right-of-way line of F.M. 548, for the **POINT OF BEGINNING**, at Station 339+89.66, 74.10 feet right and having Surface Coordinates of North=6,981,675.82, East=2,620,929.94;

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- 1) **THENCE**, South 48 degrees 19 minutes 47 seconds West, along the proposed southeast right-of-way line of F.M. 548, crossing said 11.26 acre City of Dallas tract, a distance of 100.54 feet to a 5/8-inch iron rod with TEXAS DEPARTMENT OF TRANSPORTATION pink plastic cap set\*\* in the northwest line of said City of Dallas tract, the southeast line of that tract conveyed to the State of Texas by deed, as recorded in Volume 441, Page 441, D.R.K.C.T., at Station 338+87.96, 69.27 feet right, from which a City of Dallas monument (Controlling Monument) found at the southeast corner of said 11.26 acre City of Dallas tract and the northwest corner of that tract described as 11.50 acres conveyed to the City of Dallas by deed, as recorded in Document No. 2011-0006555, O.P.R.K.C.T., and being in the southwest margin of County Road 233, bears South 44 degrees 10 minutes 53 seconds West, a distance of 137.66 feet and North 79 degrees 15 minutes 22 seconds East, a distance of 3,768.30 feet;
- 2) **THENCE**, North 44 degrees 10 minutes 53 seconds East, along the northwest line of said 11.26 acre City of Dallas tract, the southeast line of said State of Texas tract and the existing southeast right-of-way line of F.M. 548, a distance of 89.92 feet to a point at the north corner of said 11.26 acre City of Dallas tract and at an interior ell corner in said Sams Partnership tract;
- 3) **THENCE**, North 79 degrees 15 minutes 22 seconds East, along the common line of said 11.26 acre City of Dallas tract and said Sams Partnership tract, a distance of 12.66 feet to the **POINT OF BEGINNING** and containing 327 square feet (0.0075 of one acre) of land, more or less.

All bearings and coordinates shown are based on the Texas State Plane Coordinate System (SPCS), North Central Zone (4202), North American Datum 1983 (NAD 83) 2011 Adjustments, Epoch 2010.00. All distances and coordinates shown are surface and may be converted to grid by dividing by a combined scale factor of 1.000114077. All measurements are in U.S. Survey Feet.

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**\*\* The monument described and set in this call may be replaced with a TxDOT Type II right-of-way marker upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.**

A parcel plat of even date was prepared in conjunction with this property description.

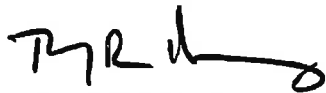
**STATE OF TEXAS       §  
                                  §       KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF TRAVIS   §**

That I, Troy R. Thomas, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this the 7th day of November, 2019 A.D.

SURVEYED BY:

**McGRAY & McGRAY LAND SURVEYORS, INC.**  
3301 Hancock Dr., Ste. 6 Austin, TX 78731 (512) 451-8591  
TBPLS Firm# 10095500



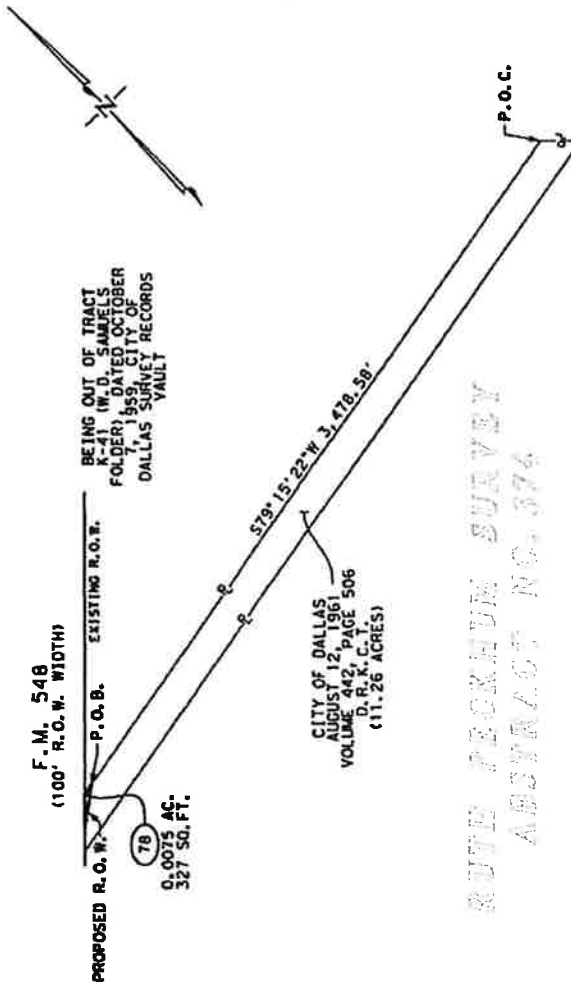
11/7/2019



Troy R. Thomas, Reg. Professional Land Surveyor No. 6130  
2019/Descriptions/FM 548/Tract 78

NOTES:

1. ALL BEARINGS AND COORDINATE SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM (TCS), NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM OF 1983 (NAD 83) 2011 ADJUSTMENT EPOCH 2010.00. ALL DISTANCES AND COORDINATES SHOWN HEREON ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE COMBINED ADJUSTMENT FACTOR OF 1.000114077. ALL MEASUREMENTS ARE IN U.S. SURVEY FEET.
2. SOURCE OF BEARINGS- THE FOLLOWING EXISTING PRIMARY GPS CONTROL POINTS WERE RECOVERED, ANALYZED, AND HELD HORIZONTALLY: E1300216, E1300226, E1300236, E1300246, E1300256, E1300266.
3. ABSTRACTING WAS PERFORMED FROM SEPTEMBER 2017 THROUGH JULY 2019.
4. FIELD SURVEYING WAS PERFORMED FROM SEPTEMBER 2017 THROUGH JULY 2019.
5. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS SKETCH.
6. \*\* THE MONUMENT DESCRIBED AND SET MAY BE REPLACED WITH A TxDOT TYPE II RIGHT-OF-WAY MARKER UPON COMPLETION OF A HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TxDOT.



RUTH PECKHUM SURVEY  
 ABSTRACT NO. 374

PROPERTY INSET  
 NOT TO SCALE

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY SHOWN HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

*Troy R. Thomas*  
 TROY R. THOMAS, REG. PROF. LAND SURVEYOR NO. 6130

11/07/2019  
 DATE



REVISIONS

DEED	ACQUISITION	REMAINING RT
11.26 AC. 490,486 SQ. FT.	0.0075 AC. 327 SQ. FT.	11.25 AC. 490,159 SQ. FT.

McGRAY & McGRAY  
 LAND SURVEYORS, INC.  
 TBPLS FIRM # 10095500  
 3301 HANCOCK DRIVE #6  
 AUSTIN, TEXAS 78731  
 (512) 451-8591

PLAT SHOWING  
 TRACT 78  
 F.M. 548

KAUFMAN COUNTY, TEXAS  
 R.O.W. C.S.J.: 2588-01-019

DATE: NOVEMBER 2019 SCALE: N.T.S.

**ENGINEER'S BASELINE F.M. 548 C3 CURVE DATA**

PI NORTHING = 6,981,774.05  
 PI EASTING = 2,620,918.73  
 PI STATION = 340+45.79  
 DELTA = 04° 40' 03" (RT)  
 DEGREE OF CURVE = 01° 00' 00"  
 LENGTH = 233.50'  
 TANGENT = 466.74'  
 RADIUS BEARING = S 72° 58' 41" 06" E  
 CHORD = 464.41'  
 PC STATION = 338+87.29  
 PT STATION = 342+83.03

**RUTH PECKHUM SURVEY**  
**ABSTRACT NO. 374**

JANICE SUE WANN  
 OCTOBER 5, 2013  
 DOC. NO. 2013-0001804  
 (TRACT 78, 17.0 ACRES)  
 SAVE & EXCEPT 7.0 ACRES)

CITY OF DALLAS  
 SEPTEMBER 24, 1966  
 VOL. 495, PG. 279  
 D. R. K. C. T.  
 (7.0 ACRES)

EXISTING R.O.W.  
 N44° 21' 05" E  
 100' R.O.W. WIDTH  
 F.M. 548  
 1100' R.O.W. WIDTH  
 340+00  
 C3  
 SURVEY LINE A-374  
 APPROXIMATE A-199  
 STATE OF TEXAS  
 VOL. 441, PG. 443  
 D. R. K. C. T.

STA. 338+87.96  
 69.27' RT  
 0.0075 AC.  
 327.50 FT.  
 N44° 10' 53" E  
 89.92'  
 PROPOSED R.O.W.  
 STATE OF TEXAS  
 VOL. 441, PG. 441  
 D. R. K. C. T.

EXISTING R.O.W.  
 N79° 15' 22" E  
 12.66'  
 SAMS PARTNERSHIP  
 MAY 12, 2008  
 DOC. NO. 2008-00009499  
 O.P.R.K.C.T.  
 (REMAINING OF A  
 TRACT TWO-262  
 ACRES)

PROPOSED R.O.W. LINE  
 EXISTING R.O.W. LINE  
 PROPERTY LINE  
 APPROXIMATE SURVEY LINE  
 ENGINEER'S BASELINE  
 R.O.W. DEDICATION LINE

1/2" IRON ROD W/  
 "DAL-TECH" CAP  
 CITY OF DALLAS  
 MARCH 28, 2011  
 DOC. NO. 2011-000255  
 O.P.R.K.C.T.  
 (0.3352 ACRE)

MEMO: MANDAVI-AH  
 DEE-DALE MORAVIA  
 DOC. NO. 2004-0002755  
 O.P.R.K.C.T.  
 (198.21 ACRES)  
 (NO RIGHT-OF-ENTRY  
 AT TIME OF SURVEY)

CITY OF DALLAS  
 APRIL 27, 2011  
 DOC. NO. 2011-0006555  
 O.P.R.K.C.T.  
 (1.50 ACRES)  
 500,938.50' F.I.1

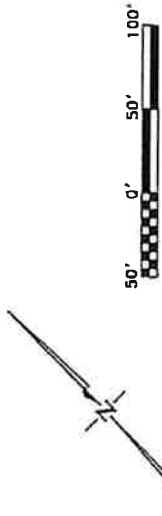
SAMS PARTNERSHIP  
 MAY 12, 2008  
 DOC. NO. 2008-00009499  
 (REMAINING OF A  
 TRACT TWO-262 ACRES)

CITY OF DALLAS  
 AUGUST 12, 1961  
 VOLUME 442, PAGE 506  
 D. R. K. C. T.  
 (111.26 ACRES)

P.O.C.  
 TRACT 78  
 CITY OF DALLAS  
 MONUMENT (CM)

CITY OF DALLAS  
 MONUMENT (CM)

BEING OUT OF TRACT K-41 (W. D.  
 SAMUELS FOLDER), DATED  
 OCTOBER 7, 1959, CITY OF  
 DALLAS SURVEY RECORDS VAULT



**LEGEND**

- FOUND MONUMENT (AS INDICATED)
- SET 5/8" IRON ROD WITH PINK PLASTIC CAP STAMPED TYDOT SURVEY MARKER, RIGHT OF WAY MONUMENT
- (CM) CONTROLLING MONUMENT
- RIGHT-OF-WAY
- POINT OF BEGINNING
- POINT OF COMMENCEMENT
- STATE OF TEXAS
- PROPERTY LINE
- D. R. K. C. T.
- OFFICIAL PUBLIC RECORDS KAUFMAN COUNTY TEXAS
- DEED RECORDS KAUFMAN COUNTY TEXAS
- PROPOSED R. O. W. LINE
- EXISTING R. O. W. LINE
- PROPERTY LINE
- APPROXIMATE SURVEY LINE
- ENGINEER'S BASELINE
- R. O. W. DEDICATION LINE

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PLAT SHOWING  
 TRACT 78

F.M. 548  
 KAUFMAN COUNTY, TEXAS  
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DATE: NOVEMBER 2019 SCALE: 1"=100'