

EXHIBIT "A"

County: Dallas
Parcel No. 4
Highway: Interstate Highway 35 East
R.O.W. CSJ: 0196-03-247

Description for Parcel 4

BEING a 0.195 acre tract of land in the Weston Perry Survey, Abstract Number 1151, City of Carrollton, Dallas County, Texas, being part of Lot 1, Block A, Elm Fork Water Treatment Plant Low Lift Pump Station, an Addition to the City of Carrollton as recorded in Volume 92111, Page 1955, Plat Records Dallas County Texas (PRDCT), said 0.195 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2-inch iron rod found for an angle point in the north line of said Lot 1, same being a point in the south line of a called 1.01 acre tract described as Part A in a deed to Texas Power & Light Company as recorded in Volume 5914, Page 616, Deed Records Dallas County Texas (DRDCT);

THENCE North 77°55'17" West with the line common to said tracts, a distance of 835.69 feet to a set 5/8-inch iron rod with a standard Texas Department of Transportation 3" aluminum cap (set TXDOT cap) for the intersection of said common line and the proposed east right-of-way line for Interstate Highway 35 East for the **POINT OF BEGINNING**;**

THENCE south with said proposed east right-of-way line as follows:

- 1) South 23°07'20" East for a distance of 481.17 feet to a set TXDOT cap for the beginning of a curve to the left;**
- 2) Along the arc of said curve to the left, having a central angle of 01°01'30", a radius of 3978.00 feet, an arc length of 71.17 feet, and a chord of South 23°38'05" East, 71.17 feet to a set TXDOT cap;**
- 3) South 25°43'23" East, a distance of 301.62 feet to a set TXDOT cap on the south line of the said Lot 1, same being on the north line of a called 4.221 acre tract described in a deed to DJK, Inc. as recorded in Volume 91234, Page 2309, DRDCT;**
- 4) THENCE South 58°48'43" West with the line common to said Lot 1 and 4.221 acre tract, a distance of 0.52 feet to a corner on the existing east right-of-way line for Interstate Highway 35 East, as described in a deed to the State of Texas as recorded in Volume 2167, Page 298, DRDCT;



FIELD NOTES APPROVED:

[Signature] 7/12/19

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Parcel No. 4
Highway: Interstate Highway 35 East
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Description for Parcel 4

- 5) THENCE North 25°54'29" West with the existing right-of-way line for Interstate Highway 35 East, a distance of 875.02 feet to the northwest corner of the said Lot 1 and the southwest corner of the said Texas Power & Light Company tract described as Part A;
- 6) THENCE South 77°55'17" East with the line common to said tracts, a distance of 35.15 feet to the **POINT OF BEGINNING**, and containing 0.195 acre (8,495 square feet) of land.

This property description is accompanied by a separate plat of even date.

All bearings are based on the Texas State Plane Coordinate System, North Central Zone (4202), NAD 83(CORS 2002) GEOID 03.

All distances and coordinates shown are surface and may be converted to grid by dividing by a combined scale factor of 1.000136506 (0.99986351263).

**The monument described and set in this call, if destroyed during construction, may be replaced with a TXDOT Type II Right-of-way Marker upon completion on the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TXDOT.

***The calculated point described in this call, may be replaced with a TXDOT Type II Right-of-way Marker upon either acquisition or completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TXDOT.

I hereby declare 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.


Dustin D. Davison, R.P.L.S. 6-24-19
Texas Registration No. 6451 Date

Texas Department of Transportation
4777 E. Highway 80
Mesquite, Texas 75150



INTERSTATE HIGHWAY NO. 35 EAST

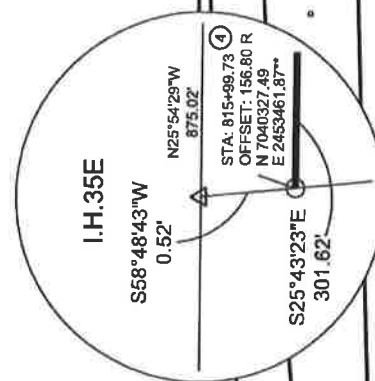
(VARIABLE WIDTH ROW)



STATE OF TEXAS
VOL. 2167, PG. 298
D.R.D.C.T.
WESTON PERRY SURVEY
ABSTRACT NO. 1151

MATCH LINE SHEET 3 OF 4
MATCH LINE SHEET 4 OF 4

820+00



DETAIL "A"
(N.T.S.)

0.195 ACRE
8,495 SQ.FT.

EXISTING R.O.W. LINE

S58°48'43"W
0.52'

N25°54'29"W 875.02' (N25°23'00"W 870.86')

PROPOSED
R.O.W. LINE

S25°43'23"E 301.62'

CALLER 9.0314 ACRE
LOT 1, BLOCK A

ELM FORK WATER TREATMENT PLANT
LOW LIFT PUMP STATION
VOL. 92111, PG. 1955
P.R.D.C.T.

CALLER 4.221 ACRE
DJK, INC.
VOL. 91234, PG. 2309
D.R.D.C.T.

STA: 815+99.73
OFFSET: 156.80 R
N 7040327.49
E 2453461.87**

DETAIL "A"

30' DRAINAGE (ESM)
VOL. 76035, PG. 1887

STA: 819+72.46
OFFSET: 160.67 R
N 7040664.42
E 2453330.96**

CL=71.17

CB=S23°38'05"E

CA=1°01'30"

AL=71.17

R=3978.00

STA: 819+01.35
OFFSET: 157.83 R
N 7040599.22
E 2453330.96**

EXHIBIT "B" - PAGE 3 OF 4
A PLAT OF A SURVEY OF
PARCEL 4

INTERSTATE 35E
A 0.195 ACRE TRACT OF LAND IN THE
WESTON PERRY SURVEY
ABSTRACT NO. 1151
CITY OF CARROLLTON
DALLAS COUNTY, TEXAS

CSJ 0196-03-247
CONTRACT NO. 18-548P5001
3/5/2019
REV: 6/20/19

DUSTIN D. DAVISON
R.P.L.S. NO. 6451

6/4/19

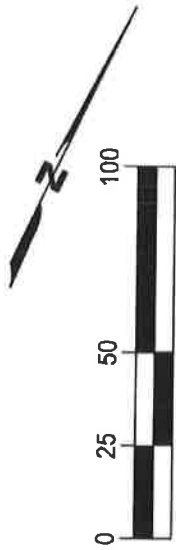
STATE OF TEXAS
REGISTERED
DUSTIN D. DAVISON
6451
PROFESSIONAL
LAND SURVEYOR

ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE
COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NAD 83 (CORS 2002) GEOID 03
ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE
CONVERTED TO GRID BY DIVIDING BY A COMBINED SCALE FACTOR OF 1.000136506
(0.99986351263)

* THIS PARCEL PLAT IS ACCOMPANIED BY A SEPARATE PROPERTY DESCRIPTION OF
EVEN DATE.

* THE MONUMENT DESCRIBED AND SET IN THIS CALL, IF DESTROYED DURING
CONSTRUCTION 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.

MATCH LINE SHEET 3 OF 4
MATCH LINE SHEET 4 OF 4



GRAPHIC SCALE
1" = 50'

INTERSTATE HIGHWAY NO. 35 EAST (VARIABLE WIDTH ROW)

STATE OF TEXAS
VOL. 2167, PG. 298
D.R.D.C.T.
WESTON PERRY SURVEY
ABSTRACT NO. 1151

N25°54'29"W 63.44'

S77°55'17"E 35.15'

EXISTING R.O.W. LINE

N25°54'29"W 875.02' (N25°23'00"W 870.86')

0.195 ACRE
8,495 SQ.FT.

PROPOSED
R.O.W. LINE

S23°07'20"E 481.17'

LEGEND

- 5/8" IRON ROD W/TXDOT ALUMINUM CAP SET UNLESS NOTED OTHERWISE
- △ CALCULATED POINT
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- N.T.S. NOT TO SCALE
- IRF IRON ROD FOUND
- IPF IRON PIPE FOUND
- P.U.E. PUBLIC UTILITY EASEMENT
- OU— OVERHEAD UTILITY
- DRDCT. DEED RECORDS DALLAS COUNTY, TX.
- PRDCT. PLAT RECORDS DALLAS COUNTY, TX.
- QDRDCT. OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TX.
- X— WIRE FENCE
- W— WOOD FENCE
- ||— DENIAL OF ACCESS LINE (00A)

CALLLED 9.0314 ACRE
LOT 1, BLOCK A
ELM FORK WATER TREATMENT PLANT
LOW LIFT PUMP STATION
VOL. 92111, PG. 1955
P.R.D.C.T.

EXHIBIT "B" - PAGE 4 OF 4
A PLAT OF A SURVEY OF
PARCEL 4

DICKERSON PARKWAY EXTENSION
A 0.195 ACRE TRACT OF LAND IN THE
WESTON PERRY SURVEY
ABSTRACT NO. 1151
CITY OF CARROLLTON
DALLAS COUNTY, TEXAS

ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NAD 83 (CORS 2002) GEOID 03. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED SCALE FACTOR OF 1.000136506 (0.99986351263).

* THIS PARCEL PLAT IS ACCOMPANIED BY A SEPARATE PROPERTY DESCRIPTION OF EVEN DATE.

* THE MONUMENT DESCRIBED AND SET IN THIS CALL, IF DESTROYED DURING CONSTRUCTION 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.



Dustin D. Davison
DUSTIN D. DAVISON
R.P.L.S. NO. 6451

CSJ 0196-03-247
CONTRACT NO. 18-548P5001

3/4/2019
REV: 6/20/19

CALLLED 1.01 ACRE
PART A
TEXAS POWER & LIGHT COMPANY
VOL. 5914, PG. 676, D.R.D.C.T.
THIRTY-FIVE OAKS, LTD.
VOL. 91017, PG. 1995
D.R.D.C.T.

STA: 824+53.06
OFFSET: 184.16 R
N 7041106.94
E 2453113.48**

P.O.C. N77°55'17"W 835.69' (S77°39'31"E/865.43')
1/2" IRF

Concrete Monument Found