

EXHIBIT "A"

County: Dallas  
Highway: I.H. 30  
Parcel P00055269  
STA. 453+57.54 to 455+20.44  
R.O.W. CSJ: 0009-11-258

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October 15, 2020

Description of Parcel P00055269

**BEING** 7,948 square feet of land, situated in the J. N. Bryan Survey, Abstract Number 149, City of Dallas, Dallas County, Texas, and also being a part of City Block Number 418, official city numbers, and being part of a tract of land described in a Quitclaim Deed to the City of Dallas, as recorded in Volume 80060, Page 1286, Deed Records, Dallas County, Texas (D.R.D.C.T.) (COD 1 tract of land), said 7,948 square feet [0.1825 acres] of land being more particularly described by metes and bounds as follows:

**COMMENCING** at a point on the existing southerly right of way line of Interstate Highway 30 (a variable width right of way, from which a found TxDOT monument bears South 45 degrees 33 minutes 51 seconds East, a distance of 0.3 feet;

**THENCE** North 01 degrees 02 minutes 03 seconds East, along the existing southerly right of way line of said Interstate Highway 30, a distance of 8.39 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 southerly right of way line of Interstate Highway 30 at Station 453+57.54, 184.84 feet right, 407.58 feet left, and having a Texas State Plane Coordinate System, North Central Zone (4202) N.A.D. 83 (2011 Adjustment), of North 6,968,052.47 and East 2,490,804.62; \*\*

1. **THENCE** North 01 degrees 02 minutes 03 seconds East, continuing along the existing southerly right of way of said Interstate Highway 30, a distance of 58.56 feet, to a point for the northerly northwest corner of said City of Dallas tract of land, said corner also being in the existing southerly right of way line of said Interstate Highway 30;
2. **THENCE** North 46 degrees 39 minutes 54 seconds East, continuing along the existing southerly right of way line of said Interstate Highway 30 and the northerly line of said City of Dallas tract of land, a distance of 133.88 feet to the northeast corner of said City of Dallas (COD2) tract of land, also being the northwest corner of that certain tract of land described in a Deed Without Warranty to the City of Dallas as Recorded in Volume 99251, Page 3719, said deed records, said corner also being the beginning of a curve to the right, having a radius of 765.41 feet and a chord bearing of South 32 degrees 15 minutes 42 seconds East, 46.63;
3. **THENCE** departing the existing southerly right of way line of said Interstate Highway 30 and along the easterly line of said City of Dallas tract of land and along the westerly line of said COD2 tract of land, and along said curve to the right, through a central angle of 03 degrees 29 seconds 29 minutes, an arc distance of 46.64 feet, to a point for corner in the easterly line of said City of Dallas tract of land and the westerly line of said COD2 tract;
4. **THENCE** South 30 degrees 30 minutes 58 seconds East, continuing along the east line of said City of Dallas tract of land and the west line of said COD2 tract of land, a distance of 12.02 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 said Interstate Highway 30, at Station 455+20.44, 203.36 feet right, said corner also being the beginning of a curve to the right, having a radius of 256.00 feet, and a chord bearing of South 49 degrees 06 minutes 40 seconds West, 68.37 feet; \*\*

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5. **THENCE** departing the east line of said COD 1 tract and west line of said COD 2 tract, and along the new southerly right of way of said Interstate Highway 30 and along said curve to the right, through a central angle of 07 degrees 27 minutes 10 seconds, an arc distance of 68.42 feet to a 5/8 inch iron rod with TxDOT 1¾ inch pink plastic cap stamped "TXDOT SURVEY MARKER, RIGHT OF WAY MONUMENT" set in the easterly right of way line of Hotel Street (variable width right of way); \*\*
  
6. **THENCE** South 54 degrees 18 minutes 56 seconds West, departing the easterly right of way line of said Hotel Street, and continuing along the new southerly right of way line of said Interstate Highway 30, a distance of 67.42 feet to a 5/8 inch iron rod with TxDOT 1¾ inch pink plastic cap stamped "TXDOT SURVEY MARKER, RIGHT OF WAY MONUMENT" set in the new northerly right of way line of said Interstate Highway 30 and being in the westerly right of way line of said Hotel Street, said corner also being the beginning of a curve to the left, having a radius of 4,074.00 feet, and a chord bearing of South 54 degrees 14 minutes 48 seconds West, 28.32 feet; \*\*
  
7. **THENCE** departing the westerly right of way line of said Hotel Street, and continuing along the new southerly right of way line of said Interstate Highway 30 and said curve to the left, through a central angle of 00 degrees 23 minutes 54 seconds, an arc distance of 28.32 feet to the **POINT OF BEGINNING** and containing 7,948 square feet [0.1825 acres] of land, from which 2,291 square feet [0.0526 acres] of land is contained within the right of way of Hotel Street.

\*\* 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.

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

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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 DATE: MARCH 2020 THROUGH AUGUST 2020.
2. BASIS OF BEARINGS IS THE TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM MAD 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 TXDOT COMBINED SCALE FACTOR OF 1.0001369506. 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 TXDOT.
6. FIELD SURVEYS WERE PERFORMED BETWEEN MARCH 2020 AND JUNE 2020.
7. THE PARENT TRACT AREA (2.3739 ACRES) ONLY REPRESENTS THAT PORTION OF THE PARENT TRACT LYING SOUTHERLY OF THE EXISTING SOUTHERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 30; WHEREAS, THE PARENT TRACT EXTENDS NORTHERLY ACROSS INTERSTATE HIGHWAY 30.

A LEGAL DESCRIPTION AT EVEN SURVEY DATE HEREWITH ACCOMPANIES THIS PLAT.

**CURVE TABLE**

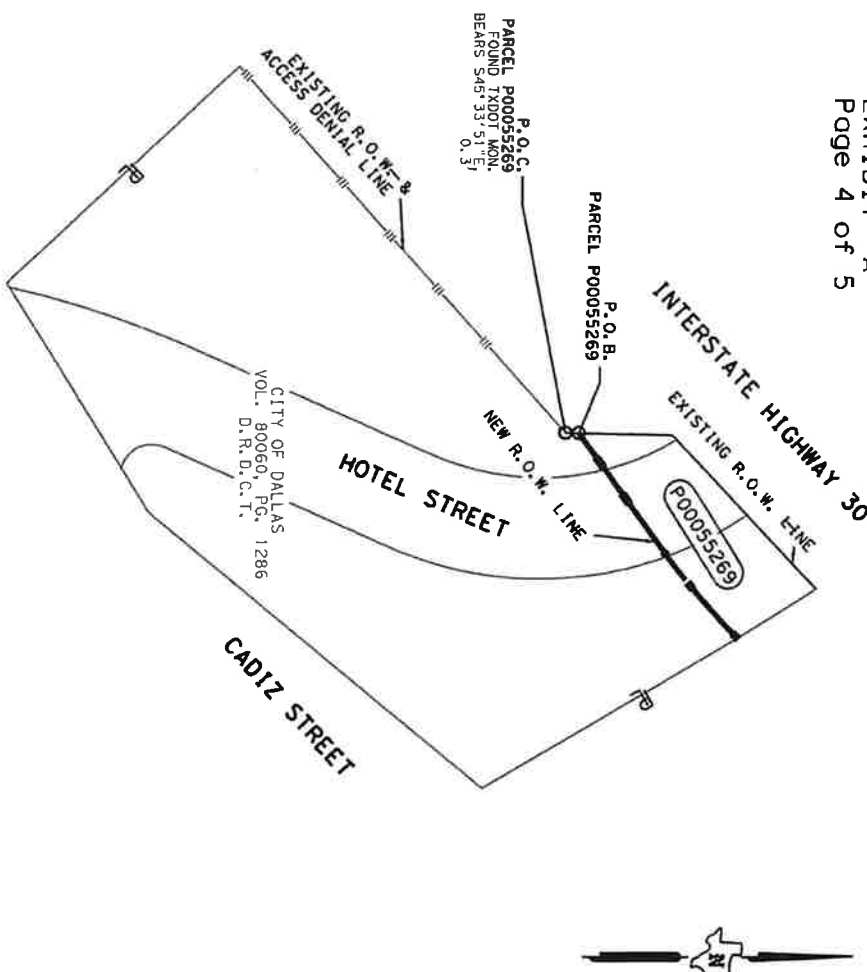
CURVE 1	CURVE 2
DELTA = 07° 27' 10" CRT. 1 DELTA = 00° 23' 54" (L.T.)	
R = 256.00'	R = 4,074.00'
L = 68.42'	L = 28.32'
CB = S49° 06' 40" W	CB = S54° 14' 48" W
CL = 68.37'	CL = 28.32'

**LEGEND**

- EXISTING RIGHT OF WAY LINE
  - NEW RIGHT OF WAY LINE
  - EXISTING EASEMENT LINE
  - NEW EASEMENT LINE
  - PROPERTY LINE
  - CONTINUOUS OWNERSHIP PER DEEDS AND UNITY OF LINE
  - SURVEY LINE
  - DENIAL OF ACCESS LINE
- O** = SET TXDOT "AD" MONUMENT UNLESS OTHERWISE NOTED.  
**AD** = TXDOT 1 3/4" HIGH PINK PLASTIC CAP ON TOP OF A 5/8"-INCH IRON ROD.  
**BD** = TXDOT 1 3/4" HIGH BRONZE DISK SET IN CONCRETE, TXDOT TYPE 11 RIGHT OF WAY MARKER.  
**CD** = TXDOT 2" INCH ALUMINUM DISK ON TOP OF A 5/8"-INCH IRON ROD SET POINT ON TANGENT OR POINT OF CURVE TO DEFINE THE BEGINNING OR ENDING OF AN ACCESS DENIAL LINE.  
**P.O.C.** = POINT OF COMMENCEMENT.  
**P.O.R.** = POINT OF REFERENCE.  
**P.O.B.** = POINT OF BEGINNING.  
**\*\*** THE MONUMENT DESCRIBED IN THIS CALL, IF DESTROYED OR DAMAGED DURING CONSTRUCTION, MAY BE REPLACED WITH A TXDOT TYPE 11 RIGHT OF WAY MARKER UPON THE COMPLETION OF THE HIGHWAY RESTRICTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR EITHER EMPLOYED OR RETAINED BY TXDOT.  
**(CM)** = CONTROLLING MONUMENT.

**P00055269** PARCEL NUMBER

PARCEL P00055269



PARENT TRACT INSERT  
N.T.S.

A PLAT OF A SURVEY OF  
PARCEL P00055269  
FOR INTERSTATE HIGHWAY 30  
RIGHT OF WAY CSJ: 0009-11-258  
A 7,948 SQ. FT. (0.1825 AC.)  
IN THE J. N. BRYAN SURVEY  
ABSTRACT NUMBER 194  
CITY OF DALLAS,  
DALLAS COUNTY, TEXAS  
OCTOBER 15, 2020

AREA TABLE (ACRES)

EXISTING	ACQUISITION	REMAINDER (CALCULATED)	
		LEFT	RIGHT
2.3739	0.1825		2.1914

INTERSTATE HIGHWAY 30  
(VARIABLE WIDTH R.O.W.)

N45° 39' 25" E  
454.00

PROPOSED BASELINE  
CITY OF DALLAS  
VOL. 80060, PG. 1286  
D.R.D.C.T.

J.N. BRYAN SURVEY  
ABSTRACT NUMBER 149

P.O.B.  
PARCEL P00055269  
STA. 453+57.54  
184.87' RT  
N-6,968.052,47  
E-2,490,804.62

EXISTING R.O.W. &  
ACCESS DENIAL LINE  
BLOCK 418  
CITY OF DALLAS  
VOL. 80060, PG. 1286  
D.R.D.C.T.

P.O.C.  
PARCEL P00055269  
FOUND XDOT MARK  
BEAMS 545' 33" SITE,  
O.S.

N01° 02' 03" E  
58.56'

(P00055269)  
7,948 SQ. FT.  
(0.1825 ACRES)

EXISTING R.O.W. LINE  
N46° 39' 54" E 133.88'

HOTEL STREET  
(NO DEED OF RECORD FOUND)

554° 18' 56" W  
67.42'

CITY OF DALLAS  
VOL. 99251, PG. 5719  
D.R.D.C.T.

D-03° 29' 29" (RT)  
R-785.41'  
L-46.64'  
CH-S32° 15' 42" E  
CD-46.63'

S30° 30' 58" E  
12.02'  
STA. 455+20.44  
203.36' (RT)

NEW R.O.W. &  
ACCESS DENIAL LINE

CITY OF DALLAS  
VOL. 80060 PG. 1286  
D.R.D.C.T.

BLOCK 418

CITY OF DALLAS  
VOL. 99251,  
PG. 5719  
D.R.D.C.T.

(NO DEED OF RECORD FOUND)  
UNION PACIFIC

CADIZ STREET  
(VARIABLE WIDTH R.O.W.)



A PLAT OF A SURVEY OF  
PARCEL P00055269  
FOR INTERSTATE HIGHWAY 30  
RIGHT OF WAY CSJ: 0009-11-258  
A 7,948 SQ. FT. (0.1825 AC.)  
IN THE J.N. BRYAN SURVEY  
ABSTRACT NUMBER 149  
CITY OF DALLAS,  
DALLAS COUNTY, TEXAS  
OCTOBER 15, 2020



*Heather Westfall*

November 9, 2020  
DATE

HEATHER WELCH-WESTFALL, R.P.L.S. NO. 6624

PARCEL P00055269