

EXHIBIT A

County: Kaufman
Highway: FM 548
From Station 331+76.41 to Station 337+35.89
RCSJ: 2588-01-019

Page 1 of 6
November 7, 2019

**DESCRIPTION FOR TRACT 75
43,431 SQUARE FOOT (0.9970 ACRE)
CITY OF DALLAS
BOUNDARY SURVEY
STATE OF TEXAS**

BEING a 43,431 square foot (0.9970 of one acre) tract of land out of the Ruth Peckhum Survey, Abstract No. 374, in Kaufman County, Texas, and being a portion of that tract described as 5.879 acres conveyed to the City of Dallas by deed, as recorded in Document No. 2008-00013901, Official Public Records, Kaufman County, Texas (O.P.R.K.C.T.), and also being out of that tract described as 7.0 acres conveyed to the City of Dallas by Judgment, as recorded in Volume 495, Page 279, Deed Records, Kaufman County, Texas (D.R.K.C.T.), said 7.0 acre City of Dallas tract being recorded as Tract K-38 & Tract K-39, dated October 12, 1959, in the City of Dallas Survey Records Vault; said 43,431 square foot (0.9970 of one acre) tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2-inch iron rod with "Tri-Tech" cap found at the northwest corner of said 7.0 acre City of Dallas tract, being at an interior ell corner in the southwest line of that tract described as Tract 8 - 224.672 acres (save and except a total of 10.71 acres) conveyed to Janice Sue Mann by deed, as recorded in Document No. 2014-0001804, O.P.R.K.C.T.;

THENCE, North 75 degrees 49 minutes 01 seconds East, along the common line of said 7.0 acre City of Dallas tract and said Mann tract, a distance of 2,288.02 feet to a 5/8-inch iron rod with TEXAS DEPARTMENT OF TRANSPORTATION pink plastic cap set in the proposed northwest right-of-way line of F.M. 548, for the **POINT OF BEGINNING**, at Station 337+35.89, 97.93 feet left and having Surface Coordinates of North=6,981,618.04, East=2,620,629.27;

1) **THENCE**, North 75 degrees 49 minutes 01 seconds East, continuing along the common line of said 7.0 acre City of Dallas tract and said Mann tract, a distance of 11.90 feet to an angle point;

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- 2) **THENCE**, North 79 degrees 15 minutes 22 seconds East, continuing along the common line of said 7.0 City of Dallas tract and said Mann tract, a distance of 107.61 feet to a City of Dallas monument (Controlling Monument) found at the northeast corner of said 7.0 acre City of Dallas tract, and at an exterior angle point in the southeast line of said Mann tract, same being in the northwest line of that tract conveyed to the State of Texas by deed, as recorded in Volume 441, Page 445, D.R.K.C.T., and being in the existing northwest right-of-way line of F.M. 548;
- 3) **THENCE**, South 44 degrees 10 minutes 53 seconds West, along the southeast line of said 7.0 acre City of Dallas tract, the northwest line of said State of Texas tract, and the existing northwest right-of way line of F.M. 548, passing at 235.53 feet a City of Dallas monument (Controlling Monument) found at the southeast corner of said 7.0 acre City of Dallas tract and the northeast corner of said 5.879 acre City of Dallas tract, continuing along the southeast line of said 5.879 acre City of Dallas tract an additional 248.96 feet for a total distance of 484.49 feet to a 1/2-inch iron rod with cap (illegible) found at the southeast corner of said 5.89 acre City of Dallas tract and at an exterior ell corner in said Mann tract;
- 4) **THENCE**, South 75 degrees 49 minutes 16 seconds West, along the common line of said 5.879 acre City of Dallas tract and said Mann tract, a distance of 203.30 feet to a 5/8-inch iron rod with TEXAS DEPARTMENT OF TRANSPORTATION pink plastic cap set in the proposed northwest right-of-way line of F.M. 548, at Station 331+76.41, 134.83 feet left, from which a 1/2-inch iron rod with "Tri-Tech" cap found in the south line of said 5.879 acre City of Dallas tract bears South 75 degrees 49 minutes 16 seconds West, a distance of 1,622.16 feet;
- 5) **THENCE**, North 43 degrees 52 minutes 00 seconds East, along the proposed northwest right-of-way line of F.M. 548, crossing said 5.879 acre City of Dallas tract, a distance of 19.76 feet to a 5/8-inch iron rod with TEXAS DEPARTMENT OF TRANSPORTATION pink plastic cap set **, at Station 331+96.17, 135.00 feet left;

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- 6) **THENCE**, North 48 degrees 16 minutes 52 seconds East, continuing along the proposed northwest right-of-way line of F.M. 548, crossing said 5.879 acre City of Dallas tract, passing at a distance of 259.80 feet to a 5/8-inch iron rod with TEXAS DEPARTMENT OF TRANSPORTATION pink plastic cap set in the north line of said 5.879 acre City of Dallas tract and the south line of said 7.0 acre City of Dallas tract, at Station 334+55.36, 117.20 feet left, from which a 1/2-inch iron rod with "Tri-Tech" cap found at the northwest corner of said 5.879 acre City of Dallas tract and the southwest corner of said 7.0 acre City of Dallas tract bears South 75 degrees 49 minutes 01 seconds West, a distance of 1,959.86 feet, crossing said 7.0 acre City of Dallas tract and continuing an additional 281.19 feet for a total distance of 540.99 feet to the **POINT OF BEGINNING** and containing 43,431 square feet (0.9970 of one acre) of land, more or less.

All bearings and coordinates shown are based on the Texas Coordinate System (TCS), North Central Zone (4202), North American Datum 1983 (NAD 83) 2011 Adjustment, 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.

****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.**

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

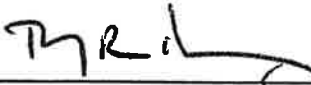
**STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TRAVIS §**

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

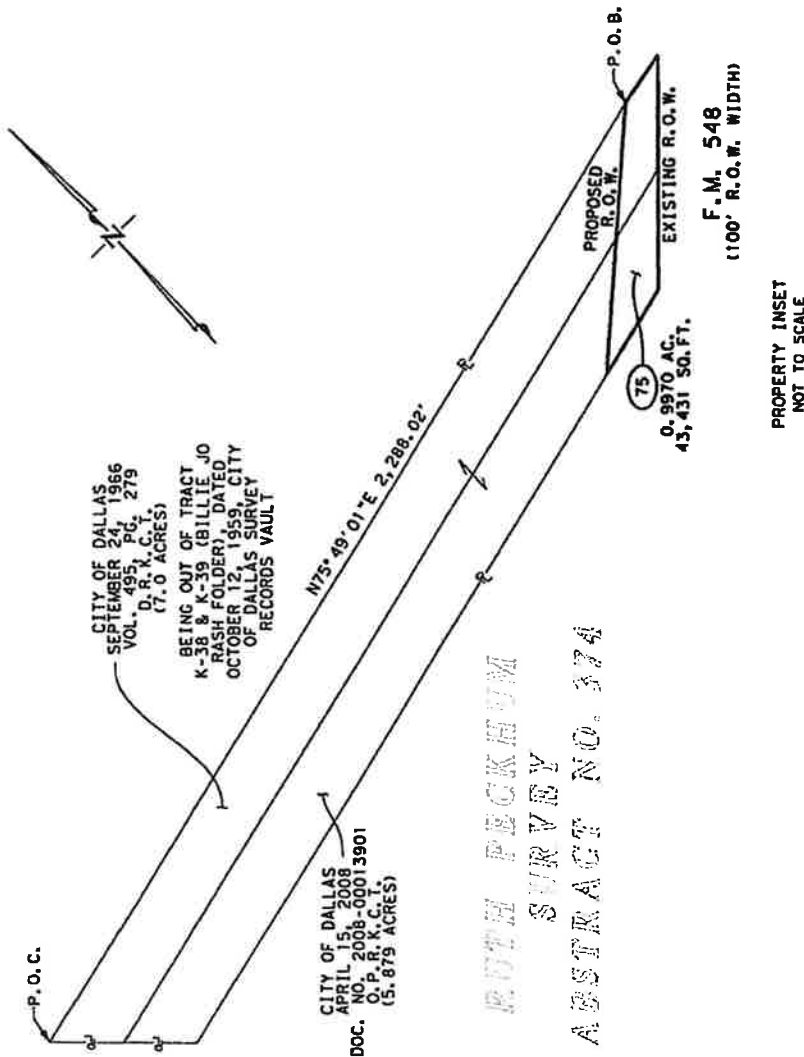
 11/7/2019

Troy R. Thomas, Reg. Professional Land Surveyor No. 6130
2019/Descriptions/FM 548/Tract 75



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 THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TXDOT.



CITY OF DALLAS
 SEPTEMBER 24, 1966
 VOL. 195, P. 279
 (7.0 ACRES)

BEING OUT OF TRACT
 K-38 & K-39 (BILLIE JO
 RASH FOLDER), DATED
 OCTOBER 12, 1959, CITY
 OF DALLAS SURVEY
 RECORDS VAULT

CITY OF DALLAS
 APRIL 15, 2008
 DOC. NO. 2008-00013901
 O. P. R. K. C. T.
 (5.879 ACRES)

ROTH PECKHAM
SURVEY
ABSTRACT NO. 374

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 DATE 11/07/2019



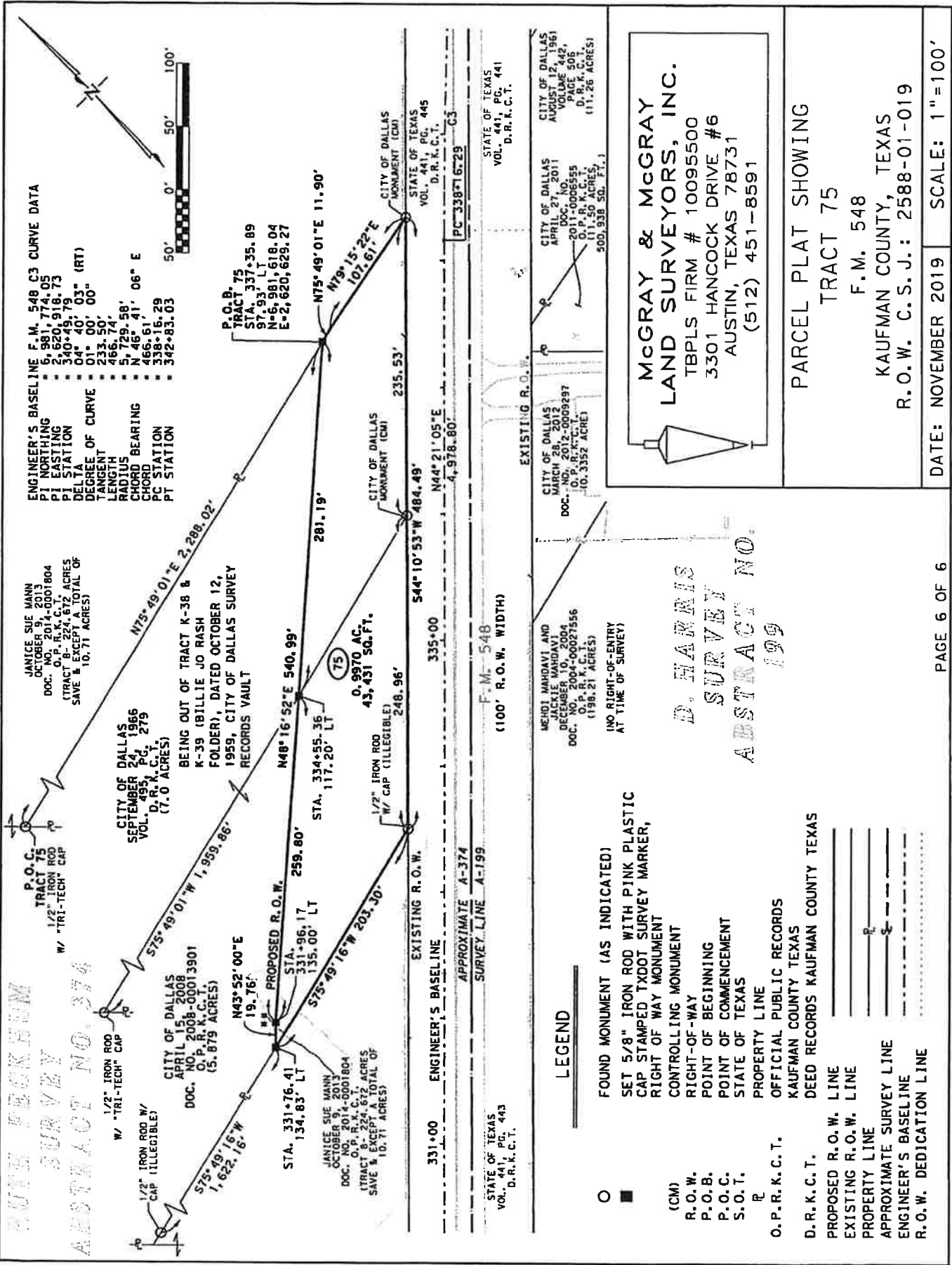
REVISIONS

CALCULATED	ACQUISITION	REMAINING LT
12.879 AC. 561,009 SQ.FT.	0.9970 AC. 43,431 SQ.FT.	11.882 AC. 517,578 SQ.FT.

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

PARCEL PLAT SHOWING
 TRACT 75
 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"
TANGENT LENGTH	233.50'
CHORD BEARING	N 46° 41' 06" E
CHORD	466.74'
RADIUS	5,729.58'
PC STATION	338+16.29
PT STATION	342+83.03



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PARCEL PLAT SHOWING
 TRACT 75
 F.M. 548
 KAUFMAN COUNTY, TEXAS
 R.O.W. C.S.J.: 2588-01-019

DATE: NOVEMBER 2019 SCALE: 1"=100'

D. HARRIS
SURVEY NO.
199

USHDI MANDAVI AND JACKIE MANDAVI
 DECEMBER 10, 2004
 DOC. NO. 2012-0009237
 O.P.R.K.C.T.
 (10.3352 ACRES)

FOUND MONUMENT (AS INDICATED)
 SET 5/8" IRON ROD WITH PINK PLASTIC CAP STAMPED TXDOT SURVEY MARKER, RIGHT OF WAY MONUMENT
 CONTROLLING MONUMENT
 RIGHT-OF-WAY
 POINT OF BEGINNING
 POINT OF COMMENCEMENT
 STATE OF TEXAS
 PROPERTY LINE
 OFFICIAL PUBLIC RECORDS
 KAUFMAN COUNTY TEXAS
 DEED RECORDS KAUFMAN COUNTY TEXAS

LEGEND

- FOUND MONUMENT (AS INDICATED)
- SET 5/8" IRON ROD WITH PINK PLASTIC CAP STAMPED TXDOT SURVEY MARKER, RIGHT OF WAY MONUMENT
- (CM) CONTROLLING MONUMENT
- R.O.W. RIGHT-OF-WAY
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- S.O.T. STATE OF TEXAS
- PROPERTY LINE
- 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