

**EXHIBIT A**

County: Kaufman  
Highway: FM 548  
From Station 335+45.98 to Station 336+73.59  
RCSJ: 2588-01-019

Page 1 of 5  
November 7, 2019

**DESCRIPTION FOR TRACT 76  
1,604 SQUARE FOOT (0.0368 ACRE)  
CITY OF DALLAS  
BOUNDARY SURVEY  
STATE OF TEXAS**

**BEING** a 1,604 square foot (0.0368 of one acre) tract of land out of the D. Harris Survey, Abstract No. 199, in Kaufman County, Texas, and being a portion of that tract described as 0.3352 of one acre conveyed to the City of Dallas by Judgment, as recorded in Document No. 2012-0009297, Official Public Records, Kaufman County, Texas (O.P.R.K.C.T.); said 1,604 square foot (0.0368 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 "DAL TECH" cap found at a corner in the south line of said 0.3352 of one acre City of Dallas tract, and at an angle point in the northeast line of that tract described as 198.21 acres conveyed to Mendi Mahdavi and Jackie Mahdavi by deed, as recorded in Document No. 2004-00027556, O.P.R.K.C.T., from which a 1/2-inch iron rod with "DAL TECH" cap found at the southeast corner of said 0.3352 of one acre City of Dallas tract bears North 79 degrees 15 minutes 22 seconds East, a distance of 93.91 feet;

**THENCE**, South 75 degrees 55 minutes 34 seconds West, continuing along the common line of said City of Dallas tract and said Mahdavi tract, a distance of 124.60 feet to a 5/8-inch iron rod with TEXAS DEPARTMENT OF TRANSPORTATION pink plastic cap set in the proposed southeast right-of-way line of F.M. 548, for the **POINT OF BEGINNING**, at Station 335+45.98, 90.76 feet right and having Surface Coordinates of North=6,981,350.34, East=2,620,631.44;

1) **THENCE**, South 75 degrees 55 minutes 34 seconds West, continuing along the common line of said City of Dallas tract and said Mahdavi tract, a distance of 38.08 feet to a point at the west corner of said City of Dallas tract and the north corner of said Mahdavi tract, being in the southeast line of that tract conveyed to the State of Texas by deed, as recorded in Volume 441, Page 443, Deed Records, Kaufman County, Texas (D.R.K.C.T.) and in the existing southeast right-of-way line of F.M. 548, from which a 1/2-inch iron rod found bears South 75 degrees 42 minutes 19 seconds West, a distance of 0.32 feet;

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- 2) **THENCE**, North 44 degrees 10 minutes 53 seconds East, along the northwest line of said City of Dallas tract, the southeast line of said State of Texas tract and the existing southeast right-of-way line of F.M. 548, a distance of 160.06 feet to a 5/8-inch iron rod with TEXAS DEPARTMENT OF TRANSPORTATION pink plastic cap set\*\* in the proposed southeast right-of-way line of F.M. 548, at Station 336+73.59, 70.34 feet right;
- 3) **THENCE**, South 35 degrees 15 minutes 44 seconds West, along the proposed southeast right-of-way line of F.M. 548, crossing said City of Dallas tract, a distance of 129.24 feet to the **POINT OF BEGINNING** and containing 1,604 square feet (0.0368 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.

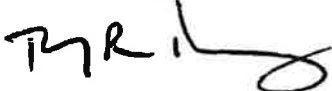
**STATE OF TEXAS       §  
                                  §       KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF TRAVIS   §**

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



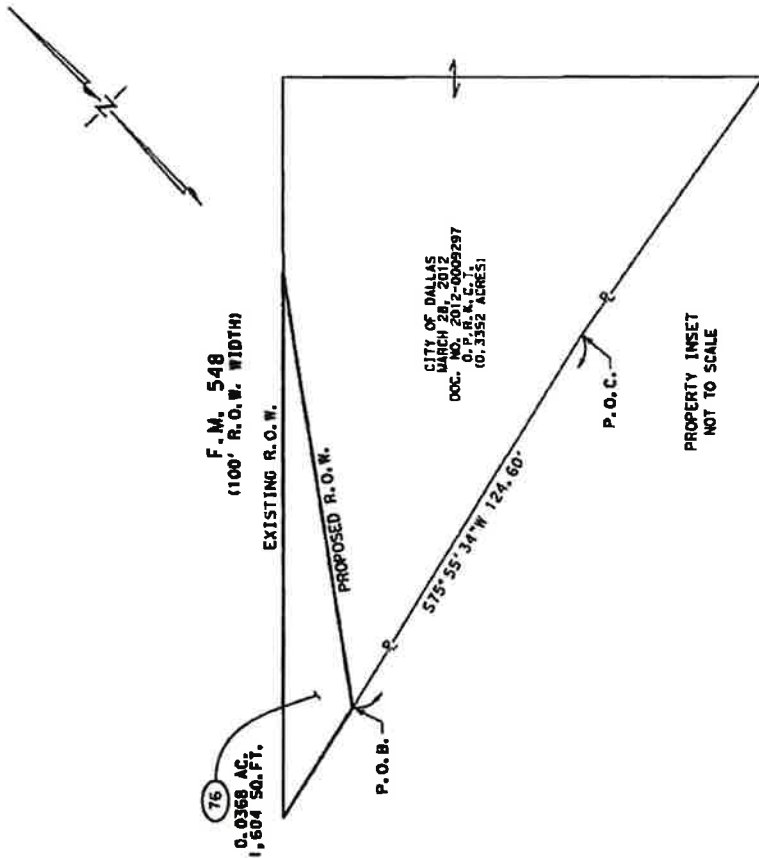
11/7/2019



Troy R. Thomas, Reg. Professional Land Surveyor No. 6130  
2019/Descriptions/FM 548/Tract 76

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.



PROPERTY INSET  
NOT TO SCALE

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.

*TR*

TROY R. THOMAS, REG. PROF. LAND SURVEYOR NO. 6130 DATE 11/07/2019



REVISIONS

DEED	ACQUISITION	REMAINING RT
0.3352 AC. 14,601 SQ.FT.	0.0368 AC. 1,604 SQ.FT.	0.2984 AC. 12,997 SQ.FT.

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

PLAT SHOWING  
TRACT 76  
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**

- PT NORTHING - 6,991,774.05
- PT EASTING - 5,820,918.73
- DELTA STATION - 40+48.79
- DEGREE OF CURVE - 01° 00' 00" (RT)
- TANGENT LENGTH - 233.50'
- CHORD BEARING - N 46° 41' 06" E
- CHORD BEARING - N 46° 41' 06" E
- PC STATION - 338+16.29
- PT STATION - 342+83.03

CITY OF DALLAS  
APRIL 15, 2008  
VOL. 441, PG. 2008-00013901  
(5,879 ACRES)

CITY OF DALLAS  
SEPTEMBER 24, 1990  
VOL. 441, PG. 279  
(7.0 ACRES)

JANICE SUE MAW  
OCTOBER 9, 2013  
DOC. NO. 2013-0001604  
(TRACT B-724, 677 ACRES  
SAVE 1/2 ACRE)

EXISTING R.O.W. ENGINEER'S BASELINE 335+00 (100' R.O.W. WIDTH) N44°21'05"E 4,378.80' 339+00  
APPROXIMATE A-374 SURVEY LINE A-199 PC-338+16.29 C3

STATE OF TEXAS VOL. 441, PG. 445 D.R.K.C.T. 339+00  
STATE OF TEXAS VOL. 441, PG. 441 D.R.K.C.T.  
STATE OF TEXAS VOL. 441, PG. 441 D.R.K.C.T.

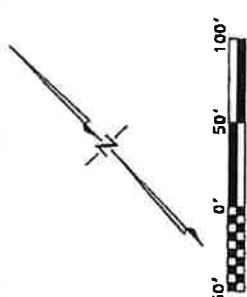
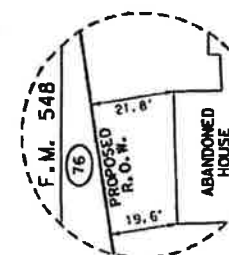
CITY OF DALLAS VOL. 441, PG. 445 D.R.K.C.T. 339+00  
CITY OF DALLAS AUGUST 12, 1961 VOLUME 442, PAGE 506 D.R.K.C.T. (11.26 ACRES)  
CITY OF DALLAS MARCH 28, 2012 DOC. NO. 2012-0009297 D.R.K.C.T. (0.3352 ACRE)  
CITY OF DALLAS APRIL 27, 2011 DOC. NO. 2011-0006555 D.R.K.C.T. (11.50 ACRES, 500,938 SQ. FT.)

SAUS PARTNERSHIP MAY 12, 2008 DOC. NO. 2008-00009499 (REMAINDER OF 1/2 CALLED TRACT TWO-262 ACRES)

MEHDI MAHDAVI AND JACKIE MAHDAVI  
DECEMBER 10, 2004  
DOC. NO. 2004-00027456  
(198.21 ACRES)  
(NO RIGHT-OF-ENTRY AT TIME OF SURVEY)

DAVID S. HARRIS  
SURVEY  
ABSTRACT  
NO. 199

LINE	BEARING	DISTANCE
L1	S75°55'34"W	38.08'
L2	S35°15'44"W	129.24'
L3	N79°15'22"E	93.91'



**LEGEND**

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

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PLAT SHOWING  
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DATE: NOVEMBER 2019 SCALE: 1"=100'