

EXHIBIT "A"

County: Kaufman  
Highway: State Highway No. 205  
Station: 297+89.39 to 298+20.20  
R.O.W. CSJ: 0451-02-030

Page 1 of 4  
April, 2020  
Parcel 98EB



Description of Parcel 98EB

**BEING** a 0.0141 acre (613 square foot) tract of land situated in the J. Stephenson Survey, Abstract No. 451, Kaufman County, Texas, and being a portion of a called 9.628 acre tract described in a Special Warranty Deed to the City of Dallas, recorded in Instrument Number 2009-00007224 of the Deed Records of Kaufman County, Texas (D.R.K.C.T.), and being more particularly described by metes and bounds as follows:

**COMMENCING** at a 1/2 inch capped iron rod stamped "DAL-TECH" (Controlling Monument (CM)) found on the common southerly line of said City of Dallas tract and the northerly line of a 117.347 acre tract of land described in deed as Tract Two in a Special Warranty Deed to Terrell 400 CR250, LLLP, a Texas Limited Liability Limited Partnership, recorded in Instrument Number 2006-00016085, D.R.K.C.T., a 1/2 inch capped iron rod stamped "DAL-TECH" (CM) bears South 79 degrees 06 minutes 52 seconds West, along said common line, a distance of 1599.09 feet;

**THENCE** North 79 degrees 11 minutes 33 seconds East, along the common northerly line of said 117.347 acre tract and the southerly line of said City of Dallas tract, a distance of 64.25 feet to a 5/8 inch iron rod set with a 1 3/4 inch pink plastic cap stamped "TXDOT SURVEY MARKER RIGHT OF WAY MONUMENT" (hereinafter referred to as "with pink plastic R.O.W. cap") set for the **POINT OF BEGINNING** at Station 297+89.39, 106.99 feet left, and having a Texas Coordinate System, NAD83 (2011), North Central Zone (4202), surface coordinate of North 6,983,599.09, East 2,631,389.56;

- 1) **THENCE** North 45 degrees 35 minutes 56 seconds West, departing said common line, across said City of Dallas tract, a distance of 30.81 feet to a 5/8 inch iron rod with a pink plastic R.O.W. cap set;
- 2) **THENCE** North 44 degrees 24 minutes 04 seconds East, continuing across said City of Dallas tract, a distance of 16.75 feet to a 5/8 inch iron rod with a pink plastic R.O.W. cap set on the northeast line of said City of Dallas tract, being on the southwesterly line of that certain tract of land described in deed to the State of Texas, recorded in Volume 237, Page 91, D.R.K.C.T., and being on the existing southwesterly R.O.W. line of said State Highway No. 205, a variable width R.O.W.;
- 3) **THENCE** South 45 degrees 33 minutes 53 seconds East, along the common northeasterly line of said City of Dallas tract, the southwesterly line of said the State of Texas tract and the existing southwesterly R.O.W. line of said State Highway No. 205, a distance of 42.43 feet to a 1/2 inch capped iron rod stamped "DAL-TECH" (CM) found for the southeast corner of said City of Dallas tract, also being the northeast corner of the aforesaid 117.347 acre tract;
- 4) **THENCE** South 79 degrees 11 minutes 33 seconds West, departing said common line, along the southerly line of said City of Dallas tract and the northerly line of said 117.347 acre tract, a distance of 20.37 feet to the **POINT OF BEGINNING** and containing 0.0141 acres (613 square feet) of land.

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The Basis of Bearings is the Texas State Plane Coordinate System of 1983, North Central Zone (4202), North American Datum (NAD 83) 2011 Adjustment, Epoch (2010.0). All distances and coordinates shown are surface and may be converted to grid by dividing by a combined scale factor of 1.000146135. Unit of measure is US Survey Foot.

(\*\*) 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.

The Station and Offset information refers to State Highway 205 Reconstruction Baseline described in the Project Schematic dated January 2017; Control-Section-Number 0451-02-028 - CCSJ.

A parcel plat of even date was prepared in conjunction with this property description.

I, Brian K. Kidd, a Registered Professional Land Surveyor in the State of Texas, hereby certify that the land description and plat represent an actual survey made on the ground under my direction or supervision.



4/15/2020

Brian K. Kidd  
Registered Professional Land Surveyor  
Texas No. 6494



CP&Y, Inc.  
115 West 7<sup>th</sup> Street, Suite 1500  
Fort Worth, Texas 76102  
TBPLS Firm Registration No. 10194305

**NOTES:**

ABSTRACT DATE: WERE PERFORMED BETWEEN DECEMBER, 2019 AND JANUARY, 2020.

THE BASIS OF BEARINGS IS THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE(4202), NORTH AMERICAN DATUM (NAD 83) 2011 ADJUSTMENT, EPOCH(2010.D). ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED SCALE FACTOR OF 1.000146135, UNIT OF MEASURE IS US SURVEY FOOT.

\*\* 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.

THE STATION AND OFFSET INFORMATION REFERS TO STATE HIGHWAY 205 (SH 205) BASELINE.

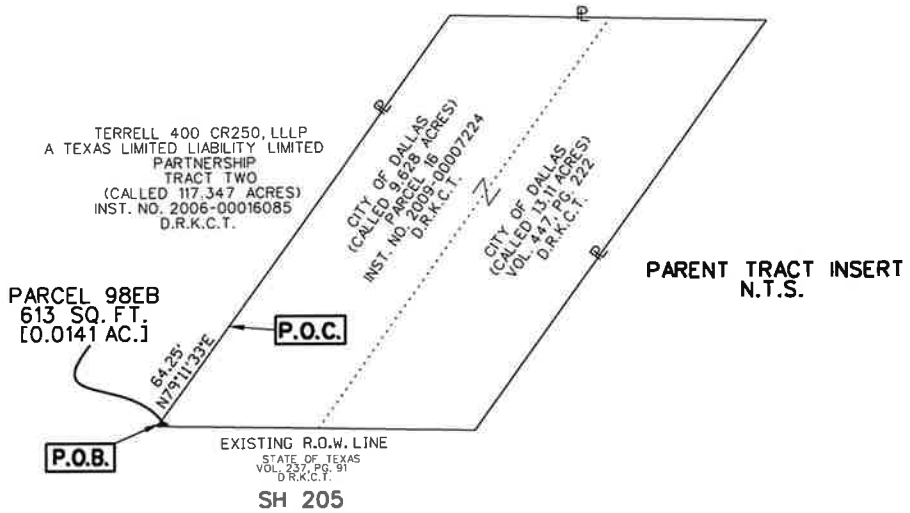
PROJECT CONTROL, AS ESTABLISHED BY OTHERS AND PROVIDED BY TXDOT.

FIELD SURVEYS WERE PERFORMED BETWEEN DECEMBER, 2019 AND JANUARY, 2020.

PARCEL REMAINDER AREA IS DERIVED BY SUBTRACTING THE CALCULATED FEE AREA OF THE PARCEL FROM THE CALLED ACREAGE OF THE PARENT TRACT, LESS ANY OTHER CALLED FEE ACREAGE OF PROPERTY CONVEYANCES OF RECORD, FROM THE PARENT TRACT.

**EXHIBIT "A"  
PAGE 3 OF 4**

**J. STEPHENSON SURVEY  
ABSTRACT NO. 451**



**LEGEND**

SH 205 BASELINE

NEW RIGHT OF WAY LINE

PROPERTY LINE

APPROXIMATE SURVEY LINE

EXISTING R.O.W. LINE

MATCH LINE

EXISTING EASEMENT

R.O.W. = RIGHT OF WAY

P.O.C. = POINT OF COMMENCING

P.O.B. = POINT OF BEGINNING

N.T.S. = NOT TO SCALE

D.R.K.C.T. = DEED RECORDS KAUFMAN COUNTY, TEXAS

P.R.K.C.T. = PLAT RECORDS KAUFMAN COUNTY, TEXAS

○ = 5/8" IRON ROD SET WITH A PINK PLASTIC CAP STAMPED

"TXDOT SURVEY MARKER RIGHT OF WAY MONUMENT"

□ CM = CONTROLLING MONUMENT

— = LINE BREAK (NOT TO SCALE)

Z = SAME OWNER

A PLAT OF SURVEY OF  
PARCEL 98EB  
FOR SH 205 RECONSTRUCTION  
RIGHT OF WAY CSJ:0451-02-030  
A 613 SQ. FT. [0.0141 AC.]  
TRACT OF LAND  
J. STEPHENSON SURVEY  
ABSTRACT NO. 451  
KAUFMAN COUNTY, TEXAS  
JANUARY 2019

AREA TABLE (ACRES)			
EXISTING	ACQUISITION	REMAINDER CALCULATED	
		LEFT	RIGHT
9.628	0.0141	9.6139	

A DESCRIPTION OF EVERY SURVEY DATE HEREWITH ACCOMPANIES THIS PLAT.

FIRM REGISTRATION CERTIFICATE NO. 10194115

NOTES:

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\*\* THE MONUMENT DESCRIBED AND SET IN THIS CALL, IF DESTROYED DURING CONSTRUCTION, MAY BE REPLACED WITH A TXDOT TYPE 1 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.

THE STATION AND OFFSET INFORMATION REFERS TO STATE HIGHWAY 205 (SH 205) BASELINE.

PROJECT CONTROL AS ESTABLISHED BY OTHERS AND PROVIDED BY TXDOT.

FIELD SURVEYS WERE PERFORMED BETWEEN DECEMBER, 2019 AND JANUARY, 2020.

PARCEL REMAINDER AREA IS DERIVED BY SUBTRACTING THE CALCULATED FEE AREA OF THE PARCEL FROM THE CALLED ACREAGE OF THE PARENT TRACT, LESS ANY OTHER CALLED FEE ACREAGE OF PROPERTY CONVEYANCES OF RECORD, FROM THE PARENT TRACT.

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J. STEPHENSON SURVEY  
ABSTRACT NO. 451

LINE	BEARING	DISTANCE
L1	N45° 35' 56" W	30.81'
L2	N44° 24' 04" E	16.75'
L3	S45° 33' 53" E	42.43'
L4	S79° 11' 33" W	20.37'

TERRELL 400 CR250, LLLP  
A TEXAS LIMITED LIABILITY LIMITED  
PARTNERSHIP  
TRACT TWO  
(CALLED 117.347 ACRES)  
INST. NO. 2006-00016085  
D.R.K.C.T.

P.O.B. PARCEL 98EB  
N = 6,983,599.09  
E = 2,631,389.56  
STA. 297+89.39  
106.99' LT

P.O.C.  
1/2" CIRF  
DAL-TECH

NEW EASEMENT  
LINE

EXISTING R.O.W. LINE

SH 205  
(VARIABLE WIDTH R.O.W.)

295+00

PROPOSED BASELINE SH 205

STA. 298+20.20  
90.23' LT

PARCEL 98EB  
613 SQ. FT.  
[0.0141 AC.]

STATE OF TEXAS  
VOL. 237, PG. 91  
D.R.K.C.T.

N45° 35' 56" W

EXISTING R.O.W. LINE

E.L. BOYD SURVEY  
ABSTRACT NO. 48

LEGEND

SH 205 BASELINE

NEW RIGHT OF WAY LINE

PROPERTY LINE

APPROXIMATE SURVEY LINE

EXISTING R.O.W. LINE

MATCH LINE

EXISTING EASEMENT

R.O.W. = RIGHT OF WAY

P.O.C. = POINT OF COMMENCING

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D.R.K.C.T. = DEED RECORDS KAUFMAN COUNTY, TEXAS

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PARCEL 98EB  
FOR SH 205 RECONSTRUCTION  
RIGHT OF WAY CSJ:0451-02-030  
A 613 SQ. FT. [0.0141 AC.]  
TRACT OF LAND  
J. STEPHENSON SURVEY  
ABSTRACT NO. 451  
KAUFMAN COUNTY, TEXAS  
JANUARY 2019

Brian Kidd 4/15/2020  
BRIAN K. KIDD DATE  
RPLS TEXAS NO. 6494



115 WEST 7TH STREET, SUITE 1500  
FORT WORTH, TEXAS 76102  
TFLS 10194305



A DESCRIPTION OF EVERY SURVEY DATE HEREWITH ACCOMPANIES THIS PLAT.

FIRM REGISTRATION CERTIFICATE NO. 10194115