### FIELD NOTES - ROADWAY EASEMENT ACQUISITION

# EXHIBIT A Property Description for Tract 16 19.30-acre (840,610 square feet) City of Dallas Boundary Survey State of Texas

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County: Rockwall
Highway: IH 30
Tract: 16

STA. (Part 1): 132+15.26 to 132+48.97 STA. (Part 2): 24+89.52 to 131+94.70

RCSJ: 0009-12-223

### **Property Description for Tract 16**

Being a 19.30-acre (840,610 square feet) tract of land located in the Jared Stephenson Survey. Abstract Number 258, the Thomas Butler Survey Number 9, Abstract Number 27, and the Malcom J. Barksdale Survey Number 77, Abstract Number 11, Rockwall County, Texas, said 19.30acre tract being out of a called 22,745 acre tract, also known as Lake Ray Hubbard, shown in the Dallas Water Utilities Maps 612D-1 (Boundary Survey), Sheet 159, 159-A, 121, and 120, Ray Hubbard Dam and Reservoir Property Line and City Map, Map 610R-1 (Acquisition Map), Tracts: S-7, S-10, S-11, S-18, S-19, S-20, S-25, X-7, X-18, X-19, X-22, & X-23, also being out of the remainder portion of a called 50.00-acre tract known as First Tract conveyed from J.D. Carney and Wife, Elizabeth L. Carney to the City of Dallas as recorded in Volume 62, Page 312, of the Deed Records of Rockwall County, Texas (D.R.R.C.T.), executed in December 30, 1960, being out of a called 50.00-acre tract known as Tract 3 conveyed from Buck Frank and wife, Hattie Frank to the City of Dallas as recorded in Volume 62, Page 323, of the D.R.R.C.T., executed in December 31, 1960, being out of called 21.9-acre tract, Lot 3 in the Partition of the H.D. Shaw Estate conveyed from Clyde White and Alba White to City of Dallas, executed in January 26, 1963, as recorded in Volume 66, Page 673 of the D.R.R.C.T., being out of called 22-acre tract, Lot 2 in the Partition of the H.D. Shaw Estate conveyed from Lena L. Uzzell and husband, B.W. Uzzell to City of Dallas, executed in March 4, 1963, as recorded in Volume 67, Page 214 of the D.R.R.C.T., being out of called 12 1/2-acre tract, Third Tract, conveyed from Hattie Frank, and husband, Buck Frank, Charlene Mccartney and husband B.R. Mccartney, and A.L. Cross to City of Dallas, executed in February 2, 1968, as recorded in Volume 81, Page 394 of the D.R.R.C.T., being out of called 1-acre tract, Second Tract, conveyed from Hattie Frank, and husband, Buck Frank, Charlene Mccartney and husband B.R. Mccartney, and A.L. Cross to City of Dallas, executed in February 2, 1968, as recorded in Volume 81, Page 394 of the D.R.R.C.T., being out of called 11 1/2-acre tract, conveyed from Eva L Barnes, Administratrix of the Estate of C.E. Barnes to Whit Thompson, executed in



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October 20, 1910, as recorded in Volume 11, Page 213 of the D.R.R.C.T., being out of called 110.09-acre tract, conveyed from Walter W. Ahlschlager, Jr. and wife, Bertha Ahlschlager to City of Dallas, executed in February 3, 1961, as recorded in Volume 62, Page 418 of the D.R.R.C.T., being out of called 30.89-acre tract, conveyed from Earl Van Johnson and wife, Lorraine E. Johnson to City of Dallas, executed in May 20, 1970, as recorded in Volume 91, Page 95 of the D.R.R.C.T., being out of called 10-acre tract, conveyed from E.D. Foree and Bee M. Foree to Robert F. Walton, executed in May 8, 1920, as recorded in Volume 20, Page 170 of the D.R.R.C.T., being out of called 29.8-acre tract, Fourth Tract, conveyed from O.L. Steger and wife, Opal Green Steger to City of Dallas, executed in May 19, 1960, as recorded in Volume 61, Page 237 of the D.R.R.C.T., being out of certain tract conveyed from R.J. Steger to Jim Floyd, executed in May 23, 1896, as recorded in Volume R, Page 282 of the D.R.R.C.T., also being out of a called 41.0-acre tract, also known as Tract X-7, conveyed from Katherine Payne Clarke and Republic National Bank as trustees for Jenny Beth Clarke to the City of Dallas, executed on December 4, 1967, as recorded in Volume 81, Page 73 of the D.R.R.C.T., being more particularly described by metes and bounds as follows:

### Part 1

Being a 0.0075-acre (325 square feet) tract of land, located in the Malcom J. Barksdale Survey Number 77, Abstract Number 11, Rockwall County, Texas, said 0.0075-acre tract being out of a called 22,745 acre tract, also known as Lake Ray Hubbard, shown in the Dallas Water Utilities Maps 612D-1 (Boundary Survey), Sheet 121, and 120, Ray Hubbard Dam and Reservoir Property Line and City Map, Map 610R-1 (Acquisition Map), Tract X-7, also being out of a called 41.0-acre tract, also known as Tract X-7, conveyed from Katherine Payne Clarke and Republic National Bank as trustees for Jenny Beth Clarke to the City of Dallas, executed on December 4, 1967, as recorded in Volume 81, Page 73 of the Deed Records of Rockwall County, Texas (D.R.R.C.T.), said 0.0075-acre tract of land being more particularly described by metes and bounds as follows:

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**COMMENCING**, at a found brass cap monument stamped "City of Dallas Elevation Marker" for the Take Line Corner "X-7-1" and an angle point in the west line of said 2.14-acre tract, and the south line of said 22,745-acre tract (Take Line), also being the south line of said 41.0-acre tract, from which a found brass cap monument stamped "City of Dallas Elevation Marker" for the Take Line Corner "X-7-2" bears North 04°32′11" East, a distance of 57.02 feet for an angle point in the west line of said 2.14-acre tract, and the south line of said 22,745-acre tract (Take Line), same being in the south line of said 41.0-acre tract;

THENCE, South 43°49′13″ West along the west line of said 2.14-acre tract and the south line of said 22,745-acre tract (Take Line), a distance of 11.80 feet to a set 5/8-inch iron rod with TxDOT 1-3/4-inch pink plastic cap in the west line of said 2.14-acre tract and the south line of said 22,745-acre tract and the proposed northwest right-of-way line of (H 30 (variable width right-of-way) for the POINT OF BEGINNING, having coordinates of N=7,015,412.81, E=2,588,552.41, said point being 289.73 feet left from the proposed IH 30 Baseline Station 132+48.97;\*\*

- 1. THENCE, South 43°49'13" West, continuing along said south line of said 22,745-acre tract (Take Line) and said west line of said 2.14-acre tract, a distance of 34.02 feet to a found 1/2-inch iron rod in the north right-of-way line of the Missouri-Kansas-Texas (M. K. & T.) Railroad (a variable-width railroad right-of-way), same being a called 59.35-acre tract known as Tract 1, conveyed from the City of Dallas to the Missouri-Kansas-Texas Railroad Company, executed on October 30, 1972 in Volume 72212, Page 515 of the D.R.R.C.T., for an angle point in the south line of said 22,745-acre tract (Take Line) and the south corner of the herein described tract;
- 2. THENCE, North 33°43'01" West, continuing along said south line of said 22,745-acre tract (Take Line) and said north right-of-way line of M. K. & T. Railroad, a distance of 19.55 feet to a set 5/8-inch iron rod with TxDOT 1-3/4-inch pink plastic cap in the future northwest right-of-way line of IH 30 for the west corner of the herein described tract, said point being 297.30 feet left from the future IH 30 Baseline Station 132+15.26;\*\*

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**3. THENCE,** North 76°28'01" East, departing said south line of said 22,745-acre tract (Take Line) and said north right-of-way line of M. K. & T. Railroad, into and across said 22,745-acre tract a distance of 35.39 feet to the **POINT OF BEGINNING** and containing 0.0075-acre (325 square feet) of land.

#### Part 2

Being a 19.29-acre (840,285 square feet) tract of land, located in the City of Dallas, Texas, of which approximately 6.391 acres (278,383 square feet) are located in the Jared Stephenson Survey, Abstract Number 258, Rockwall County, Texas, 5.771 acres (251,367 square feet) are located in the Thomas Butler Survey Number 9, Abstract Number 27, Rockwall County, Texas. and 7.136 acres (310,860 square feet) are located in the Malcom J. Barksdale Survey Number 77, Abstract Number 11, Rockwall County, Texas, said 19.29-acre tract being out of a called 22,745 acre tract, also known as Lake Ray Hubbard, shown in the Dallas Water Utilities Maps 612D-1 (Boundary Survey), Sheet 121, and 120, Ray Hubbard Dam and Reservoir Property Line and City Map, Map 610R-1 (Acquisition Map), Tracts: S-7, S-10, S-11, S-18, S-19, S-20, S-25, X-7, X-18, X-19, X-22, & X-23, also being out of the remainder portion of a called 50.00-acre tract known as First Tract conveyed from J.D. Carney and Wife, Elizabeth L. Carney to the City of Rockwall as recorded in Volume 62, Page 312, of the Deed Records of Rockwall County, Texas (D.R.R.C.T.), executed on December 30, 1960, being out of a called 50.00-acre tract known as Tract 3 conveyed from Buck Frank and wife, Hattie Frank to the City of Dallas as recorded in Volume 62, Page 323. of the D.R.R.C.T., executed on December 31, 1960, being out of called 21.9-acre tract, Lot 3 in the Partition of the H.D. Shaw Estate conveyed from Clyde White and Alba White to City of Dallas, executed in January 26, 1963, as recorded in Volume 66, Page 673 of the D.R.R.C.T., being out of called 22-acre tract, Lot 2 in the Partition of the H.D. Shaw Estate conveyed from Lena L. Uzzell and husband, B.W. Uzzell to City of Dallas, executed in March 4, 1963, as recorded in Volume 67, Page 214 of the D.R.R.C.T., being out of called 12 1/2-acre tract, Third Tract, conveyed from Hattie Frank, and husband, Buck Frank, Charlene Mccartney and husband B.R. Mccartney, and A.L. Cross to City of Dallas, executed in February 2, 1968, as recorded in Volume 81, Page 394 of the D.R.R.C.T., being out of called 1-acre tract, Second Tract, conveyed from Hattie Frank, and husband, Buck Frank, Charlene Mccartney and husband B.R. Mccartney, and A.L. Cross to City of Dallas, executed in February 2, 1968, as recorded in Volume 81, Page 394 of the D.R.R.C.T., being out of called 11 1/2-acre tract, conveyed from Eva L. Barnes, Administratrix of the Estate of C.E.

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Barnes to Whit Thompson, executed in October 20, 1910, as recorded in Volume 11, Page 213 of the D.R.R.C.T., being out of called 110.09-acre tract, conveyed from Walter W. Ahlschlager, Jr. and wife, Bertha Ahlschlager to City of Dallas, executed in February 3, 1961, as recorded in Volume 62, Page 418 of the D.R.R.C.T., being out of called 30.89-acre tract, conveyed from Earl Van Johnson and wife, Lorraine E. Johnson to City of Dallas, executed in May 20, 1970, as recorded in Volume 91, Page 95 of the D.R.R.C.T., being out of called 10-acre tract, conveyed from E.D. Foree and Bee M. Foree to Robert F. Walton, executed in May 8, 1920, as recorded in Volume 20, Page 170 of the D.R.R.C.T., being out of called 29.8-acre tract, Fourth Tract, conveyed from O.L. Steger and wife, Opal Green Steger to City of Dallas, executed in May 19, 1960, as recorded in Volume 61, Page 237 of the D.R.R.C.T., being out of certain tract conveyed from R.J. Steger to Jim Floyd, executed in May 23, 1896, as recorded in Volume R, Page 282 of the D.R.R.C.T., also being out of a called 41.0-acre tract, also known as Tract X-7, conveyed from Katherine Payne Clarke and Republic National Bank as trustees for Jenny Beth Clarke to the City of Dallas, executed on December 4, 1967, as recorded in Volume 81, Page 73 of the D.R.R.C.T., said 19.29-acre tract of land being more particularly described by metes and bounds as follows:

COMMENCING, at a found brass cap monument stamped "City of Dallas Elevation Marker" for the Take Line Corner "X-7-1" and an angle point in the west line of said 2.14-acre tract, and the south line of said 22,745-acre tract (Take Line), also being the south line of said 41.0-acre tract, from which a found brass cap monument stamped "City of Dallas Elevation Marker" for the Take Line Corner "X-7-2" bears North 04°32'11" East, a distance of 57.02 feet for an angle point in the west line of said 2.14-acre tract, and the south line of said 22,745-acre tract (Take Line), same being in the south line of said 41.0-acre tract;

THENCE, South 43°49'13" West, along the west line of said 2.14-acre tract and the south line of said 22,745-acre tract (Take Line), a distance of 45.82 feet to found 1/2-inch iron rod on the north right-of-way line of the Missouri-Kansas-Texas (M. K. & T.) Railroad (a variable-width railroad right-of-way), same being a 59.35-acre tract known as Tract 1, conveyed from the City of Dallas to the Missouri-Kansas-Texas Railroad Company, executed on October 30, 1972 in Volume 72212, Page 515 of the D.R.R.C.T., for an angle point in the south line of said 22,745-acre tract (Take Line) and a west corner of said 2.14-acre tract;

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THENCE, North 33°43′01" West, along said existing north right-of-way line of M. K. & T. Railroad and said south line of said 22,745-acre tract (Take Line), a distance of 26.62 feet to an angle point in said existing north right-of-way line of said M. K. & T. Railroad, and an angle point in said south line of said 22,745-acre tract (Take Line);

THENCE, South 57°22′48″ West, continuing along said north right-of-way line of M. K. & T. Railroad and said south line of said 22,745-acre tract (Take Line), a distance of 20.29 feet to a set 5/8-inch iron rod with TxDOT 1-3/4-inch pink plastic cap in the future northwest right-of-way line of IH 30, for the **POINT OF BEGINNING**, having coordinates of N=7,015,399.47, E=2,588,496.99, said point being 301.98 feet left from the future IH 30 Baseline Station 131+94.70;\*\*

THENCE, continuing along said south line of said 22,745-acre tract (Take Line) and said north right-of-way line of M. K. & T. Railroad, the following four (4) courses and distances:

- 1. South 57°22'48" West, a distance of 246.80 feet to a calculated point (not set, within existing lake) for an angle point in the south line of the herein described tract;
- 2. South 59°29'06" West, a distance of 216.90 feet to a calculated point (not set, within existing lake) for an angle point in the south line of the herein described tract;
- 3. South 59°51'06" West, a distance of 9,332.60 feet to a calculated point (not set, within existing lake) for an angle point in the south line of the herein described tract;
- 4. South 60°18'36" West, a distance of 216.15 feet to a calculated point (not set, within existing lake) for a point of non-tangent curvature to the right;

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- 5. Along said curve to the right, an arc distance of 718.55 feet, with a radius of 4,423.66 feet, a central angle of 09°18'24", and a chord bearing and distance of South 65°51'22" West, 717.76 feet to a calculated point (not set, within existing lake) in said future northwest right-of-way line of IH 30 for a point of non-tangent curvature to the right, said point being 339.31 feet left from the future IH 30 Baseline Station 24+89.52;
- 6. THENCE, departing said existing north right-of-way line of said M. K. & T. Railroad, and said north line of said 59.35-acre tract, into and across said 22,745-acre tract, along said future north right-of-way line of IH 30, with said curve to the right, an arc distance of 836.57 feet, with a radius of 4,196.72 feet, a central angle of 11°25'17", and a chord bearing and distance of North 58°04'21" East, 835.19 feet to a calculated point (not set, within existing lake) for a non-tangent point of reverse curvature to the left, said point being 365.04 feet left from the future IH 30 Baseline Station 33+24.31;
- 7. THENCE, continuing into and across said 22,745-acre tract, along said future north right-of-way line of IH 30, with said curve to the left, an arc distance of 706.67 feet, with a radius of 9,967.00 feet, a central angle of 04°03'44", and a chord bearing and distance of North 61°52'10" East, 706.52 feet to a calculated point (not set, within existing lake) for an angle point in said future north right-of-way line of IH 30, said point being 340.00 feet left from the future IH 30 Baseline Station 40+30.38;

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8. THENCE, North 59°50'18" East, continuing into and across said 22,745-acre tract, along said future north right-of-way line of IH 30, passing at a distance of 469.62 feet, a calculated point (not set, within existing lake) said point being 340.00 feet left from the future IH 30 Baseline Station 45+00.00, passing at a distance of 1,969.62 feet, a calculated point (not set, within existing lake) said point being 340.00 feet left from the future IH 30 Baseline Station 60+00.00, passing at a distance of 3,469.62 feet, a calculated point (not set, within existing lake) said point being 340.00 feet left from the future IH 30 Baseline Station 75+00.00, passing at a distance of 4,969.62 feet, a calculated point (not set, within existing lake) said point being 340.00 feet left from the future IH 30 Baseline Station 90+00.00, passing at a distance of 6,469.62 feet, a calculated point (not set, within existing lake) said point being 340.00 feet left from the future IH 30 Baseline Station 105+00.00, passing at a distance of 7,969.62 feet, a calculated point (not set, within existing lake) said point being 340.00 feet left from the future IH 30 Baseline Station 120+00.00, and passing at a total distance of 8,791.99 feet to a calculated point (not set, within existing lake) for a point of tangent curvature to the right, said point being 348.41 feet left from the future IH 30 Baseline Station 128+09.32;

- 9. THENCE, continuing into and across said 22,745-acre tract, along said future north right-of-way line of IH 30, with said curve to the right, an arc distance of 328.83 feet, with a radius of 1,133.00 feet, a central angle of 16°37'44", and a chord bearing and distance of North 68°09'09" East, 327.67 feet, to a set 5/8-inch iron rod with TxDOT 1-3/4-inch pink plastic cap, for an angle point in said future north right-of-way line of IH 30 and the herein described tract, said point being 317.81 feet left from the future IH 30 Baseline Station 131+26.36;\*\*
- 10. THENCE, North 76°28'01" East, continuing into and across said 22,745-acre tract, along said future north right-of-way line of IH 30, a distance of 71.95 feet to the POINT OF BEGINNING and containing 19.29-acre (840,285 square feet) of land.

### Tract 16 Acquisition Summary:

Part 1 = 0.0075 acre (325 square feet) Part 2 = 19.29 acre (840,285 square feet) Total = 19.30 acre (840,610 square feet)

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#### Notes:

All bearings and coordinates are based on the Texas Coordinate System, North Central Zone, North American Datum of 1983 (2011), Epoch 2010.00. Bearings and coordinates are based on TxDOT-provided control points E570165, E570185 and E1990105. All coordinates and distances shown are surface values and may be converted to grid by dividing by the Surface Adjustment Factor of 1.000146135. Units: US Survey Feet.

Record information shown hereon is based on a public records search by the surveyor. Abstracting was performed between April 2018 and May 2018. Field work was performed from May, 2018 to July, 2018.

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

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

Access will be permitted to the remainder property abutting the highway facility.

I hereby certify that this survey was performed on the ground under my supervision and that this property description and accompanying plat represent the facts as found at the time of the survey.

Roberto Araujo-Creiz

Registered Professional Land Surveyor

Texas Registration No. 6653 Vickrey & Associates, Inc. 12940 Country Parkway San Antonio, Texas 78216 210-349-3271 TBPLS Firm No. 10004100 ROBERTO A. ARALJIO-CRUZ D 6653 SURV

















