

EXHIBIT "A"

County: Dallas
Highway: Interstate Highway No. 35 (East)
Parcel 6
STA. 824+89.16 to STA. 827+12.74
ROW CSJ: 0196-03-247

Page 1 of 3
Rev: December 7, 2018
Rev: June 20, 2019

Description for Parcel 6

BEING 49,122 square feet of land situated in the Weston Perry Survey, Abstract Number 1151 in the City of Carrollton, Dallas County, Texas, and being part of a tract of land described as Tract No. 4 in a deed to the City of Dallas, as recorded in Volume 3343, Page 406, Deed Records, Dallas County, Texas (D.R.D.C.T.), said 49,122 square feet (1.128 acres) of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2-inch iron rod found for the northwest corner of Lot 1, Block 1, Wildes Addition, an Addition to the City of Carrollton as recorded in Volume 88216, Page 3853, Plat Records Dallas County Texas (P.R.D.C.T.), said point being the north east corner of that tract described in a deed to SANDY LAKE AMUSEMENT PARK, INC., a Texas Corporation, as recorded in Volume 81006, Page 2065, D.R.D.C.T., and on the south line of the said Tract No. 4;

THENCE North 89 Degrees 49 Minutes 43 Seconds East with the common line between said Lot 1 and said Tract No. 4, a distance of 189.71 feet to a set 5/8-inch iron rod with a pink plastic cap stamped, "TXDOT SURVEY MARKER, RIGH-OF-WAY MONUMENT" (set TXDOT cap) for the **POINT OF BEGINNING** at the intersection of said common line and proposed west right-of-way line for Interstate Highway 35 East, at Station 824+89.16, 371.17 feet left, having Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (NAD83) 2011 Adjustment, Epoch 2010.00 surface coordinates of North=7,040,896.66 feet, East=2,452,598.23 feet;**

- 1) **THENCE** North 26 Degrees 44 Minutes 34 Seconds West with said proposed right-of-way line, a distance of 223.60 feet to a set TXDOT cap for corner on the common north line of said tract No. 4 and the south line of that tract of land described as "Part B" in a deed to Texas Power & Light Company as recorded in Volume 5914, Page 616, D.R.D.C.T.;
- 2) **THENCE** North 89 Degrees 49 Minutes 43 Seconds East with said common line, a distance of 247.51 feet to a corner in the existing west right-of-way line for Interstate Highway No. 35 East;
- 3) **THENCE** South 25 Degrees 52 Minutes 17 Seconds East with said west right-of-way line and east line of said tract No. 4, a distance of 221.94 feet to a 1/2-inch iron rod found for the northeast corner of said Lot 1, Block 1, and southeast corner of said tract No. 4;

 FIELD NOTES APPROVED:
[Signature] 7/12/19

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- 4) **THENCE** South 89 Degrees 49 Minutes 43 Seconds West, along the common north line of said Lot 1, Block 1 and south line of said tract No. 4, a distance of 243.74 feet to the **POINT OF BEGINNING**, and containing 1.128 acres (49,122 square feet) of land.

** The monument described 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.

NOTES:

1. The Basis of Bearing is the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (NAD83) 2011 Adjustment, Epoch 2010.00.
2. All coordinates and distances are US Survey Feet, displayed in surface values and may be converted to grid by dividing by the combined adjustment factor of 1.000136506 (TxDOT Dallas County Scale Factor).
3. A survey plat of even date herewith accompanies the legal description.

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

Dustin D. Davison 6-24-19
Dustin D. Davison, R.P.L.S. Date
Texas Registration No. 6451



Texas Department of Transportation
4777 E. Highway 80
Mesquite, Texas 75150



I HEREBY CERTIFY THAT THIS PLAT IS BASED ON AN ON THE GROUND SURVEY MADE UNDER MY SUPERVISION AND, TO THE BEST OF MY KNOWLEDGE, IS TRUE AND CORRECT.

D.D.D.
DUSTIN D. DAVISON, R.P.L.S., TEXAS NO. 6451
6-24-19

STATE OF TEXAS
VOL. 2617, PG. 298
INTERSTATE HIGHWAY NO. 35 EAST

STATE OF TEXAS
VOL. 4091, PG. 508

STATE OF TEXAS
VOL. 4279, PG. 484

STATE OF TEXAS
VOL. 4191, PG. 445



(CALLED 2.26 ACRE)
PART B
TEXAS POWER & LIGHT COMPANY
VOL. 5914, PG. 616, D.R.D.C.T.

STA: 827+12.74
OFFSET: 374.18 L
N 7041096.35
E 2452497.61

(CALLED 4.37 ACRE)
TRACT NO. 4
CITY OF DALLAS
VOL. 3343, PG. 406
D.R.D.C.T.

N89°49'43"E 247.51'

S25°52'17"E 221.94'

N26°44'34"W 223.60'

N89°49'43"E 189.71'

P.O.B.
STA: 8244+89.15
OFFSET: 371.17 L
N 7040896.66
E 2452598.23

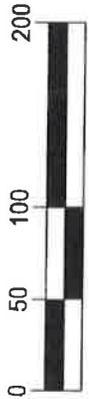
S89°49'43"W 243.74'
(S89°17'E 433.45')

(CALLED 116,520 SQ.FT.)
BRIAN H. WILDES,
CHRISTOPHER K. WILDES,
AND KATHLEEN W. HART
VOL. 93187, PG. 2968
D.R.D.C.T.

(CALLED 2.675 ACRE)
LOT 1, BLOCK 1
WILDES ADDITION
VOL. 88216, PG. 3853
D.R.D.C.T.

(49.509 ACRES)
SANDY LAKE
AMUSMENT PARK, INC.
VOL. 81006, PG. 2065
D.R.D.C.T.

P.O.C.
1/2"IR



LEGEND

- SET 5/8-INCH IRON ROD WITH PINK PLASTIC CAP STAMPED, "TXDOT SURVEY MARKER, RIGHT-OF-WAY MONUMENT", UNLESS OTHERWISE NOTED.
- ▲ CALCULATED POINT
- POINT OF BEGINNING
- POINT OF COMMENCING
- N.T.S. NOT TO SCALE
- IR IRON ROD FOUND
- IP IRON PIPE FOUND
- P.U.E. PUBLIC UTILITY EASEMENT
- O— OVERHEAD UTILITY
- D.R.D.C.T. DEED RECORDS DALLAS COUNTY, TX.
- P.R.D.C.T. PLAT RECORDS DALLAS COUNTY, TX.
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TX.
- X— WIRE FENCE
- W— WOOD FENCE
- D— DENIAL OF ACCESS LINE

ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NAD 83 (COORS 2002) GEOID 03 ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED SCALE FACTOR OF 1.000136506 (0.99986351263)

THIS PARCEL PLAT IS ACCOMPANIED BY A SEPARATE PROPERTY DESCRIPTION OF EVEN DATE.

** THE MONUMENT DESCRIBED AND SET IN THIS CALL, IF DESTROYED DURING CONSTRUCTION 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.

EXHIBIT "A" - PAGE 3 OF 3
A PLAT OF A SURVEY OF
PARCEL 6

DICKERSON PARKWAY EXTENSION
A 1.128 ACRE TRACT OF LAND IN THE
WESTON PERRY SURVEY

ABSTRACT NO. 1151
CITY OF CARROLLTON
DALLAS COUNTY, TEXAS
RCSJ: 0196-03-247
Revised 12/07/2018
Revised 6/20/2019