

Exhibit A

PARCEL E-005
CITY OF DALLAS RIGHT-OF-WAY
30,710 SQUARE FOOT TRACT
JAMES M. BENNETT SURVEY, ABSTRACT NUMBER 85
CITY OF MESQUITE AND CITY OF SUNNYVALE,
DALLAS COUNTY, TEXAS

BEING a tract of land situated in the James M. Bennett Survey, Abstract No. 85, Patent Date August 22, 1870, Texas General Land Office File Number N-3-2385, City of Sunnyvale, Dallas County, Texas, and being a part of that called 200 foot wide Right-of-Way Easement dated March 8, 1872 from Thomas D. Coats to the Southern Pacific Railroad Company as recorded in Volume S, Page 410, of the Deed Records of Dallas County, Texas (D.R.D.C.T.), same being part of that tract of land labeled "No. 2" on the Railroad Valuation Map titled "Right-of-Way & Track Map, The Texas & Pacific Ry. Co., Main Line, Operated by The Texas & Pacific Ry. Co., Sta. 10454+40 to Sta. 10665+60," Sheet Number VTP 6 Tex/28, with interest in said right-of-way easement held by the Union Pacific Railroad Company per the Articles of Merger of Missouri Pacific Railroad Company with and into Union Pacific Railroad Company as recorded in Volume 97018, Page 04979, D.R.D.C.T., said tract also being part of Scyene Road (a 60 foot wide roadway by usage), and being part of a tract of land described in deed to Thomas D. Coats, as recorded in Volume N, Page 568, D.R.D.C.T., and being more particularly described as follows:

BEGINNING at a 1/2-inch found iron rod with cap stamped "RPLS 4020" for the southwest corner of that tract of land described in deed to Vulcan Lands, Inc., as recorded in Instrument Number 20080386981 of the Official Public Records of Dallas County, Texas, said point being on the east right-of-way line of Berry Road (a variable width right-of-way), said point also being the beginning of a tangent circular curve to the right having a radius of 2,914.79 feet whose chord bears South 73 degrees 40 minutes 42 seconds East, a distance of 173.62 feet;

THENCE Easterly, with the south line of said Vulcan Lands tract and with said curve, over and across said railroad right-of-way easement, through a central angle of 03 degrees 24 minutes 48 seconds, an arc distance of 173.65 feet to a 1/2-inch found iron rod with cap stamped "RPLS 4020" for the point of tangency;

THENCE South 71 degrees 58 minutes 18 seconds East, continuing with said south line and over and across said railroad right-of-way easement, a distance of 31.78 feet to a 1/2-inch found iron rod with yellow plastic cap stamped "HALFF" (hereinafter referred to as "with cap") for corner;



FIELD NOTES APPROVED:

RSC 12/13/18

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THENCE South 03 degrees 35 minutes 26 seconds West, departing said south line, continuing over and across said railroad right-of-way easement, at a distance of 154.89 feet passing a 1/2-inch found iron rod with cap on the south line of said railroad right-of-way easement, in all a total distance of 164.75 feet to a 1/2-inch found iron rod with cap for corner in the common north line of that tract of land described as Tract 1 in deed to Ashley Furniture Industries, Inc., as recorded in Instrument Number 201700087295 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and the southerly right-of-way line of the aforementioned Scyene Road;

THENCE North 71 degrees 47 minutes 49 seconds West, with said common line, a distance of 182.17 feet to a 5/8-inch found iron rod for the northwest corner of said Tract One at the intersection of said southerly right-of-way line of Scyene Road with the east right-of-way line of Faithon P. Lucas, Sr. Boulevard (a variable width right-of-way);

THENCE North 04 degrees 38 minutes 07 seconds West, departing said common line, over and across said Scyene Road, at a distance of 9.72 feet passing the aforementioned south line of said railroad right-of-way easement, continuing over and across said railroad right-of-way easement, in all a total distance of 166.69 feet to the POINT OF BEGINNING and containing 30,710 square feet or 0.7050 of an acre of land, more or less.

The Basis of Bearing is the North American Datum of 1983, Texas State Plane Coordinate System, North Central Zone 4202. All distances are surface distances. Surface Adjustment Scale Factor: 1.0001365060.

Exhibit A

0 100 200 300 400

SCALE: 1"=200'

Δ = 03°24'48"
R = 2,914.79'
T = 86.85'
L = 173.65'
CL = 173.62'
CB = S73°40'42"E



JAMES M. BENNETT
SURVEY,
ABSTRACT NO. 85

PARCEL E-005
30,710 SQ. FT.
OR
0.7050 ACRE

JAMES M. BENNETT
(DALLAS COUNTY ABSTRACT
NO. 85, GLO FILE NO. N-3-2385)

JAMES M. SEWELL SURVEY,
ABSTRACT NO. 1358
JAMES M. BENNETT SURVEY,
ABSTRACT NO. 85

BERRY RD.
(VARIABLE WIDTH
RIGHT-OF-WAY)

POINT OF
BEGINNING

1/2" FIR W/CAP
"RPLS 4020" (C.M.)

S71°58'18"E
31.78'

(Basis of Bearing
S71°58'18"E)

VULCAN LANDS, INC.
(INST. # 20080386981)

UNION PACIFIC RAILROAD
(200' WIDE RIGHT-OF-WAY)
UNION PACIFIC RAILWAY COMPANY
(VOL. S, PG. 410) (VOL. 97018, PG. 04979)
LABELED "NO. 2" ON RIGHT-OF-WAY &
TRACK MAP. THE TEXAS & PACIFIC RY. CO.,
MAIN LINE, OPERATED BY THE TEXAS & PACIFIC
RY. CO., STA 10454+40 TO STA 10665+60
(SHEET NUMBER VTP 6 TEX/28)

N84°30'30"W
2,984.04'

N84°30'30"W
230.50'

SCYENE ROAD
CITY OF MESQUITE

Δ = 12°32'12"
D = 02°00'00"
R = 2,864.79'
L = 626.83'
CL = 625.58'
CB = N78°14'24"W

N04°38'07"W
166.69'

1/2" FIR
W/CAP

9.72'

5/8" FIR
(C.M.)

JAMES M. SEWELL
SURVEY,
ABSTRACT NO. 1358

LAURA JERNIGAN ESPENSEN &
JAMES WILLIAM JERNIGAN
(TRACT TWO, VOL. 2004172, PG. 10588,
VOL. 2004172, PG. 10617,
VOL. 2004172, PG. 10643)

FAITHON P.
LUCAS, SR. BLVD.
(VARIABLE WIDTH RIGHT-OF-WAY)

APPROX. SURVEY LINE

S03°35'26"W
164.75'

THOMAS D. COATS
(VOL. N, PG. 568)

N71°47'49"W
182.17'

ABST. NO. 85
ABST. NO. 1026
APPROX. SURVEY LINE

(CALLED 8.152 ACRES)

ASHLEY FURNITURE INDUSTRIES, INC.
TRACT 1
(INST. NO. 201700087295)

1/2" FIR W/CAP
154.89'

N71°58'18"W
296.48'

1/2" FIR W/CAP
2,674.08'

100'

100'

SCYENE ROAD
(60' Roadway by usage)

LEVEL 3 COMMUNICATION, LLC
EASEMENT
(VOL. 2002172, PG. 07982)



LEGEND

FIR	FOUND IRON ROD
SIR	SET IRON ROD
W/CAP	WITH YELLOW PLASTIC CAP STAMPED "HALFF"
(C.M.)	CONTROL MONUMENT
R.O.W.	RIGHT-OF-WAY

NOTES:

1. The Basis of Bearing is the North American Datum of 1983, Texas State Plane Coordinate System, North Central Zone 4202. All distances are surface distances. Surface Adjustment Scale Factor: 1.0001365060.
2. Metes and Bounds description of even date accompanies this survey exhibit.

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30,710 SQ. FT. TRACT

JAMES M. BENNETT SURVEY, ABSTRACT NO. 85,
CITY OF MESQUITE AND CITY OF SUNNYVALE
DALLAS COUNTY, TEXAS



HALFF

1201 N. BOWSER ROAD RICHARDSON, TEXAS 75081
TELE. (214)346-6200 FAX (214)739-0095
TBPLS FIRM NO. 10029600

DATE: NOVEMBER, 2018

AVO.: 25143

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