

EXHIBIT A
PARCEL E-130
CITY OF DALLAS RIGHT-OF-WAY
1.052 ACRE TRACT
ULRICH WUTHRICH SURVEY, ABSTRACT NUMBER 1518,
CITY OF HUTCHINS, DALLAS COUNTY, TEXAS

BEING a tract of land situated in the Ulrich Wuthrich Survey, Abstract No. 1518, City of Hutchins, Dallas County, Texas, and being part of that tract of land described in Warranty Deed to Mark C. Jacobs and Leslie D. Jacobs as recorded in Volume 2001250, Page 01546 of the Deed Records of Dallas County, Texas (D.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a found concrete monument at the most southerly southwest corner of said Jacobs tract, said point also being the intersection of the of the northwesterly right-of-way line of Langdon Road (a variable width right-of-way) with the easterly right-of-way line of U.S. Highway 310 (a variable width right-of-way);

THENCE North 70 degrees 00 minutes 38 seconds West, along the common southwest line of said Jacobs tract and said easterly right-of-way line, a distance of 66.74 feet to a found broken concrete monument for the most westerly southwest corner of said Jacobs tract;

THENCE North 18 degrees 04 minutes 55 seconds West, along the common west line of said Jacobs tract and said easterly right-of-way line, a distance of 100.72 feet to a 1/2-inch set iron rod with yellow plastic cap stamped "HALFF" (hereinafter referred to as "with cap") for corner;

THENCE North 59 degrees 05 minutes 28 seconds East, departing said common line, over and across said Jacobs tract, a distance of 164.13 feet to a 1/2-inch set iron rod with cap for corner;

THENCE North 65 degrees 35 minutes 27 seconds East, continuing over and across said Jacobs tract, a distance of 136.12 feet to a 1/2-inch set iron rod with cap for corner in the common northeast line of said Jacobs tract and the southwest line of that tract of land described in deed to Texas Power & Light Company (now known as TXU Electric Delivery Company) as recorded in Volume 2258, Page 199, D.R.D.C.T.;

THENCE South 24 degrees 38 minutes 18 seconds East, along said common line, a distance of 150.49 feet to a bent 1/2-inch found iron rod for the southeast corner of said Jacobs tract in the aforementioned northwesterly right-of-way line of Langdon Road;

THENCE along the common southeast line of said Jacobs tract and said northwesterly right-of-way line of Langdon Road through the following courses and distances:

South 59 degrees 05 minutes 28 seconds West, departing said common line between said Jacobs tract and said TXU Electric Delivery tract, a distance of 119.24 feet to a 1/2-inch found iron rod with cap stamped "RPLS 4773" for corner;

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North 30 degrees 45 minutes 29 seconds West a distance of 15.00 feet to a 1/2-inch found iron rod with cap stamped "RPLS 4773" for corner;

South 59 degrees 05 minutes 28 seconds West, a distance of 144.00 feet to the POINT OF BEGINNING AND CONTAINING 45,835 square feet or 1.052 acres 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.



1/5/10
Dkt
1/5/10

ULRICH WUTHRICH SURVEY, EXHIBIT A

ABSTRACT NO. 1518



INTERSTATE HIGHWAY - 20
(VARIABLE WIDTH RIGHT-OF-WAY)

U.S. HIGHWAY - 310
(VARIABLE WIDTH RIGHT-OF-WAY)



UNION PACIFIC RAILROAD
(200' WIDE RIGHT OF WAY
VOL. 268, PG. 5)

MILLERS FERRY ROAD
(ROADWAY BY USAGE)

**MARK C. JACOBS AND
LESLIE D. JACOBS**
(VOL. 2001250, PG. 01546)

TEXAS POWER & LIGHT COMPANY
(NOW KNOWN AS TXU ELECTRIC
DELIVERY COMPANY)
(VOL. 2258, PG. 199)

N65°35'27"E 136.12'
N59°05'28"E 164.13'

PARCEL E-130
45,835 SQ. FT.
OR
1.052 ACRES

**FND.
CONC. MON
(C.M.)**

**1/2" FIR
W/CAP
"RPLS 4773"
(C.M.)**

**1/2" FIR
(BENT)**

S24°38'18"E 150.49'

**FND.
CONC. MON
(BROKEN)**

N70°00'38"W 66.74'

**POINT OF
BEGINNING**

(Basis of Bearing
rotated counterclockwise
00°35'05" from deed
bearing of S58°30'23"W)

LANGDON ROAD
(VARIABLE WIDTH RIGHT-OF-WAY)

N30°45'29"W 15.00'

S59°05'28"W 119.24'

**ULRICH WUTHRICH
SURVEY,
ABSTRACT NO. 1518**



LEGEND

| | |
|----------|-----------------------------------|
| 1/2" SIR | 1/2-INCH SET IRON ROD WITH YELLOW |
| W/CAP | PLASTIC CAP STAMPED "HALFF" |
| (C.M.) | CONTROL MONUMENT |
| FIR | FOUND IRON ROD |
| MON. | MONUMENT |

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 tract shown hereon was prepared of even date.

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CITY OF HUTCHINS, DALLAS COUNTY, TEXAS



HALFF

1201 N. BOWSER ROAD DALLAS, TEXAS 75081
TELE. (214)346-6200 FAX (214)739-0095

DATE: NOVEMBER, 2009

AVO.: 25143

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