

EXHIBIT "A"

County: Dallas
Highway: I.H. 30
Parcel P00055276
STA. 467+08.37 to 467+99.85
R.O.W. CSJ: 0009-11-258

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October 08, 2020

Description of Parcel P00055276

BEING 1,114 square feet of land, situated in the J. N. Bryan Survey, Abstract Number 194, City of Dallas, Dallas County, Texas, and being in Block F/437, official city numbers, and being part of a tract of land described in a Warranty Deed to the City of Dallas as recorded in Volume 68247, Page 1651, Deed Records, Dallas County, Texas (D.R.D.C.T.), and being part of Lots 2 and 3, Block F, Cockrell's Addition, an Addition to the City of Dallas, Dallas County, Texas, as recorded in Volume 66, Page 33, Plat Records, Dallas County, Texas (P.R.D.C.T.), said 1,114 square feet [0.0256 acres] of land being more particularly described as follows:

COMMENCING at a set 5/8 inch iron rod with yellow plastic cap stamped "BASELINE CORP" for the northeast corner of Lot 1, Block F, said Cockrell's Addition, and being the northeast corner of said City of Dallas tract, and being in the south right of way line of Canton Street (50 feet wide right of way, as platted), and being in the west right of way of Trinity Street (50 feet wide right of way, as platted), and also being the northeast corner of said City Block Number F/437;

THENCE South 00 degrees 07 minutes 00 seconds East, along the east line of said Lots 1 and 2, Block F, and the said west right of way line of said Trinity Street, a distance of 107.59 feet to a 5/8 inch iron rod with TxDOT 1 3/4 inch pink plastic cap stamped "TXDOT SURVEY MARKER, RIGHT OF WAY MONUMENT" set in the new northerly right of way line of Canton Street (variable width right of way) and at the **POINT OF BEGINNING** at Station 467+99.85, 230.61 feet left, and having a Texas State Plane Coordinate System, North Central Zone (4202) N.A.D. 83 (2011 Adjustment), of North 6,969,343.07 and East 2, 491,618.39; **

1. **THENCE** South 00 degrees 07 minutes 00 seconds East, continuing along the east line of said Lot 2, Block F, and the west right of way line of said Trinity Street, a distance of 13.69 feet to a point in the existing north right of way line of Canton Street (as traveled, variable width right of way), and being the northeast corner of that certain tract of land as described in a Deed to the State of Texas as recorded in Volume 5531, Page 339, D.R.D.C.T.;
2. **THENCE** South 63 degrees 18 minutes 11 seconds West, departing the west right of way line of said Trinity Street, and the east line of said City of Dallas tract of land and the west line of said Lot 2, Block F, and the along the north line of said State of Texas tract of land and the existing right of way of said Canton Street, as traveled, a distance of 24.60 feet to a point for corner on the south line of said Lot 2, Block F, said point also being on the north line of said Lot 3, Block F;
3. **THENCE** South 50 degrees 14 minutes 47 seconds West, continuing along the north line of said State of Texas tract of land and the existing right of way of said Canton Street, as traveled, a distance of 35.47 feet to a point for corner, being the southwest corner of the said State of Texas tract of land, and being in the existing north right of way of Canton Street (as traveled), and being in the north line of an alley (20 feet in width) described in a Deed to the City of Dallas as recorded in Volume 312, Page 349, D.R.D.C.T.;

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4. **THENCE** South 89 degrees 59 minutes 15 seconds West, along the north line of said alley and the south line of said State of Texas tract of land, also being in the existing north right of way line of South Griffin Street (variable width right of way), a distance of 15.53 feet to point for corner on the north line of said alley, said point being the southeast corner of that certain tract of land described in Warranty Deed to the City of Dallas as recorded Volume 644, Page 470, D.R.D.C.T.;
5. **THENCE** North 69 degrees 11 minutes 20 seconds West, departing the north line of said alley, and along the north line of said City of Dallas tract of land, and along the existing north right of way line of said South Griffin Street, a distance of 32.20 feet to a 5/8 inch iron rod with TxDOT 1 3/4 inch pink plastic cap stamped "TXDOT SURVEY MARKER, RIGHT OF WAY MONUMENT" set in the new northerly right of way line of Canton Street, at Station 467+08.31, 253.44 feet left;
**
6. **THENCE** North 81 degrees 43 minutes 15 seconds East, departing the north line of said City of Dallas tract of land and the existing north right of way line of said South Griffin Street, and along the new right north right of way line of said Canton Street, to be traveled, a distance of 52.61 feet, to a 5/8 inch iron rod with TxDOT 1 3/4 inch pink plastic cap stamped "TXDOT SURVEY MARKER, RIGHT OF WAY MONUMENT" set for corner in the new northerly right of way line of said Canton Street; **
7. **THENCE** North 56 degrees 25 minutes 04 seconds East, along the new right of way line of said Canton Street, to be traveled, a distance of 51.37 feet to the **POINT OF BEGINNING** and containing 1,114 square feet [0.0256 acres] of land.

** The monument described and set in this call, if destroyed or damaged during construction, may be replaced with a TxDOT Type II Right of Way Marker upon the completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

The Basis of Bearings is The Texas State Plane Coordinate System, North Central Zone (4202), North American Datum 1983 (NAD 83), 2011 Adjustment, Epoch 2010. All distances and 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 US Survey Foot.

Station and Offset information refers to the baseline described in the Control Sheet created 01-20-2020, Project Control Section Job Number 0009-11-258.

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A survey plat of even date herewith accompanies the legal description.

I, Heather Welch-Westfall, 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.

On this day, November 9, 2020



Heather Welch-Westfall, R.P.L.S.
Texas Registration No. 6624

Baseline Corporation
1801 Gateway Blvd., Suite 205
Richardson, Texas 75080
Ph. 972-535-6325
TxSurv F-10193933



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NOTES:

1. ABSTRACT DATED MARCH 2020 THROUGH AUGUST 2020.
 2. BASIS OF BEARINGS IS THE TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM NAD 83, 2011 ADJUSTMENT, EPOCH 2010.
 3. ALL DISTANCES AND COORDINATES SHOW ARE SURFACE, UNLESS OTHERWISE NOTED, AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE TYPOT COMBINED SCALE FACTOR OF 1.000136506. UNIT OF MEASURE IS US SURVEY FEET.
 4. THE STATION AND OFFSET INFORMATION REFERS TO THE BASELINE DESCRIBED IN THE PROJECT SCHEMATIC DATED 01-20-2020, PROJECT CONTROL SECTION JOB# 0009-11-258.
 5. PROJECT CONTROL AS ESTABLISHED BY OTHERS AND PROVIDED BY TYPOT.
 6. FIELD SURVEYS WERE PERFORMED BETWEEN MARCH 2020 AND JUNE 2020.
- A LEGAL DESCRIPTION AT EVERY SURVEY DATE HEREWITH ACCOMPANIES THIS PLAT.

LEGEND

- EXISTING RIGHT OF WAY LINE
 - NEW RIGHT OF WAY LINE
 - EXISTING EASEMENT LINE
 - NEW EASEMENT LINE
 - PROPERTY LINE
 - CONTINUOUS OWNERSHIP PER BEDS AND UNITY OF LINE
 - SURVEY LINE
 - DENIAL OF ACCESS LINE
- * SET TYPOT "AD" MONUMENT UNLESS OTHERWISE NOTED.
 AD * TYPOT 1 3/4 INCH PINK PLASTIC CAP ON TOP OF A 5/8-INCH IRON ROD.
 BD * TYPOT 4 INCH BRONZE DISK SET IN CONCRETE, TYPOT TYPE II RIGHT OF WAY MARKER.
 CD * 1/2 INCH ALUMINUM DISK ON TOP OF A 5/8-INCH IRON ROD SET OR ENDING ON TANGENT OR POINT OF CURVE TO DEFINE THE BEGINNING OR ENDING OF AN ACCESS DENIAL LINE.
 P-O-R * POINT OF REFERENCE
 P-O-C * POINT OF COMMENCING
 P-O-B * POINT OF BEGINNING
 * * * THE MONUMENT DESIGNATING THIS CALL, IF DESTROYED OR DAMAGED DURING CONSTRUCTION, MAY BE REPLACED WITH A TYPOT TYPE II RIGHT OF WAY MARKER UPON THE COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR EITHER EMPLOYED OR CONTROLLED BY MONUMENT
 (CM) * CONTROLLED BY MONUMENT

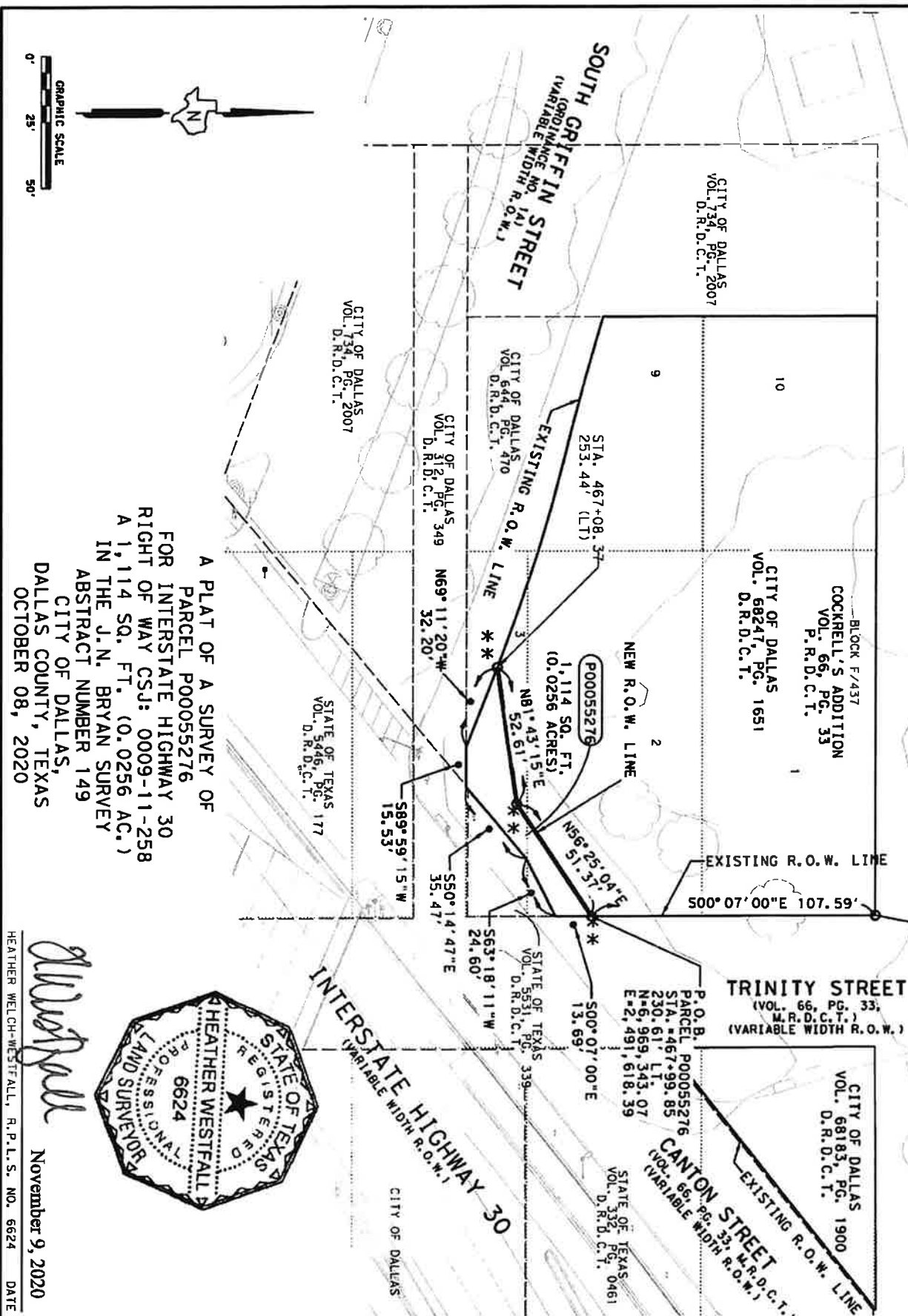
A PLAT OF A SURVEY OF
PARCEL P00055276
FOR INTERSTATE HIGHWAY 30
RIGHT OF WAY CSJ: 0009-11-258
A 1,114 SQ. FT. (0.0256 AC.)
IN THE J. N. BRYAN SURVEY
ABSTRACT NUMBER 149
CITY OF DALLAS,
DALLAS COUNTY, TEXAS
OCTOBER 08, 2020

AREA TABLE (ACRES)

EXISTING	ACQUISITION	REMAINDER (CALCULATED)	
		LEFT	RIGHT
0.6868	0.0256	0.6612	

**J.N. BRYAN SURVEY,
ABSTRACT NUMBER 149,**

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PARCEL P00055276
FOR INTERSTATE HIGHWAY 30
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ABSTRACT NUMBER 149
CITY OF DALLAS,
DALLAS COUNTY, TEXAS
OCTOBER 08, 2020



Heather Westfall
November 9, 2020
HEATHER WELCH-WESTFALL, R.P.L.S. NO. 6624 DATE

PARCEL P00055276