

EXHIBIT 'A'

Exhibit "A"

County: Dallas
Parcel: 5
Highway: Interstate 30
Project Limits: From NW 7th Street
To Beltline Road
CSJ: 1068-04-167

Page 1 of 6
Feb. 2015

LEGAL DESCRIPTION FOR PARCEL 5

Being a tract of land in the Michael Farrans Survey, Abstract No. 469, in the City of Grand Prairie, Dallas County, Texas, being a part of that called 0.96 acre tract of land and that called 0.46 acre tract of land, both described in Special Warranty Deed to the City of Grand Prairie, as recorded in Volume 2002056, Page 6394 in the Deed Records of Dallas County, Texas (D.R.D.C.T.) and being more particularly described as follows:

COMMENCING at a 1/2-inch found iron rod for the common southwest corner of said City of Grand Prairie tract, the northwest corner of Lot 1, Block 1 of the plat recorded as Lots 1 and 2, Block 1, Lone Star Plaza, an addition to the City of Grand Prairie, Dallas County, Texas as recorded in Volume 2000195, Page 1411 in the Plat Records of Dallas County, Texas, being the northeast corner of the remains of that tract of land described as Tract I in Special Warranty Deed to Lone Star Plaza, L.P., as recorded in Volume 98228, Page 2309 D.R.D.C.T., and being on the existing south right-of-way line of Interstate Highway 30 (variable width right-of-way);

THENCE North 06 degrees 02 minutes 31 seconds West, along said existing south right-of-way line, a distance of 33.40 feet to a point for the northeast corner of said City of Grand Prairie tract;

THENCE North 75 degrees 48 minutes 22 seconds West, along said existing south right-of-way line, a distance of 105.06 feet to a 5/8-inch set iron rod with pink plastic cap stamped "TXDOT SURVEY MARKER RIGHT OF WAY" (hereinafter referred to as "with pink cap") for the POINT OF BEGINNING, being at the intersection of said existing south right-of-way line, the new south right-of-way line of Interstate Highway 30 (variable width right-of-way) and the beginning of the existing denial of access line;

- 1) THENCE North 85 degrees 39 minutes 42 seconds West, departing said existing south right-of-way line and along said new south right-of-way line, a distance of 442.71 feet to a 5/8-inch set iron rod with pink cap for corner;
- 2) THENCE South 43 degrees 26 minutes 59 seconds West, continuing along said new south right-of-way line, a distance of 38.05 feet to a 5/8-inch set iron rod with pink cap for corner;
- 3) THENCE South 04 degrees 20 minutes 35 seconds West, continuing along said new south right-of-way line, a distance of 0.52 feet to a point for corner on the common line between the south line of said City of Grand Prairie tract and the north line of that called 1.790 acre tract of land described in Special Warranty Deed to IE30, Inc., as recorded in Volume 2004131, Page 984 D.R.D.C.T.;

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Page 2 of 6
Feb. 2015

- 4) THENCE North 83 degrees 35 minutes 44 seconds West, departing said new south right-of-way line, passing the common northwest corner of said called 1.790 acre tract of land and an ell corner of said Tract I at a distance of 15.01 feet and continuing for a total distance of 74.63 feet to a point for corner on said new south right-of-way line;
- 5) THENCE North 42 degrees 44 minutes 49 seconds West, along said new south right-of-way line, a distance of 40.17 feet to a 5/8-inch set iron rod with pink cap for corner;
- 6) THENCE North 85 degrees 39 minutes 42 seconds West, continuing along said new south right-of-way line, a distance of 668.83 feet to a 5/8-inch set iron rod with pink cap for corner on the common line between the west line of said City of Grand Prairie tract and the east line of that called 26.466 acre tract of land described as Exhibit A in General Warranty Deed to GRTP, Ltd., as recorded in Volume 97039, Page 3052 D.R.D.C.T.;
- 7) THENCE North 02 degrees 57 minutes 02 seconds West, departing said new south right-of-way line and along said common line, a distance of 2.45 feet to a 1/2-inch found iron rod with pink cap stamped "BRITTAIN & CRAWFORD" for the common northwest corner of said City of Grand Prairie Tract, the northeast corner of said called 26.466 acre tract of land and being on said existing south right-of-way line;
- 8) THENCE North 87 degrees 02 minutes 51 seconds East, departing said common line and along said existing south right-of-way line, a distance of 135.00 feet to 5/8-inch found iron rod with Aluminum disk stamped "Texas Department of Transportation ROW" for corner;
- 9) THENCE South 85 degrees 40 minutes 49 seconds East, continuing along said existing south right-of-way line, a distance of 367.53 feet to a 5/8-inch found iron rod for corner;
- 10) THENCE South 85 degrees 33 minutes 39 seconds East, continuing along said existing south right-of-way line, a distance of 631.53 feet to a point for corner;
- 11) THENCE South 75 degrees 48 minutes 22 seconds East, continuing along said existing south right-of-way line, a distance of 108.49 feet to the POINT OF BEGINNING AND CONTAINING 24,651 square feet 0.5659 acres of land, more or less.

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Page 3 of 6
Feb. 2015

Access is prohibited across the Denial of Access Line to the highway facility from the adjacent property.

A plat accompanies this legal description.

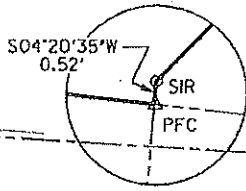
Basis of Bearing is the Texas Coordinate System NAD 83, North Central Zone (4202), observed by GPS using Western Data Systems Dallas/Fort Worth area RTK Cooperative Network, Convergence Angle for Western Data Systems reference point DSIA-g0811 is 00 degrees 47 minutes 20.17854 seconds, according to Corpscon V6.0.1 as provided by the U.S. Army Corps of Engineers. Distances shown are surface distances, scale factor is 1.000136506.

EXHIBIT 'A'

PAGE 4 OF 6
February 2015

PLAT TO ACCOMPANY PARCEL DESCRIPTION

MATCH LINE-SEE SHEET 5 OF 5



DETAIL "A"
NOT TO SCALE

INTERSTATE HIGHWAY NO. 30
(VARIABLE WIDTH R.O.W.)

IH 30 BASELINE

R2EBFR BASELINE

EBFR BASELINE

EXISTING RIGHT OF WAY
& DENIAL OF ACCESS LINE
BEGIN EXISTING DENIAL
OF ACCESS LINE

P.O.B.
IH-30 E.B.F.R.
STA 198+67.72,
46.50' RT

S85°33'39"E 631.53'

N85°39'42"W 442.71'

N75°48'22"W
105.06'

N06°02'31"W
33.40'

0.5659 AC.
24,651 SQ. FT.

SPECIAL WARRANTY DEED
IE30, INC.
CALLED 1.790 ACRES
VOL. 2004131, PG. 984
D. R. D. C. T.

SPECIAL WARRANTY DEED
CITY OF GRAND PRAIRIE, TEXAS
CALLED 0.96 ACRES
VOL. 2002056, PG. 6394
D. R. D. C. T.

LOT 1, BLOCK 1
LONE STAR PLAZA
VOL. 2000195
PG. 1411
P. R. D. C. T.

MICHAEL FARRANS SURVEY
ABSTRACT NO. 469

SPECIAL WARRANTY DEED
LONE STAR PLAZA, L.P.
TRACT 1
VOL. 98228, PG. 2309
D. R. D. C. T.

LINE TABLE

NUMBER	BEARING	DISTANCE
L1	S43°26'59"W	38.05'
L2	S04°20'35"W	0.52'
L3	N83°35'44"W	74.63'
L4	N42°44'49"W	40.17'
L5	N85°39'42"W	668.83'
L9	S75°48'22"E	108.49'

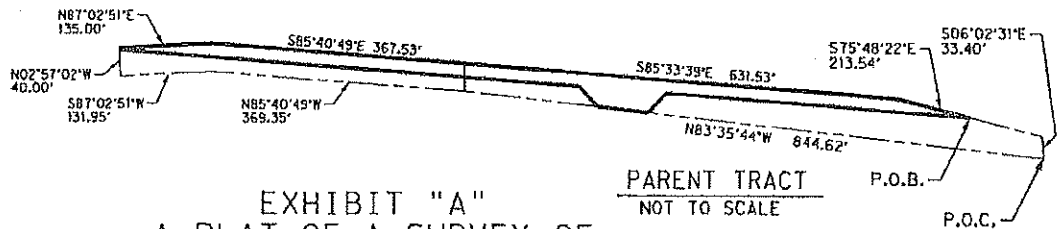


EXHIBIT "A"
A PLAT OF A SURVEY OF
PARCEL 5
FOR INTERSTATE HIGHWAY 30
RIGHT-OF-WAY CSJ: 1068-04-167
A 24,651 SF., [0.5659AC.]
TRACT OF LAND IN THE
MICHAEL FARRANS SURVEY
ABSTRACT No. 469
CITY OF GRAND PRAIRIE
DALLAS COUNTY, TEXAS

PARENT TRACT
NOT TO SCALE

P.O.B.

P.O.C.



0 50 100

SCALE: 1"=100'

Texas Department of Transportation
© 2015

HALFF

2005 P.O. BOX 1400
FORT WORTH, TEXAS 76101-0140
TEL (817) 441-1400
FAX (817) 225-8904

0875

OFFICE:FTW

PROJECT # 29039

DATE:2/11/2015

TIME:10:54:03 AM

1:29000s\29039\CADD\IHS0\106804148\Bose\Sheets\ROW\148RW05\1A.dgn

EXHIBIT 'A'

PLAT TO ACCOMPANY PARCEL DESCRIPTION

PAGE 5 OF 6
February 2015

04875

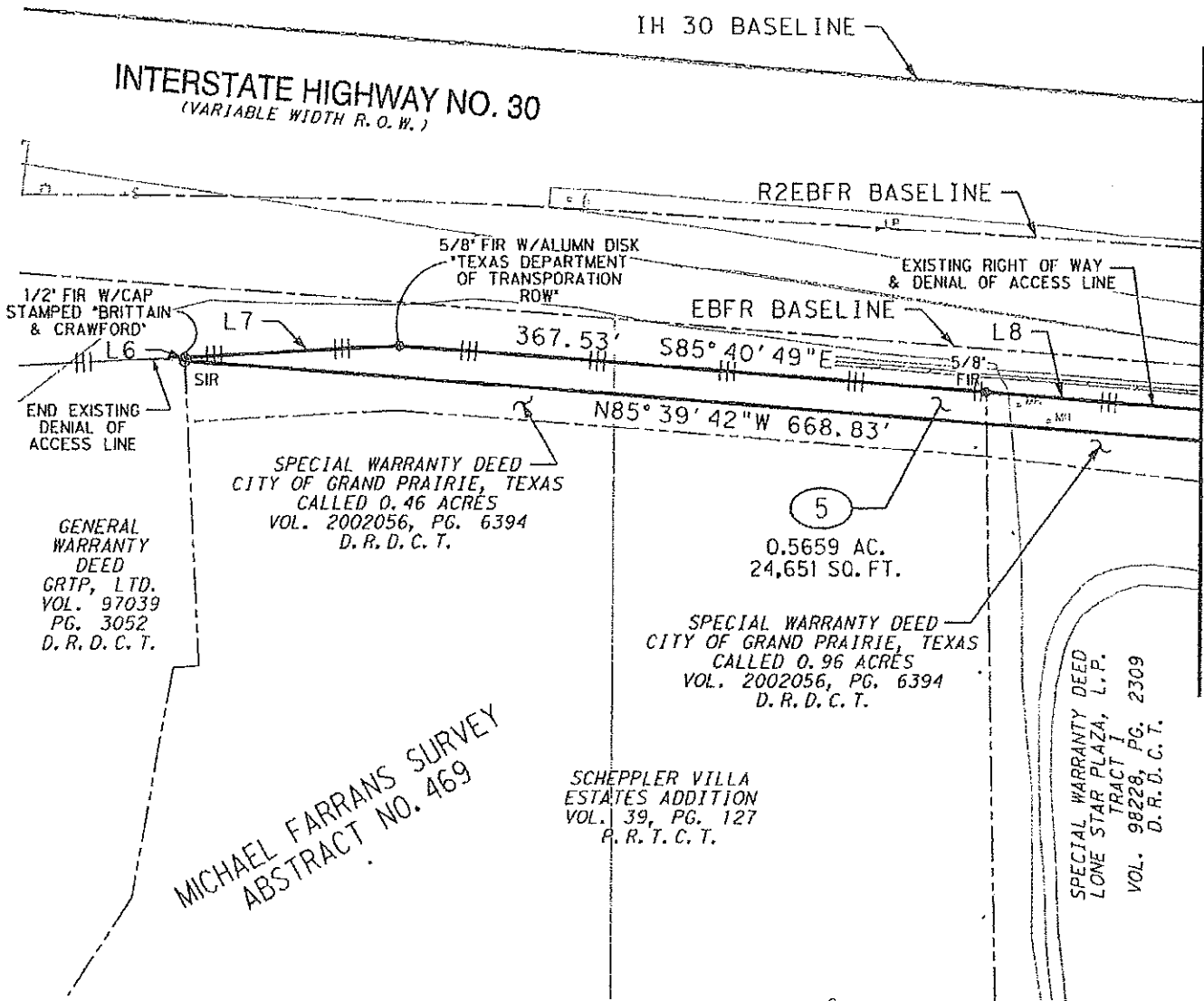
OFFICE:FTW

PROJECT # 29039

TIME:10:54:04 AM

DATE:2/11/2015

I:\290006\29039\CADD\I130\106804148\Bases\Sheets\ROW\148RW05*1B.dgn



MATCH LINE SEE SHEET 4 OF 5



0 50 100
SCALE: 1"=100'

EXHIBIT "A"
A PLAT OF A SURVEY OF
PARCEL 5
FOR INTERSTATE HIGHWAY 30
RIGHT-OF-WAY CSJ: 1068-04-167
A 24,651 SF., [0.5659AC.]
TRACT OF LAND IN THE
MICHAEL FARRANS SURVEY
ABSTRACT No. 469
CITY OF GRAND PRAIRIE
DALLAS COUNTY, TEXAS

LINE TABLE

NUMBER	BEARING	DISTANCE
L6	N02°57'02"W	2.45'
L7	N87°02'51"E	135.00'
L8	S85°33'39"E	631.53'

Texas Department of Transportation
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HALFF
4000 FOSTER DRIVE, SUITE 100
FORT WORTH, TEXAS 76120-2701
TEL (817) 442-1421
FAX (817) 442-4700

EXHIBIT 'A'

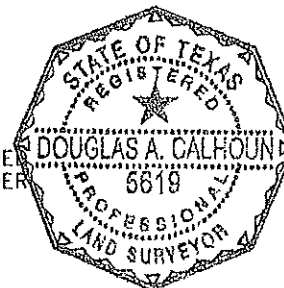
PLAT TO ACCOMPANY PARCEL DESCRIPTION

PAGE 6 OF 6
February 2015

LEGEND	
• FIR	FOUND IRON ROD
○ SIR	5/8" SET IRON ROD WITH PINK PLASTIC CAP STAMPED "TXDOT SURVEY MARKER RIGHT OF WAY"
○ SIRE	1/2" SET IRON ROD WITH BLUE PLASTIC CAP STAMPED "HALFF ESMT."
Δ PFC	POINT FOR CORNER
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
=====	RIGHT-OF-WAY (ROW) TAKE
-----	NEW PROPERTY/ROW LINE
-----	EXISTING PROPERTY/ROW LINE
-----	NEW EASEMENT LINE
-----	EXISTING EASEMENT LINE
-x-x-x-	EXISTING FENCE LINE
--- ---	DENIAL OF ACCESS
---/---	DISTANCE SHOWN NOT TO SCALE
D.R.D.C.T.	DEED RECORDS DALLAS COUNTY TEXAS

1. BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM NAD 83, NORTH CENTRAL ZONE (4202), OBSERVED BY GPS USING WESTERN DATA SYSTEMS DALLAS/FORT WORTH AREA RTK COOPERATIVE NETWORK, CONVERGENCE ANGLE FOR WESTERN DATA SYSTEMS REFERENCE POINT DSIA-90811 IS 00 DEGREES 47 MINUTES 20.17854 SECONDS, ACCORDING TO CORPSCON V6.0.1 AS PROVIDED BY THE U.S. ARMY CORPS OF ENGINEERS. DISTANCES SHOWN ARE SURFACE DISTANCES, SCALE FACTOR IS 1.000136506.
2. IMPROVEMENTS SHOWN HEREON ARE FROM DIGITAL PHOTOGRAMMETRY FILES AND OR THE ADDITIONAL DELINEATION OF IMPROVEMENTS WHICH HAVE BEEN BUILT (OR REMOVED) AFTER THE PHOTOGRAMMETRY WAS DEVELOPED.
3. ALL STATIONS AND OFFSETS SHOWN ARE CALCULATED RELATIVE TO THE PROJECT CENTERLINE (IH-30 E.B.F.R. BASELINE) UNLESS OTHERWISE NOTED.

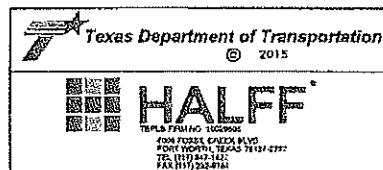
I HEREBY CERTIFY THAT THIS PLAT
AND THE ACCOMPANYING DESCRIPTION
OF EVEN DATE HERewith, ARE TRUE
AND CORRECT TO THE BEST OF MY
KNOWLEDGE AND BELIEF AND THAT THE
PROPERTY SHOWN HEREIN WAS DETERMINED
BY A SURVEY MADE ON THE GROUND UNDER
MY DIRECTION AND SUPERVISION



Douglas A. Calhoun
DOUGLAS A. CALHOUN
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5619

2/10/15
DATE

EXHIBIT "A"
A PLAT OF A SURVEY OF
PARCEL 5
FOR INTERSTATE HIGHWAY 30
RIGHT-OF-WAY CSJ: 1068-04-167
A 24,651 SF., [0.5659AC.]
TRACT OF LAND IN THE
MICHAEL FARRANS SURVEY
ABSTRACT No. 469
CITY OF GRAND PRAIRIE
DALLAS COUNTY, TEXAS



08875

OFFICE:FTW

PROJECT # 29039

TIME:10:54:05 AM

DATE:2/11/2015

I:\290000\29039\CADD\IH30\106804146\Bose\Sheets\ROW\148RW05\1.C.dgn

EXHIBIT 'A'

Exhibit "A"

County: Dallas
Parcel: 5E PART 1
Highway: Interstate 30
Project Limits: From NW 7th Street
To Beltline Road
CSJ: 1068-04-167

Page 1 of 4
Feb. 2015

LEGAL DESCRIPTION FOR DRAINAGE EASEMENT 5E PART 1

Being a tract of land in the Michael Farrans Survey, Abstract No. 469, in the City of Grand Prairie, Dallas County, Texas, being a part of that called 0.96 acre tract of land and that called 0.46 acre tract of land, both described in Special Warranty Deed to the City of Grand Prairie, as recorded in Volume 2002056, Page 6394 in the Deed Records of Dallas County, Texas (D.R.D.C.T.) and being more particularly described as follows:

COMMENCING at a 1/2-inch found iron rod for the common southwest corner of said City of Grand Prairie tract, the northwest corner of Lot 1, Block 1 of the plat recorded as Lots 1 and 2, Block 1, Lone Star Plaza, an addition to the City of Grand Prairie, Dallas County, Texas as recorded in Volume 2000195, Page 1411 in the Plat Records of Dallas County, Texas, being the northeast corner of the remains of that tract of land described as Tract I in Special Warranty Deed to Lone Star Plaza, L.P., as recorded in Volume 98228, Page 2309 D.R.D.C.T., and being on the existing south right-of-way line of Interstate Highway 30 (variable width right-of-way);

THENCE North 83 degrees 35 minutes 44 seconds West, along the south line of said City of Grand Prairie tract, passing the common northeast corner of that called 1.790 acre tract of land described in Special Warranty Deed to IE30, Inc., as recorded in Volume 2004131, Page 984 D.R.D.C.T. and an ell corner of said Tract I at a distance of 357.62 feet, passing the common northwest corner of said called 1.790 acre tract of land and an ell corner of said called Tract I at a distance of 591.62 feet and continuing for a total a distance of 651.24 feet to the POINT OF BEGINNING;

- 1) THENCE North 83 degrees 35 minutes 44 seconds West, along the common line between the south line of said City of Grand Prairie tract and the north line of said called Tract I, a distance of 29.44 feet to a point for corner;
- 2) THENCE North 04 degrees 20 minutes 13 seconds East, a distance of 26.29 feet to a 5/8-inch set iron rod with pink plastic cap stamped "TXDOT SURVEY MARKER RIGHT OF WAY" for corner on the new south right-of-way line of Interstate Highway 30 (variable width right-of-way);
- 3) THENCE South 42 degrees 44 minutes 49 seconds East, along said new south right-of-way line, a distance of 40.17 feet to the POINT OF BEGINNING AND CONTAINING 387 square feet or 0.0089 acres of land, more or less.

EXHIBIT 'A'

Exhibit "A"

County: Dallas
Parcel: 5E PART 1
Highway: Interstate 30
Project Limits: From NW 7th Street
To Beltline Road
CSJ: 1068-04-167

Page 2 of 4
Feb. 2015

A plat accompanies this legal description.

Basis of Bearing is the Texas Coordinate System NAD 83, North Central Zone (4202), observed by GPS using Western Data Systems Dallas/Fort Worth area RTK Cooperative Network, Convergence Angle for Western Data Systems reference point DSIA-g0811 is 00 degrees 47 minutes 20.17854 seconds, according to Corpscon V6.0.1 as provided by the U.S. Army Corps of Engineers. Distances shown are surface distances, scale factor is 1.00000006

EXHIBIT 'A'

PLAT TO ACCOMPANY PARCEL DESCRIPTION

PAGE 3 OF 4
February 2015

EBFR BASELINE

INTERSTATE HIGHWAY NO. 30
(VARIABLE WIDTH R.O.W.)

EXISTING RIGHT OF WAY
& DENIAL OF ACCESS LINE

(5E-1)
0.0089 AC.
387 SQ. FT.

SPECIAL WARRANTY DEED
CITY OF GRAND PRAIRIE, TEXAS
CALLED 0.90
VOL. 2002056, PG. 3394
D. R. D. C. T.

P.O.B.
PARCEL 5E, PART 1
IH-30 E.B.F.R.
STA 193+26.43,
73.85' RT

651.24'
N83°35'44"W

1/2"
FIR

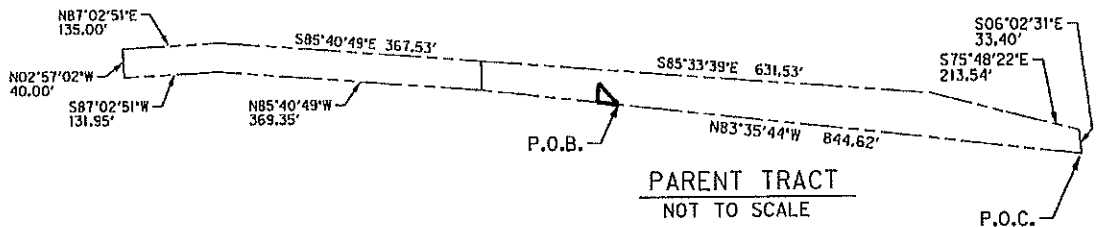
MICHAEL FARRANS SURVEY
ABSTRACT NO. 469

SPECIAL WARRANTY DEED
LONE STAR PLAZA, L.P.
TRACT 1
VOL. 98228, PG. 2309
D. R. D. C. T.

SPECIAL
WARRANTY DEED
IE30, INC.
CALLED 1.790 ACRES
VOL. 2004131,
PG. 984
D. R. D. C. T.

LINE TABLE

NUMBER	BEARING	DISTANCE
L1	N83°35'44"W	29.44'
L2	N04°20'13"E	26.29'
L3	S42°44'49"E	40.17'



PARENT TRACT
NOT TO SCALE

EXHIBIT "A"
A PLAT OF A SURVEY OF
PARCEL 5E PART 1
FOR INTERSTATE HIGHWAY 30
RIGHT-OF-WAY CSJ: 1068-04-167
A 387 SF., [0.0089AC.]
TRACT OF LAND IN THE
MICHAEL FARRANS SURVEY
ABSTRACT No. 469
CITY OF GRAND PRAIRIE
DALLAS COUNTY, TEXAS

Texas Department of Transportation
© 2015

HALFF
SURVEYING & ENGINEERING
4200 FORBES, CREEK BLVD
FORT WORTH, TEXAS 76137-0107
TEL (817) 447-1400
FAX (817) 235-0704

0 10 20
SCALE: 1"=20'

I:\290000s\29039\CADD\IH30\06804148\Base\Sheet's\ROW\148DE05E-1\1A.DGN DATE:2/11/2015 TIME:10:50:08 AM PROJECT # 29039 OFFICE:FTW dn875

EXHIBIT 'A' PLAT TO ACCOMPANY PARCEL DESCRIPTION

 PAGE 4 OF 4
February 2015

LEGEND

● FIR	FOUND IRON ROD
○ SIR	5/8" SET IRON ROD WITH PINK PLASTIC CAP STAMPED "TXDOT SURVEY MARKER RIGHT OF WAY"
○ SIRE	1/2" SET IRON ROD WITH BLUE PLASTIC CAP STAMPED "HALFF ESMT."
Δ PFC	POINT FOR CORNER
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
—	RIGHT-OF-WAY (ROW) TAKE
----	NEW PROPERTY/ROW LINE
----	EXISTING PROPERTY/ROW LINE
----	NEW EASEMENT LINE
----	EXISTING EASEMENT LINE
-x-x-x	EXISTING FENCE LINE
— —	DENIAL OF ACCESS
—⚡—	DISTANCE SHOWN NOT TO SCALE
D.R.D.C.T.	DEED RECORDS DALLAS COUNTY TEXAS

1. BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM NAD 83, NORTH CENTRAL ZONE (4202), OBSERVED BY GPS USING WESTERN DATA SYSTEMS DALLAS/FORT WORTH AREA RTK COOPERATIVE NETWORK, CONVERGENCE ANGLE FOR WESTERN DATA SYSTEMS REFERENCE POINT DS1A-g0811 IS 00 DEGREES 47 MINUTES 20.17854 SECONDS, ACCORDING TO CORPSCON V6.0.1 AS PROVIDED BY THE U.S. ARMY CORPS OF ENGINEERS. DISTANCES SHOWN ARE SURFACE DISTANCES, SCALE FACTOR IS 1.000136506.
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3. ALL STATIONS AND OFFSETS SHOWN ARE CALCULATED RELATIVE TO THE PROJECT CENTERLINE (IH-30 E.B.F.R. BASELINE) UNLESS OTHERWISE NOTED.

I HEREBY CERTIFY THAT THIS PLAT
AND THE ACCOMPANYING DESCRIPTION
OF EVEN DATE HERewith, ARE TRUE
AND CORRECT TO THE BEST OF MY
KNOWLEDGE AND BELIEF AND THAT THE
PROPERTY SHOWN HEREIN WAS DETERMINED
BY A SURVEY MADE ON THE GROUND UNDER
MY DIRECTION AND SUPERVISION



Douglas A. Calhoun

DOUGLAS A. CALHOUN
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5619

2/10/15
DATE

EXHIBIT "A"
A PLAT OF A SURVEY OF
PARCEL 5E PART 1
FOR INTERSTATE HIGHWAY 30
RIGHT-OF-WAY CSJ: 1068-04-167
A 387 SF., [0.0089AC.]
TRACT OF LAND IN THE
MICHAEL FARRANS SURVEY
ABSTRACT No. 469
CITY OF GRAND PRAIRIE
DALLAS COUNTY, TEXAS



EXHIBIT 'A'

Exhibit "A"

County: Dallas
Parcel: 5E PART 2
Highway: Interstate 30
Project Limits: From NW 7th Street
To Beltline Road
CSJ: 1068-04-167

Page 1 of 4
Feb. 2015

LEGAL DESCRIPTION FOR DRAINAGE EASEMENT 5E PART 2

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THENCE North 83 degrees 35 minutes 44 seconds West, along the south line of said City of Grand Prairie tract, passing the common northeast corner of that called 1.790 acre tract of land described in Special Warranty Deed to IE30, Inc., as recorded in Volume 2004131, Page 984 D.R.D.C.T. and an ell corner of said Tract I at a distance of 357.62 feet and continuing for a total a distance of 542.59 feet to the POINT OF BEGINNING;

- 1) THENCE North 83 degrees 35 minutes 44 seconds West, along the common line between the south line of said City of Grand Prairie tract and the north line of said called 1.790 acre tract of land, a distance of 34.02 feet to a point for corner on the new south right-of-way line of Interstate Highway 30 (variable width right-of-way);
- 2) THENCE North 04 degrees 20 minutes 35 seconds East, departing said common line and along said new south right-of-way line, a distance of 0.52 feet to a 5/8-inch set iron rod with pink plastic cap stamped "TXDOT SURVEY MARKER RIGHT OF WAY" (hereinafter referred to as "with pink cap") for corner;
- 3) THENCE North 43 degrees 26 minutes 59 seconds East, continuing along said new south right-of-way line, a distance of 38.05 feet to a 5/8-inch set iron rod with pink cap for corner;

EXHIBIT 'A'

Exhibit "A"

County: Dallas
Parcel: 5E PART 2
Highway: Interstate 30
Project Limits: From NW 7th Street
To Beltline Road
CSJ: 1068-04-167

Page 2 of 4
Feb. 2015

- 4) THENCE South 85 degrees 39 minutes 42 seconds East, continuing along said new south right-of-way line, a distance of 10.00 feet to a 1/2-inch set iron rod with blue plastic cap stamped "HALFF ESMT" for corner;
- 5) THENCE South 04 degrees 20 minutes 20 seconds West, departing said new south right-of-way line, a distance of 31.27 feet to the POINT OF BEGINNING AND CONTAINING 688 square feet or 0.0158 acres of land, more or less.

A plat accompanies this legal description.

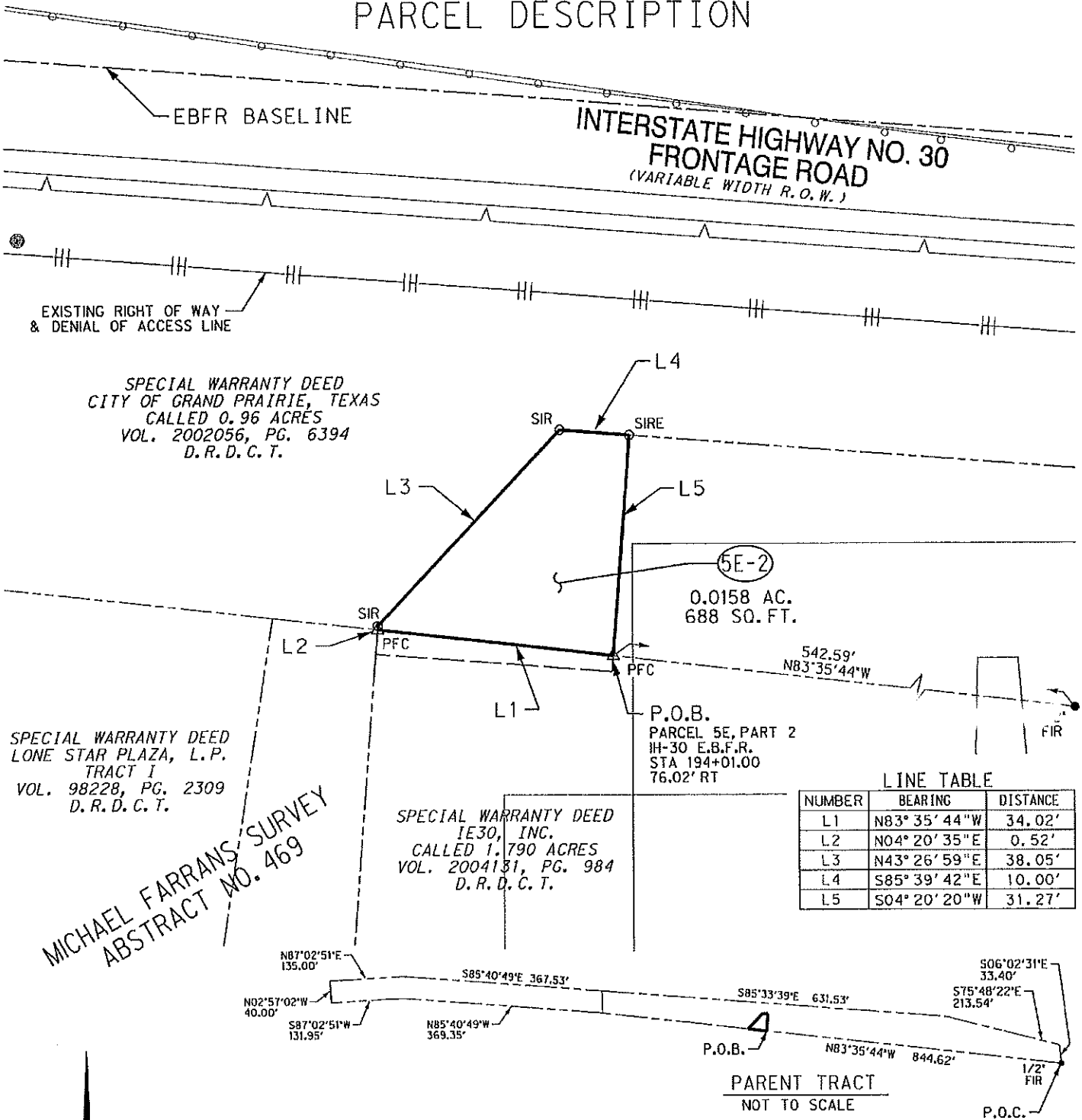
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EXHIBIT 'A'

PLAT TO ACCOMPANY PARCEL DESCRIPTION

PAGE 3 OF 4
February 2015

DATE: 2/11/2015 TIME: 10:54:12 AM PROJECT: 29039 OFFICE: FTW



0 10 20
SCALE: 1"=20'

EXHIBIT "A"
A PLAT OF A SURVEY OF
PARCEL 5E PART 2
FOR INTERSTATE HIGHWAY 30
RIGHT-OF-WAY CSJ: 1068-04-167
A 688 SF., [0.0158 AC.]
TRACT OF LAND IN THE
MICHAEL FARRANS SURVEY
ABSTRACT No. 469
CITY OF GRAND PRAIRIE
DALLAS COUNTY, TEXAS

EXHIBIT 'A'

PLAT TO ACCOMPANY PARCEL DESCRIPTION

PAGE 4 OF 4
February 2015

LEGEND

● FIR	FOUND IRON ROD
○ SIR	5/8" SET IRON ROD WITH PINK PLASTIC CAP STAMPED "TXDOT SURVEY MARKER RIGHT OF WAY"
○ SIRE	1/2" SET IRON ROD WITH BLUE PLASTIC CAP STAMPED "HALFF ESMT."
△ PFC	POINT FOR CORNER
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
—	RIGHT-OF-WAY (ROW) TAKE
----	NEW PROPERTY/ROW LINE
----	EXISTING PROPERTY/ROW LINE
----	NEW EASEMENT LINE
----	EXISTING EASEMENT LINE
-x-x-x	EXISTING FENCE LINE
— —	DENIAL OF ACCESS
— —	DISTANCE SHOWN NOT TO SCALE
D.R.D.C.T.	DEED RECORDS DALLAS COUNTY TEXAS

1. BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM NAD 83, NORTH CENTRAL ZONE (4202), OBSERVED BY GPS USING WESTERN DATA SYSTEMS DALLAS/FORT WORTH AREA RTK COOPERATIVE NETWORK, CONVERGENCE ANGLE FOR WESTERN DATA SYSTEMS REFERENCE POINT DSIA-q0811 IS 00 DEGREES 47 MINUTES 20.17854 SECONDS, ACCORDING TO CORPSCON V6.0.1 AS PROVIDED BY THE U.S. ARMY CORPS OF ENGINEERS. DISTANCES SHOWN ARE SURFACE DISTANCES, SCALE FACTOR IS 1.000136506.
2. IMPROVEMENTS SHOWN HEREON ARE FROM DIGITAL PHOTOGRAMMETRY FILES AND OR THE ADDITIONAL DELINEATION OF IMPROVEMENTS WHICH HAVE BEEN BUILT (OR REMOVED) AFTER THE PHOTOGRAMMETRY WAS DEVELOPED.
3. ALL STATIONS AND OFFSETS SHOWN ARE CALCULATED RELATIVE TO THE PROJECT CENTERLINE (IH-30 E.B.F.R. BASELINE) UNLESS OTHERWISE NOTED.

I HEREBY CERTIFY THAT THIS PLAT
AND THE ACCOMPANYING DESCRIPTION
OF EVEN DATE HERewith, ARE TRUE
AND CORRECT TO THE BEST OF MY
KNOWLEDGE AND BELIEF AND THAT THE
PROPERTY SHOWN HEREIN WAS DETERMINED
BY A SURVEY MADE ON THE GROUND UNDER
MY DIRECTION AND SUPERVISION



Douglas A. Calhoun

DOUGLAS A. CALHOUN
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5619

2/10/15
DATE

EXHIBIT "A"
A PLAT OF A SURVEY OF
PARCEL 5E PART 2
FOR INTERSTATE HIGHWAY 30
RIGHT-OF-WAY CSJ: 1068-04-167
A 688 SF., [0.0158 AC.]
TRACT OF LAND IN THE
MICHAEL FARRANS SURVEY
ABSTRACT No. 469
CITY OF GRAND PRAIRIE
DALLAS COUNTY, TEXAS



I:\29000s\29039\CA0D\IH30\106804167\Base\Sheets\ROW\148DE05E-2*1B.DGN DATE:2/11/2015 TIME:10:54:14 AM PROJECT # 29039 OFFICE:FTW on875