

EXHIBIT "A"

County: Kaufman
Highway: State Highway No. 205
Station: 296+48.32 to 299+61.32
R.O.W. CSJ: 0451-02-030

Page 1 of 4
January, 2020
Parcel 96

Description of Parcel 96

BEING a 0.4686 acre (20,413 square foot) tract of land situated in the E. L. Boyd Survey, Abstract No. 48, Kaufman County, Texas, and being a portion of a called 4.430 acre tract described in Warranty Deed to the City of Dallas, recorded in Instrument Number 2018-0029915 of the Deed Records of Kaufman County, Texas (D.R.K.C.T.) and a portion of a 5.27 acre tract described in a Warranty Deed to the City of Dallas, recorded in Volume 437, Page 84 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" found (Controlling Monument (CM)) at the southeasterly corner of said 4.430 acre City of Dallas tract, also being on the southeasterly line of the remainder of a called 159 acre tract of land described in a Special Warranty Deed to Hwy. 205 Farm, Ltd., recorded in Volume 1137, Page 112 and the northwesterly line of a called 353 acre first tract and a called 128 acre second tract of land described in said deed to Hwy. 205 Farm, Ltd., recorded in Volume 1137, Page 112, D.R.K.C.T. and having Texas Coordinate System, NAD83 (2011), North Central Zone (4202), surface coordinate of North 6,983,880.72, East 2,632,881;

THENCE South 79 degrees 18 minutes 13 seconds West, along the common southerly line of said 4.430 acre City of Dallas tract and the northerly line of a remainder of said 159 acre tract, a distance of 1,040.85 feet to a 5/8 inch iron rod with a pink plastic cap stamped "TXDOT SURVEY MARKER RIGHT OF WAY MONUMENT" (hereinafter referred to as "with a pink plastic R.O.W. cap") set on the new northeasterly R.O.W. line of State Highway No. 205 for the **POINT OF BEGINNING** at Station 296+48.32, 95.00 feet right, and having a Texas Coordinate System, NAD83 (2011), North Central Zone (4202), surface coordinate of North 6,983,644.70, East 2,631,631.67;

- 1) **THENCE** South 79 degrees 18 minutes 13 seconds West, continuing along said common line, a distance of 79.63 feet to a 1/2 inch capped iron rod stamped "DAL-TECH" found (CM) at the southwesterly corner of said 4.430 acre City of Dallas tract, also being the most westerly corner of a remainder of said 159 acre tract, being on the northeasterly 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 northeasterly R.O.W. line of said State Highway No. 205, a variable width R.O.W.;
- 2) **THENCE** North 45 degrees 33 minutes 53 seconds West, departing said common line, along the common southwesterly line of said City of Dallas tracts, the northeasterly line of said existing State of Texas tract and the existing northeasterly R.O.W. line of said State Highway No. 205, a distance of 312.89 feet to the northwesterly corner of said 5.27 acre City of Dallas tract, also being the most southwesterly corner of a remainder of said 159 acre tract;
- 3) **THENCE** North 79 degrees 19 minutes 07 seconds East, departing said common line, along the common northerly line of said 5.27 acre City of Dallas tract and a southerly line of the remainder of said 159 acre tract, a distance of 79.42 feet to a 5/8 inch iron rod with a pink plastic R.O.W. cap set on the new northeasterly R.O.W. line of said State Highway No. 205 at Station 299+61.32, 95.00 feet right;
- 4) **THENCE** South 45 degrees 35 minutes 56 seconds East, departing said common line, across said City of Dallas tracts, a distance of 312.99 feet to the **POINT OF BEGINNING** and containing 0.4686 acre (20,413 square feet) of land.



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Page 2 of 4
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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 was unable to be set due to permission not granted by the property owner.

(**) The monuments 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.

Brian K. Kidd 1/28/2020
Brian K. Kidd
Registered Professional Land Surveyor
Texas No. 6494



CP&Y, Inc.
115 West 7th 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, HORIZONTAL AND VERTICAL CURVES AND ADJUSTMENTS 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 IRON TYPE IRON MARKER UPON COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISORY JURISDICTION OF THE TEXAS DEPARTMENT OF TRANSPORTATION. SURVEYOR, EITHER EXERCISED OR RETAINED BY TxDOT.

(2) THE MONUMENT WAS UNABLE TO BE SET DUE TO PERMISSION NOT GRANTED BY THE PROPERTY OWNER. 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.

HWY. 205 FARM, LTD.
(REMAINDER OF A
CALLED 159 ACRES)
VOL. 1137, PG. 112
D.R.K.C.T.

HWY. 205 FARM, LTD.
(REMAINDER OF A
CALLED 159 ACRES)
VOL. 1137, PG. 112
D.R.K.C.T.

CITY OF DALLAS
(CALLED 5.27 ACRES)
VOL. 437 PG. 84
D.R.K.C.T.

CITY OF DALLAS
(CALLED 4.430 ACRES)
INST. NO. 2018-0029915
D.R.K.C.T.

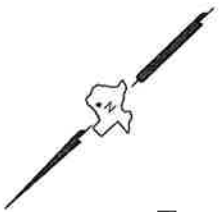
PARCEL 96
20,413 SQ. FT.
[0.4686 AC.]

PARENT TRACT INSERT
N.T.S.

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.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
- O = 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 96

FOR SH 205 RECONSTRUCTION
RIGHT OF WAY CSJ:0451-02-030
A 20,413 SQ. FT. [0.4686 AC.]
TRACT OF LAND
E.L. BOYD SURVEY
ABSTRACT NO. 48
KAUFMAN COUNTY, TEXAS
JANUARY 2020

AREA TABLE (ACRES)			
EXISTING	ACQUISITION	REMAINDER CALCULATED	
		LEFT	RIGHT
CALLED 5.27	0.4686		4.8014

NOTES:
ABSTRACT DATE: 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. BEARINGS ARE GIVEN IN DEGREES, MINUTES AND SECONDS. DISTANCES ARE GIVEN IN FEET AND INCHES. A COMBINED SCALE FACTOR OF 1.000046135 UNIT OF MEASURE IS US SURVEY FOOT.

THE MONUMENT DESCRIBED AND SET IN THIS CALL, IF DESTROYED OR REMOVED, THE SURVEY SHALL BE REPEATED WITH A TYPICAL TYPE 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 MONUMENT WAS UNABLE TO BE SET DUE TO PERMISSION NOT GRANTED BY THE PROPERTY OWNER. THE STATION AND OFFSET INFORMATION REFERS TO STATE HIGHWAY 205 (SH 205) BASELINE.

J. STEPHENSON SURVEY ABSTRACT NO. 451

EXHIBIT "A"
PAGE 4 OF 4

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

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

N45°35'56"W

EXISTING R.O.W. LINE

EXISTING R.O.W. LINE

EXISTING R.O.W. LINE

P.O.B. PARCEL 96
N = 6,983.644.70
E = 2,631.631.67
STA. 296+48.32
95.00' RT

HWY. 205 FARM, LTD.
(REMAINDER OF A
CALLED 159 ACRES)
VOL. 1137, PG. 112
D.R.K.C.T.

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

CITY OF DALLAS
(CALLED 4.430 ACRES)
INST. NO. 2018-0029915
D.R.K.C.T.

CITY OF DALLAS
(CALLED 5.527 ACRES)
VOL. 437, PG. 84
D.R.K.C.T.

PARCEL 96
20.413 SQ. FT.
[0.4686 AC.]

STA. 299+61.32
95.00' RT

HWY. 205 FARM, LTD.
(REMAINDER OF A
CALLED 159 ACRES)
VOL. 1137, PG. 112
D.R.K.C.T.

LINE	BEARING	DISTANCE
L1	S79°18'13"W	79.63'
L2	N45°33'53"W	312.89'
L3	N79°19'07"E	79.42'
L4	S45°35'56"E	312.99'

E.L. BOYD SURVEY
ABSTRACT NO. 48

A PLAT OF SURVEY OF
PARCEL 96

FOR SH 205 RECONSTRUCTION
RIGHT OF WAY CSJ: 0451-02-030
A 20,413 SQ. FT. [0.4686 AC.]

TRACT OF LAND
E.L. BOYD SURVEY
ABSTRACT NO. 48
KAUFMAN COUNTY, TEXAS

JANUARY 2020



115 WEST 7TH STREET, SUITE 1500
FORT WORTH, TEXAS 76102
18PLS 10194305



- 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
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