

EXHIBIT "A"

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COUNTY: DALLAS  
HIGHWAY: INTERSTATE HIGHWAY 30  
R.O.W. CSJ: 1068-04-137

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DATE: DECEMBER 15, 2014

DESCRIPTION FOR PARCEL 1

BEING A 23.3216 ACRE TRACT OF LAND, MORE OR LESS, IN THE RICHARD WILSON SURVEY, ABSTRACT NO. 1548, DALLAS COUNTY, TEXAS, AND BEING A PART OF THE RIGHT-OF-WAY OF INTERSTATE HIGHWAY 30 DESCRIBED IN DEED AS PARCEL 3-18 TO TEXAS TURNPIKE AUTHORITY RECORDED IN VOLUME 4704, PAGE 44 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS (D.R.D.C.T.), AND BEING A PART OF THAT TRACT DESCRIBED IN DEED AS PARCEL 3-17 TO TEXAS TURNPIKE AUTHORITY RECORDED IN VOLUME 4388, PAGE 92 D.R.D.C.T., ALSO BEING A PART OF THAT TRACT DESCRIBED IN DEED AS PARCEL 3-16 TO TEXAS TURNPIKE AUTHORITY RECORDED IN VOLUME 4420, PAGE 250 D.R.D.C.T., SAID 23.3216 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 3 1/2 INCH ALUMINUM DISK FOUND STAMPED "TEXAS DEPARTMENT OF TRANSPORTATION ROW MONUMENT" AT THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO JUNELL REIST ERNST, DELANE PLATTNER VAN SCOYK, DIANE PLATTNER EDDLEMON AND DEBRA PLATTER ATCHLEY RECORDED IN VOLUME 89207, PAGE 323 D.R.D.C.T., SAME BEING THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO JUNELL VIRGINIA REIST ERNST, PAULA DELANE PLATTNER, SUSAN DIANE PLATTNER EDDLEMON AND DEBRA ANN PLATTNER RECORDED IN INSTRUMENT NUMBER 20070008504 OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS (O.P.R.D.C.T.), ALSO BEING IN THE WEST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO THE CITY OF GRAND PRAIRIE RECORDED IN VOLUME 2004242, PAGE 4679 D.R.D.C.T.;

THENCE NORTH 14 DEGREES 47 MINUTES 22 SECONDS WEST, ALONG THE EAST LINE OF SAID JUNELL REIST ERNST TRACT AND THE COMMON WEST LINE OF SAID CITY OF GRAND PRAIRIE TRACT, PASSING THE NORTHEAST CORNER OF SAID JUNELL REIST ERNST TRACT AT A DISTANCE OF 130.04 FEET, CONTINUING IN ALL A TOTAL DISTANCE OF 513.47 FEET TO A 1/2 INCH IRON ROD FOUND WITH A YELLOW CAP STAMPED "HALFF & ASSOCIATES INC. AT THE NORTHWEST CORNER OF SAID CITY OF GRAND PRAIRIE TRACT, SAME BEING IN THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN DEED AS TRACT 1 TO GRAND PRAIRIE METROPOLITAN UTILITY AND RECLAMATION DISTRICT RECORDED IN VOLUME 87004, PAGE 2931 D.R.D.C.T., FROM WHICH A 3 1/2 INCH ALUMINUM DISK FOUND STAMPED "TEXAS DEPARTMENT OF TRANSPORTATION ROW MONUMENT" BEARS NORTH 67 DEGREES 29 MINUTES 48 SECONDS WEST, A DISTANCE OF 835.70 FEET;



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THENCE SOUTH 67 DEGREES 29 MINUTES 48 SECONDS EAST ALONG THE NORTH LINE OF SAID CITY OF GRAND PRAIRIE TRACT AND THE COMMON SOUTH LINE OF SAID GRAND PRAIRIE METROPOLITAN UTILITY AND RECLAMATION DISTRICT TRACT, A DISTANCE OF 150.84 FEET TO A 1/2 INCH IRON ROD FOUND WITH A YELLOW CAP STAMPED "HALFF & ASSOC. INC." FOR THE **POINT OF BEGINNING**, SAME BEING THE NORTHEAST CORNER OF SAID CITY OF GRAND PRAIRIE TRACT, ALSO BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, HAVING A COORDINATE OF NORTH 6,964,450.935, EAST 2,433,248.902;

THENCE ALONG THE NORTH LINE OF SAID HEREIN DESCRIBED TRACT AND THE COMMON SOUTH LINE OF SAID GRAND PRAIRIE METROPOLITAN UTILITY AND RECLAMATION DISTRICT TRACT AS FOLLOWS:

- 1) SOUTH 67 DEGREES 29 MINUTES 48 SECONDS EAST, A DISTANCE OF 626.41 FEET TO A SET PK NAIL IN THE EDGE OF A 14 INCH TREE STUMP;
- 2) SOUTH 85 DEGREES 59 MINUTES 42 SECONDS EAST, A DISTANCE OF 1055.09 FEET TO A SET 3 1/2 INCH BRONZE DISC STAMPED "TEXAS DEPARTMENT OF TRANSPORTATION ROW" IN CONCRETE (TYPE II MONUMENT SET) AT THE NORTHEAST CORNER OF SAID HEREIN DESCRIBED TRACT, FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS SOUTH 85 DEGREES 59 MINUTES 42 SECONDS EAST, A DISTANCE OF 437.08 FEET; \*\*
- 3) THENCE SOUTH 04 DEGREES 53 MINUTES 42 SECONDS EAST ALONG THE EAST LINE OF SAID HEREIN DESCRIBED TRACT AND THE NEW NORTHERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 30 (IH-30), A DISTANCE OF 528.11 FEET TO A TYPE II MONUMENT SET FOR THE SOUTHEAST CORNER OF SAID HEREIN DESCRIBED TRACT;\*\*
- 4) THENCE SOUTH 87 DEGREES 31 MINUTES 39 SECONDS WEST ALONG THE SOUTH LINE OF SAID HEREIN DESCRIBED TRACT AND THE COMMON NEW NORTHERLY RIGHT-OF-WAY LINE OF IH-30, PASSING A SET 5/8 INCH IRON ROD WITH A 2 INCH ALUMINUM CAP STAMPED "TXDOT NO ACCESS" AT A DISTANCE OF 76.78 FEET MARKING THE **END OF CONTROL OF ACCESS**, CONTINUING IN ALL A TOTAL DISTANCE OF 220.56 FEET TO A TYPE II MONUMENT SET;\*\*

THENCE ALONG SAID COMMON LINE, SAME BEING THE **CONTROL OF ACCESS** LINE AS FOLLOWS:

- 5) NORTH 06 DEGREES 30 MINUTES 59 SECONDS WEST, A DISTANCE OF 20.05 FEET TO A TYPE II MONUMENT SET;\*\*

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- 6) SOUTH 87 DEGREES 27 MINUTES 40 SECONDS WEST, A DISTANCE OF 157.14 FEET TO A TYPE II MONUMENT SET;\*\*
- 7) SOUTH 06 DEGREES 34 MINUTES 42 SECONDS EAST, A DISTANCE OF 20.04 FEET TO A TYPE II MONUMENT SET, BEING A POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIAL BEARING OF SOUTH 04 DEGREES 06 MINUTES 52 SECONDS EAST;\*\*
- 8) ALONG SAID CURVE TO THE LEFT HAVING A DELTA ANGLE OF 01 DEGREES 03 MINUTES 50 SECONDS, A RADIUS OF 40,784.95 FEET, AN ARC LENGTH OF 757.28 FEET, A CHORD BEARING OF SOUTH 85 DEGREES 21 MINUTES 13 SECONDS WEST, AND A CHORD DISTANCE OF 757.26 FEET TO A TYPE II MONUMENT SET;\*\*
- 9) SOUTH 85 DEGREES 03 MINUTES 30 SECONDS WEST, A DISTANCE OF 339.87 FEET TO A TYPE II MONUMENT SET;\*\*
- 10) SOUTH 04 DEGREES 56 MINUTES 30 SECONDS EAST, A DISTANCE OF 29.97 FEET TO A TYPE II MONUMENT SET, SAME BEING THE **BEGINNING OF CONTROL ACCESS**, ALSO BEING THE SOUTHERNMOST SOUTHWEST CORNER OF SAID HEREIN DESCRIBED TRACT, AND FURTHER BEING THE SOUTHEAST CORNER OF SAID CITY OF GRAND PRAIRIE TRACT;\*\*

THENCE ALONG THE WEST LINE OF SAID HEREIN DESCRIBED TRACT AND COMMON EAST LINE OF SAID CITY OF GRAND PRAIRIE TRACT AS FOLLOWS:

- 11) NORTH 48 DEGREES 38 MINUTES 31 SECONDS WEST, A DISTANCE OF 72.28 FEET TO SET 5/8 INCH IRON ROD WITH A RED CAP STAMPED "LAMB-STAR";
- 12) NORTH 04 DEGREES 52 MINUTES 15 SECONDS WEST, A DISTANCE OF 512.50 FEET, FROM WHICH A 1/2 INCH IRON ROD FOUND WITH A YELLOW CAP STAMPED "HALFF & ASSOC. INC." BEARS SOUTH 03 DEGREES 34 MINUTES 33 SECONDS WEST, A DISTANCE OF 0.33 FEET;
- 13) NORTH 14 DEGREES 47 MINUTES 22 SECONDS WEST, A DISTANCE OF 432.49 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 23.3216 ACRES [1,015,889 SQUARE FEET] OF LAND, MORE OR LESS.



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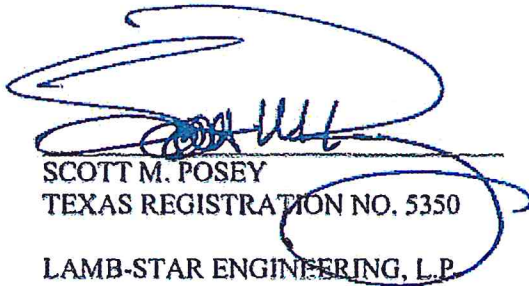
### DESCRIPTION FOR PARCEL 1

A PLAT OF EVEN SURVEY DATE HERewith ACCOMPANIES THIS DESCRIPTION.

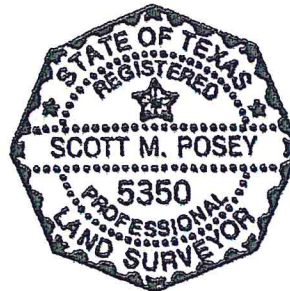
BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, NORTH CENTRAL ZONE (4202), ALL DISTANCES AND COORDINATES SHOWN ARE SCALED USING A SURFACE ADJUSTMENT FACTOR OF 1.000136506.

COORDINATE VALUES DERIVED USING THE TXDOT VRS NETWORK.

\*\* THE MONUMENT DESCRIBED IN THIS CALL, IF DESTROYED OR DAMAGED DURING CONSTRUCTION, MAY BE REPLACED WITH A TXDOT RIGHT-OF-WAY MARKER UPON THE COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TXDOT.

  
SCOTT M. POSEY  
TEXAS REGISTRATION NO. 5350

LAMB-STAR ENGINEERING, L.P.  
5700 W. PLANO PARKWAY, SUITE 1000  
PLANO, TEXAS 75093  
PH. (214) 440-3600  
FIRM REGISTRATION CERTIFICATE NO. 10048300  
DECEMBER 15, 2014



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RICHARD WILSON SURVEY  
ABSTRACT NO. 1548

