

EXHIBIT A

COUNTY: KAUFMAN  
HIGHWAY: U.S. 80  
STA. 642+40.26 TO STA. 643+83.99  
CONST. C.S.J.: 0095-03-080  
ROW C.S.J.: 0095-03-095

PAGE 1 of 5  
JULY 12, 2019  
REVISED DECEMBER 16, 2019

DESCRIPTION FOR  
PARCEL 40

**Being** 4,382 square feet (0.101 acres) of land, more or less, situated in the County of Kaufman, State of Texas, and being in the John P. Lawrence Survey, Abstract Number 296, more particularly part of the Tract 2 described by deed to City of Dallas, recorded in Volume 455, Pg. 517, Deed Records, Kaufman County, Texas (D.R.K.C.T.), and being more particularly described by metes and bounds as follows:

**COMMENCING** at a 5/8 inch iron rod with plastic cap stamped TranSystems set for a common southeasterly corner of said Tract 2 and a westerly corner of the remainder of a tract of land described by deed to Alvin Starr and Pamela Starr, recorded in Volume 2137, Page 442, D.R.K.C.T.;

**THENCE** North 12° 41' 59" East, along the common east line of said Tract 2 and the westerly line of said Starr tract, a distance of 163.14 feet to the proposed south right-of-way line of U.S. 80 and the **POINT OF BEGINNING** at station 643+83.99, 196.03 feet right of U.S. 80 centerline and having Texas Coordinate System of 1983, North Central Zone (4202) surface coordinates of North 6,971,601.67, East 2,581,108.54 adjusted using the TXDOT Dallas County surface adjustment factor of 1.000136506 and being the northwest corner of herein described tract;

- (1) **THENCE** North 80° 30' 32" West, along the common proposed south right-of-way line of U.S. 80 and the south line of herein described tract, a distance of 70.33 feet to a 5/8 inch iron rod with pink plastic cap stamped TXDOT Survey Marker set \*\*;
- (2) **THENCE** North 86° 03' 54" West, continuing along the proposed south right-of-way line of U.S. 80 and the south line of herein described tract, a distance of 74.35 feet to a 5/8 inch iron rod with pink plastic cap stamped TXDOT Survey Marker set in the west line of said Tract 2 and the easterly line of said Starr tract, being the southwest corner of herein described tract;
- (3) **THENCE** North 47° 07' 29" East, along the common west line of said Tract 2, the easterly line of said Starr tract, and the west line of herein described tract, a distance of 24.21 feet to an angle point;

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- (4) **THENCE** North 12° 41' 59" East, continuing along the common west line of said Tract 2, the easterly line of said Starr tract, and the west line of herein described tract, a distance of 22.93 feet, to the common northwest corner of said Tract 2, a northeasterly corner of said Starr tract, and the northwest corner of herein described tract in the existing south right-of-way line of U.S. 80, a variable width right-of-way, described by deed to State of Texas, recorded in Volume 384, Page 413, Deed Records, Dallas County, Texas (D.R.D.C.T.);
- (5) **THENCE** South 77° 25' 15" East, along the common north line of said Tract 2, the existing south right-of-way line of said U.S. 80, and the north line of herein described tract, a distance of 130.01 feet, to the common northeast corner of said Tract 2, a westerly corner of said Starr tract, and the northeast corner of herein described tract;
- (6) **THENCE** South 12° 41' 59" West, along the common east line of said Tract 2, a westerly line of said Starr tract, and the east line of herein described tract, a distance of 27.90 feet to the **POINT OF BEGINNING**, containing 4,382 square feet (0.101 acres), more or less.

\*\* 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.

NOTE: Survey plat to accompany this legal description.

NOTE: Coordinates and distances shown are in U.S. Survey Feet and are based upon the Texas Coordinate System of 1983, North Central Zone (4202), with a TxDOT Dallas County Surface Adjustment Factor of 1.000136506 (GRID X 1.000136506 = SURFACE). Values were derived from the State Virtual Reference Network.

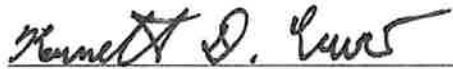
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That I, Kenneth D. Erwin, a Registered Professional Land Surveyor in the State of Texas, hereby states that this survey was made from an actual on the ground survey made in July, 2019 under my supervision, that all monuments exist as shown hereon and this survey substantially conforms with the current professional and technical standards as set forth by the Texas Board of Professional Land Surveying.



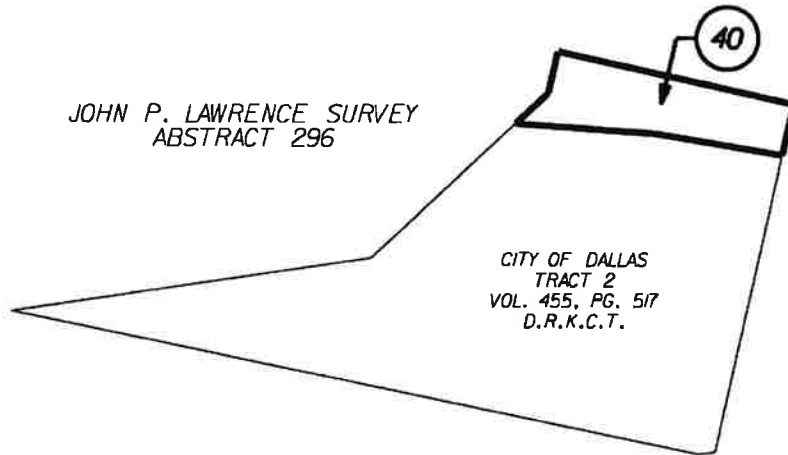
Kenneth D. Erwin  
Registered Professional Land Surveyor  
Texas Registration Number 5554  
TBPLS Firm #10038300  
TranSystems  
500 W. 7th St., Ste. 1100  
Fort Worth, Texas 76102



12-16-2019

PARENT TRACT INSERT

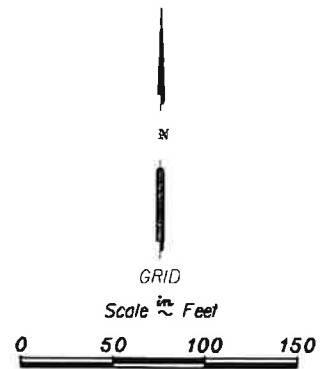
Exhibit A



PARCEL 40 - 0.101 ACRES (4,382 +/- SQUARE FEET)  
 REMAINING PARENT TRACT AREA - 0.824 ACRES (35,884 +/- SQUARE FEET)  
 IN ITS ENTIRETY, PARCEL 40 FALLS WITHIN THE LIMITS OF AN UNINCORPORATED AREA OF KAUFMAN COUNTY, TX.

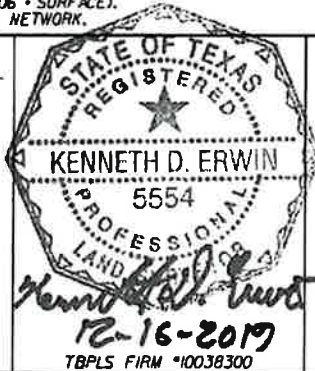
LEGAL DESCRIPTION TO ACCOMPANY THIS SURVEY SKETCH

DATUM NOTE:  
 COORDINATES AND DISTANCES SHOWN ARE IN U.S. SURVEY FEET AND ARE BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), WITH A TXDOT DALLAS COUNTY SURFACE ADJUSTMENT FACTOR OF 1.000136506 (GRID X 1.000136506 - SURFACE). VALUES WERE DERIVED FROM UTILIZING THE STATE VIRTUAL REFERENCE NETWORK.



LEGEND

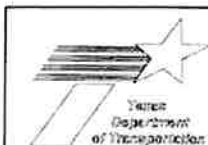
- • 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED TRANSYSTEMS SET, PK NAIL SET, OR X-CUT SET
- • MARKER FOUND AS NOTED
- ◻ • 5/8 INCH IRON ROD WITH PINK PLASTIC CAP STAMPED TXDOT SURVEY MARKER, RIGHT OF WAY MONUMENT SET
- \*\* • MONUMENT MAY BE REPLACED WITH A TXDOT TYPE II RIGHT OF WAY MARKER UPON COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TXDOT.
- C.R.K.C.T. • COURT RECORDS, KAUFMAN COUNTY, TEXAS
- D.R.K.C.T. • DEED RECORDS, KAUFMAN COUNTY, TEXAS
- P.R.K.C.T. • PLAT RECORDS, KAUFMAN COUNTY, TEXAS
- P.O.C. • POINT OF COMMENCING
- P.O.B. • POINT OF BEGINNING
- ℙ • PROPERTY LINE
- ℙ • SURVEY LINE



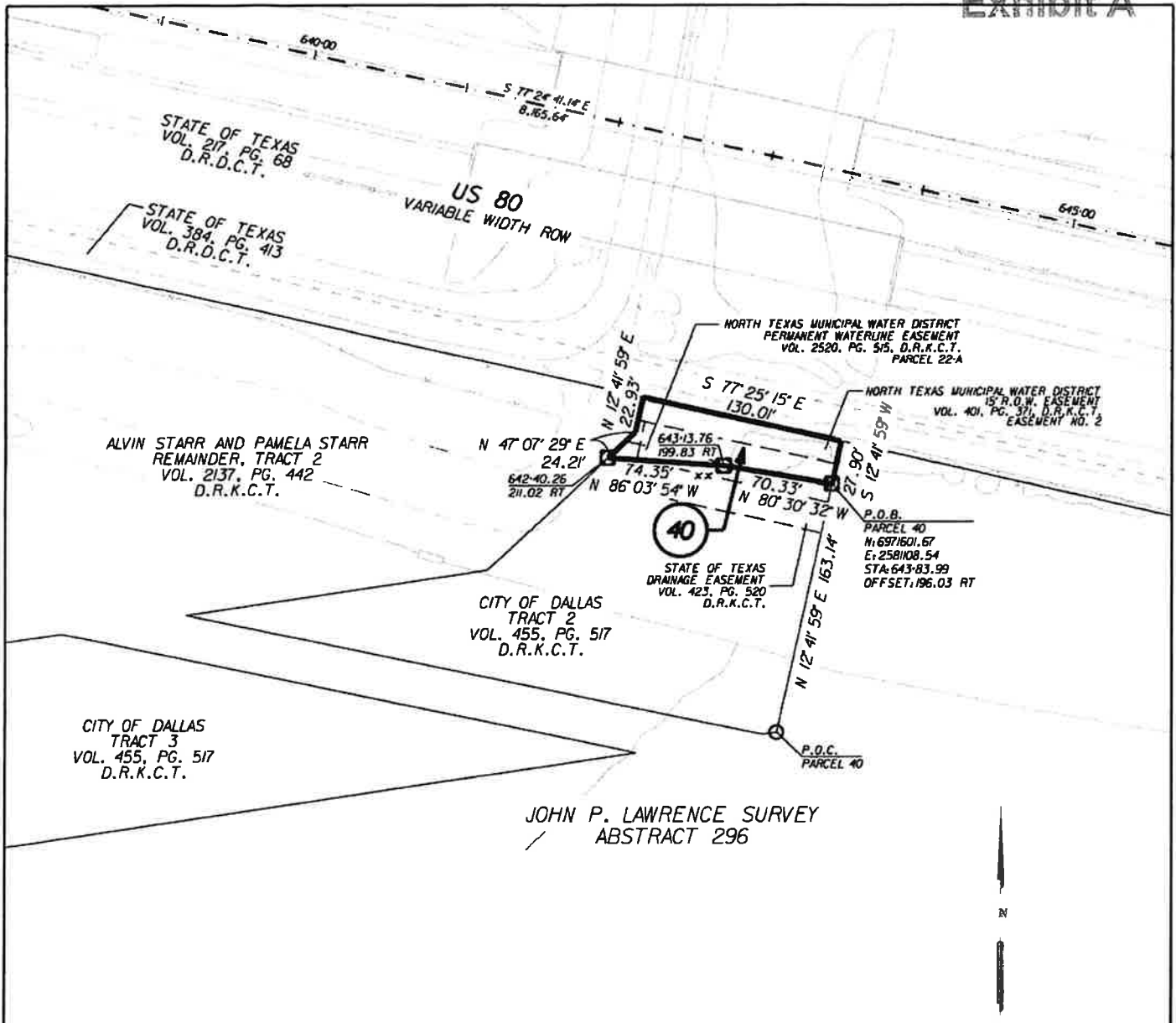
PARCEL 40

CITY OF DALLAS

0.101 ACRES

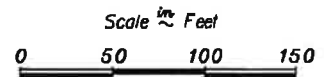


PAGE	STATE	DIST.	COUNTY	HIGHWAY NO.
4 of 5	TEXAS	DAL	KAUFMAN	US 80
	C. C. S. J.	0095	03	080
	ROW C. S. J.	0095	03	095



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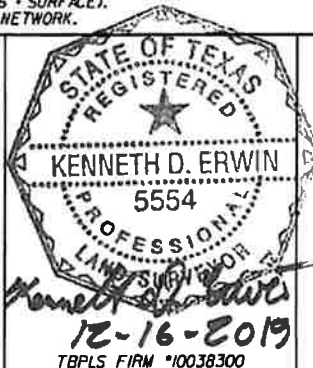
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LEGEND

- • 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED TRANSYSTEMS SET, PK NAIL SET, OR X-CUT SET
- • MARKER FOUND AS NOTED
- ◻ • 5/8 INCH IRON ROD WITH PINK PLASTIC CAP STAMPED TXDOT SURVEY MARKER, RIGHT OF WAY MONUMENT SET
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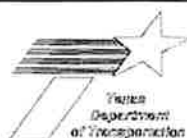
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CITY OF DALLAS

0.101 ACRES



REVISED DECEMBER 16, 2019

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5 of 5	TEXAS	DAL	KAUFMAN	US 80
		CONT.	SECT.	JOB
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	ROW C. S. J.	0095	03	095