

# EXHIBIT 'A'

Parcel: 1  
May 24, 2016  
Page 1 of 3

## EXHIBIT "A"

County: Dallas  
Parcel: 1  
Roadway: Wildlife Parkway  
Project No.: MCIP 40810

### LEGAL DESCRIPTION

**BEING** a 3,614 square feet (0.083 acre) tract of land, situated in the David Bradshaw Survey, Abstract Number 121, City of Grand Prairie, Dallas County, Texas, same being a portion of that certain tract of land conveyed to CITY OF GRAND PRAIRIE by deed recorded in Volume 2003133, Page 3088, Deed Records, Dallas County, Texas, and being more particularly described as follows:

**COMMENCING** at a 1/2" iron rod found in the southeasterly corner of Lower Tarrant Road (variable width right-of-way), same being the northeasterly corner of that certain tract of land conveyed to PATE TERRY HEFFLIN by deed recorded in Volume 2004062, Page 4737, Deed Records, Dallas County, Texas, further being in the westerly line of that certain tract of land conveyed to GRAND PRAIRIE SPORTSMAN DEVELOPMENT CORP, by deed recorded in Volume 87172, Page 1701, Deed Records, Dallas County, Texas;

**THENCE** North 86 degrees 49 minutes 12 seconds West, for a distance of 1109.21 feet to a point for corner in the westerly line that certain tract of land conveyed to CITY OF GRAND PRAIRIE by deed recorded in Instrument Number 200600103339, Official Public Records, Dallas County, Texas, same being the northeasterly corner of said CITY OF GRAND PRAIRIE recorded in Volume 2003133, Page 3088 tract, also being a southerly corner of said Lower Tarrant Road (variable width right-of-way), further being the **POINT OF BEGINNING** of the herein described tract of land;

**THENCE** South 00 degrees 32 minutes 14 seconds East, along the westerly line of said CITY OF GRAND PRAIRIE recorded in Instrument Number 200600103339 tract, same being the easterly line of said CITY OF GRAND PRAIRIE recorded in Volume 2003133, Page 3088 tract, for a distance of 20.36, to a 5/8" iron rod with yellow plastic cap stamped "A.R.S" set for corner;

**THENCE** North 86 degrees 04 minutes 33 seconds West, departing said easterly and westerly lines, for a distance of 53.10 feet, to a 5/8" iron rod with yellow plastic cap stamped "A.R.S." set for the southerly corner of the herein described tract of land.

**THENCE** South 75 degrees 21 minutes 38 seconds West, for a distance of 100.82 feet, to a 5/8" iron rod with yellow plastic cap stamped "A.R.S." set for corner in the westerly line of aforementioned CITY OF GRAND PRAIRIE recorded in Volume 2003133, Page 3088 tract, same being in the easterly line of President George Bush Turnpike (SH 161, variable width right-of-way);

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**THENCE** North 28 degrees 43 minutes 40 seconds East, along the said westerly and easterly lines, for a distance of 0.17 feet, to a point for corner, same being the westerly corner of said CITY OF GRAND PRAIRIE recorded in Volume 2003133, Page 3008 tract, further being the easterly corner of said President George Bush Turnpike (SH 161, variable width right-of-way);

**THENCE** North 38 degrees 35 minutes 51 seconds East, along the said westerly and easterly lines, for a distance of 64.08 feet, to a point for corner, same being the southeasterly corner of the intersection of said President George Bush Turnpike (SH 161, variable width right-of-way) and aforementioned Lower Tarrant Road (variable width right-of-way);

**THENCE** South 85 degrees 50 minutes 09 seconds East, along the southerly line of said Lower Tarrant Road (variable width right-of-way), same being the northerly line of said CITY OF GRAND PRAIRIE recorded in Volume 2003133, Page 3088 tract, for a distance of 110.56 feet, to the **POINT OF BEGINNING** and containing 3,614 square feet or 0.083 acres of land, more or less.

A Plat accompanies this legal description.

Basis of Bearings is State Plane Coordinate System, North American Datum 83(2011), Texas North Central Zone (4202).

I, Dustin D. Davison, 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 supervision.



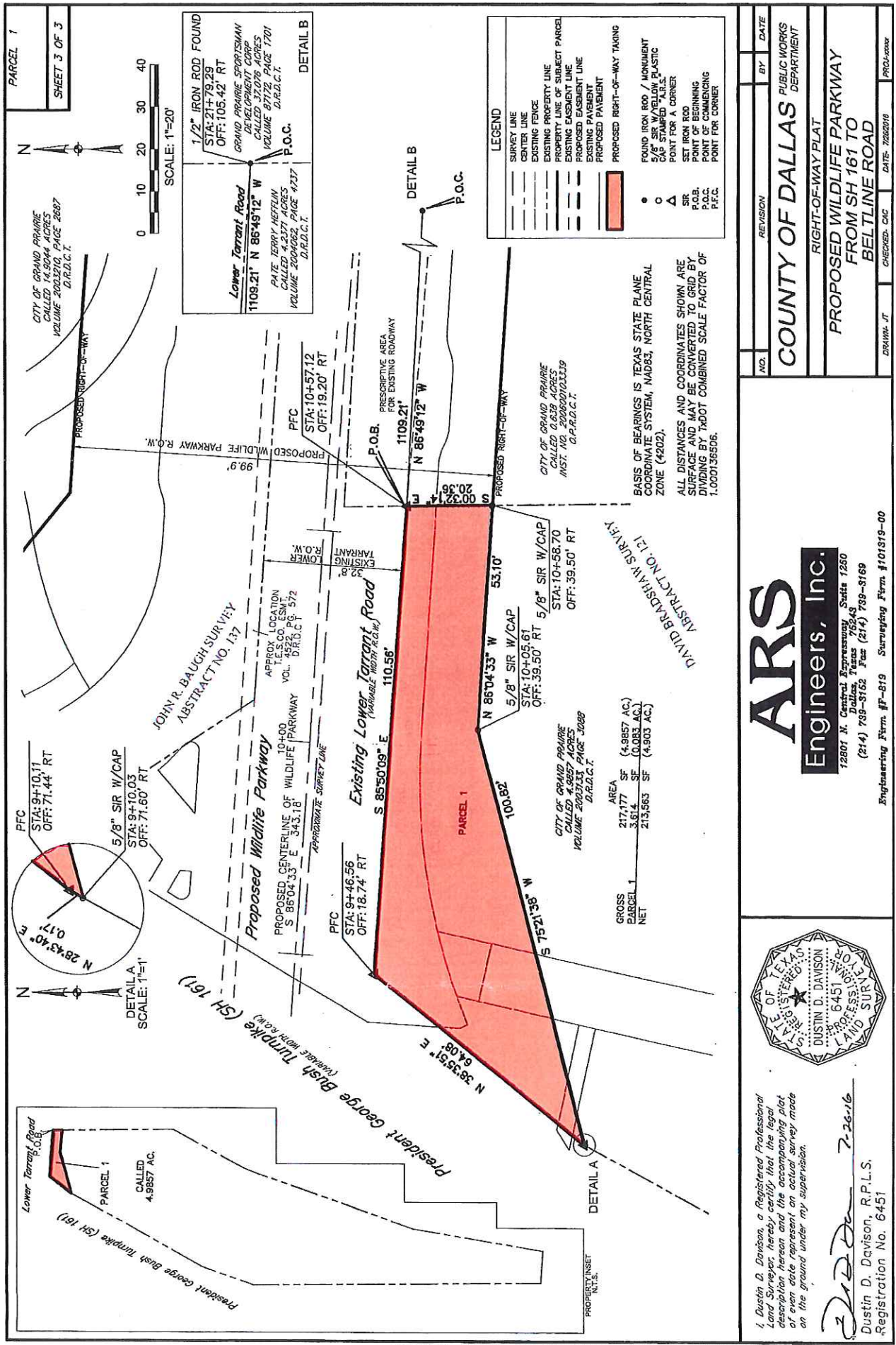
DUSTIN D. DAVISON  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6451

5-24-16

DATE:

ARS Engineers, Inc.  
12801 N. Central Expressway  
Suite 1250  
Dallas, Texas 75243





*I, Dustin D. Davison, a Registered Professional Land Surveyor, hereby certify that the legal description hereon and the accompanying plat of even date represent an actual survey made on the ground under my supervision.*

 7-26-16  
Dustin D. Davison, R.P.L.S.  
Registration No. 6451



**ARS**  
Engineers, Inc.

12801 N. Central Expressway Suite 1260  
Dallas, Texas 75243  
(214) 739-3162 Fax (214) 739-3169  
Engineering Firm #F-819 Surveying Firm #101319-00

NO.	REVISION	BY	DATE
<b>COUNTY OF DALLAS</b> PUBLIC WORKS DEPARTMENT			
RIGHT-OF-WAY PLAT PROPOSED WILDLIFE PARKWAY FROM SH 161 TO BELTLINE ROAD			
DRAWN - JT	CHECKED - CMC	DATE - 7/26/2016	PROJECT - 000000

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Parcel: 2  
May 24, 2016  
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## EXHIBIT "A"

County: Dallas  
Parcel: 2  
Roadway: Wildlife Parkway  
Project No.: MCIP 40810

### LEGAL DESCRIPTION

**BEING** a 15,356 square feet (0.353 acre) tract of land, situated in the John R. Bough Survey, Abstract Number 137, in the City of Grand Prairie, Dallas County, Texas, same being a portion of that certain tract of land conveyed to CITY OF GRAND PRAIRIE by deed recorded in Volume 2003210, Page 2687, Deed Records, Dallas County, Texas, and being more particularly described as follows:

**COMMENCING** at a 1/2" iron rod found in the southeasterly corner of Lower Tarrant Road (variable width right-of-way), same being the northeasterly corner of that certain tract of land conveyed to PATE TERRY HEFFLIN by deed recorded in Volume 2004062, Page 4737, Deed Records, Dallas County, Texas, further being in the westerly line of that certain tract of land conveyed to GRAND PRAIRIE SPORTSMAN DEVELOPMENT CORP, by deed recorded in Volume 87172, Page 1701, Deed Records, Dallas County, Texas;

**THENCE** North 84 degrees 56 minutes 20 seconds west, for a distance of 895.63 feet, to a point for corner at the **POINT OF BEGINNING** of the herein described tract of land, same being the southwesterly corner of said CITY OF GRAND PRAIRIE tract, also being in the northerly line of Lower Tarrant Road (variable width right-of-way), further being the southeasterly corner of that certain tract of land conveyed to MB CAPITAL INVESTORS, INC., by deed recorded in Volume 89127, Page 3961, Deed Records, Dallas County, Texas;

**THENCE** North 85 degrees 54 minutes 11 seconds West, along the said northerly line and the southerly line of said CITY OF GRAND PRAIRIE tract, for a distance of 261.69 feet, to a point for corner at the southernmost corner of the northeasterly corner clip at the intersection of President George Bush Turnpike ( SH 161, variable width right-of-way) and said Lower Tarrant Road (variable width right-of-way), same being the southernmost corner of the southwesterly corner clip of said CITY OF GRAND PRAIRIE tract;

**THENCE** North 33 degrees 01 minutes 57 seconds West, along the said northerly and southerly lines, for a distance of 34.61 feet, to a point for corner at the northernmost corner of the northeasterly corner clip at the intersection of President George Bush Turnpike (SH 161, variable width right-of-way) and said Lower Tarrant Road (variable width right-of-way), same being the northernmost corner of the southwesterly corner clip of said CITY OF GRAND PRAIRIE tract;

**THENCE** North 38 degrees 31 Minutes 49 seconds East, along the southeasterly line of said President George Bush Turnpike (SH 161, variable width right-of-way), same being the northeasterly line of said CITY OF GRAND PRAIRIE tract, for a distance of 53.55 feet, to a 5/8" iron rod with yellow plastic cap stamped "A.R.S." set for the northernmost corner of that herein described tract of land;



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**THENCE** South 51 degrees 24 minutes 09 seconds East, departing said northwesterly and southeasterly lines, for a distance of 43.94 feet, to a 5/8" iron rod with yellow plastic cap stamped "A.R.S." set for corner;

**THENCE** South 86 degrees 04 minutes 33 seconds East, for a distance of 63.22 feet, to a 5/8" iron rod with yellow plastic cap stamped "A.R.S." set for corner at the beginning of a tangent curve to the left, having a central angle of 11 degrees 14 minutes 28 seconds, a radius of 991.00 feet, and a chord bearing North 88 degrees 18 minutes 13 seconds East, for a distance of 194.12 feet;

**THENCE** along said curve to the left, for an arc distance of 194.43 feet, to a 5/8" iron rod with yellow plastic cap stamped "A.R.S." set for corner in the westerly line of aforementioned CITY OF GRAND PRAIRIE tract, same being the easterly line of aforementioned MB CAPITAL INVESTORS, INC. tract;

**THENCE** South 35 degrees 13 minutes 46 seconds West, along said easterly and westerly lines, for a distance of 77.87 feet, to the **POINT OF BEGINNING** and containing 15,356 square feet or 0.353 acres of land, more or less.

A Plat accompanies this legal description.

Basis of Bearings is State Plane Coordinate System, North American Datum 83(2011), Texas North Central Zone (4202).

I, Dustin D. Davison, 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 supervision.



DUSTIN D. DAVISON  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6451

5-24-16

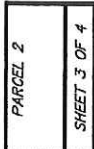
DATE:

ARS Engineers, Inc.  
12801 N. Central Expressway  
Suite 1250  
Dallas, Texas 75243



PARCEL 2

SHEET 3 OF 4



ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY TPOOT COMBINED SCALE FACTOR OF 1.000136508.

LEGEND	
---	SURVEY LINE
---	CENTER LINE
---	EXISTING FENCE
---	EXISTING PROPERTY LINE
---	PROPERTY LINE OF SUBJECT PARCEL
---	EXISTING EASEMENT LINE
---	PROPOSED EASEMENT LINE
---	EXISTING PAYMENT
---	PROPOSED PAYMENT
---	PROPOSED RIGHT-OF-WAY TAKING
●	FOUND IRON ROD / MONUMENT
○	5/8" SR W/YELLOW PLASTIC CAP STAMPED "A.L.S."
△	POINT FOR A CORNER
SR	SET IRON ROD
P.B.	POINT BEGINNING
P.O.C.	POINT OF COMMENCING
P.T.C.	POINT FOR CORNER

NO.	REVISION	BY	DATE
<p><b>COUNTY OF DALLAS</b></p> <p><b>RIGHT-OF-WAY PLAT</b></p> <p><b>LOWER TARRANT ROAD</b></p> <p><b>FROM STATE HIGHWAY 161 TO</b></p> <p><b>BELTLINE ROAD</b></p>			
DRAWN- JT	CHECKED- CAC	DATE- 7/28/2016	PROJ- 1000000

**ARS**  
Engineers, Inc.

12801 N. Central Expressway Suite 125  
Dallas, Texas 75243  
(214) 798-9152 Fax (214) 798-9189

Engineering Firm #F-819 Surveying Firm #101319-00



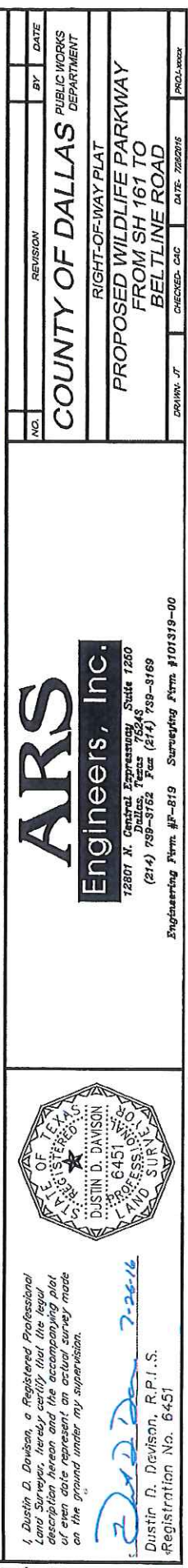
*I, Dustin D. Davison, a Registered Professional Land Surveyor, hereby certify that the legal description herein and the accompanying plat of even date represent an actual survey made on the ground under my supervision.*

7-26-16

Dustin D. Devison, R.P.L.S.  
Registration No. 6451



PARCEL 2	SHEET 4 OF 4
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STATE OF TEXAS  
REGISTERED  
★  
JUSTIN D. DAVISON  
PROFESSIONAL  
LAND SURVEYOR  
6451

1. Dustin D. Davison, a Registered Professional Land Surveyor, hereby certifies that the legal description hereon and the accompanying plat of even date represent an actual survey made on the ground under my supervision.

*[Signature]* 7-26-16

Dustin D. Davison, R.P.L.S.  
Registration No. 6451

# EXHIBIT 'A'

Parcel: 3  
May 24, 2016  
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## EXHIBIT "A"

County: Dallas  
Parcel: 3  
Roadway: Wildlife Parkway  
Project No.: MCIP 40810

### LEGAL DESCRIPTION

**BEING** a 6,740 square feet (0.155 acre) tract of land, situated in the David Bradshaw Survey, Abstract Number 121, in the City of Grand Prairie, Dallas County, Texas, same being a portion of that certain tract of land conveyed to CITY OF GRAND PRAIRIE by deed recorded in Instrument Number 200600103339, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

**COMMENCING** at a 1/2" iron rod found in the southeasterly corner of Lower Tarrant Road (variable width right-of-way), same being the northeasterly corner of that certain tract of land conveyed to PATE TERRY HEFFLIN by deed recorded in Volume 2004062, Page 4737, Deed Records, Dallas County, Texas, further being in the westerly line of that certain tract of land conveyed to GRAND PRAIRIE SPORTSMAN DEVELOPMENT CORP, by deed recorded in Volume 87172, Page 1701, Deed Records, Dallas County, Texas;

**THENCE** North 85 degrees 59 minutes 22 seconds West, for a distance of 905.40 feet, to a point for corner at the **POINT OF BEGINNING** of the herein described tract of land, same being the northeasterly corner of said CITY OF GRAND PRAIRIE recorded in Instrument Number 200600103339 tract, further being a southerly corner of Lower Tarrant Road (variable width right-of-way);

**THENCE** South 39 degrees 23 minutes 22 seconds West, along the easterly line of said CITY OF GRAND PRAIRIE recorded in Instrument Number 200600103339 tract, same being the westerly line of that certain tract of land conveyed to BILLIE L CLONTS by Probate Case Number PR-86-01864-1 County Probate Court, Dallas County, Texas, for a distance of 41.84 feet, to a 5/8" iron rod with yellow plastic cap stamped "A.R.S." set for corner at the beginning of a non-tangent curve to the right, having a central angle of 3 degrees 30 minutes 19 seconds, a radius of 1063.50 feet, and a chord which bears North 87 degrees 49 minutes 42 seconds West, For a distance of 65.05 feet;

**THENCE** along said curve to the right, for an arc distance of 65.06 feet, to a 5/8" iron rod with yellow plastic cap stamped "A.R.S." set for corner;

**THENCE** North 86 degrees 04 minutes 33 seconds West for a distance of 112.84 feet, to a 5/8" iron rod with yellow plastic cap stamped "A.R.S." set for corner in the easterly line of said CITY OF GRAND PRAIRIE recorded in Instrument Number 200600103339 tract, same being the westerly line of that certain tract of land conveyed to CITY OF GRAND PRAIRIE by deed recorded in Volume 2003113, Page 3088, Deed Records, Dallas County, Texas;



# EXHIBIT 'A'

Parcel: 3  
May 24, 2016  
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**THENCE** North 00 degrees 32 minutes 14 seconds West, along said westerly line, for a distance of 35.24 feet, to a point for corner at the northeasterly corner of said CITY OF GRAND PRAIRIE recorded in Instrument Number 200600103339, same being a southerly corner of Lower Tarrant Road (variable width right-of-way)

**THENCE** South 86 degrees 20 minutes 17 seconds East, along the southerly line of said Lower Tarrant Road (variable width right-of-way) and the northerly line of said CITY OF GRAND PRAIRIE recorded in Instrument Number 200600103339 tract, for a distance of 204.88 feet, to the **POINT OF BEGINNING** and containing 6,740 square feet or 0.155 acres of land, more or less of which 3,115 square feet or 0.714 acres lies within a publicly used roadway.

A Plat accompanies this legal description.

Basis of Bearings is State Plane Coordinate System, North American Datum 83(2011), Texas North Central Zone (4202).

I, Dustin D. Davison, 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 supervision.



DUSTIN D. DAVISON  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6451

5-24-16

DATE:

ARS Engineers, Inc.  
12801 N. Central Expressway  
Suite 1250  
Dallas, Texas 75243



[illegible]

*I, Dustin D. Dawson, a Registered Professional Land Surveyor, hereby certify that the legal description hereon and the accompanying plat of even date represent an actual survey made on the ground under my supervision.*

2472 7-26-16  
Dustin D. Davison, R.P.L.S.  
Registration No. 6451



**ARS**  
Engineers, Inc.

12801 N. Central Expressway Suite 1280  
Dallas, Texas 75243  
(214) 799-3152 Fax (214) 799-3169  
Engineering Firm. #F-819 Surveying Firm. #101

NO.	REVISION	BY	DATE
COUNTY OF DALLAS			
PUBLIC WORKS DEPARTMENT			
RIGHT-OF-WAY PLAT			
PROPOSED WILDLIFE PARKWAY			
FROM SH 161 TO			
BELTLINE ROAD			
DR/WW- JT	CHECKED: CAC	DATE: 7/26/2016	PROJECT: 200402