

EXHIBIT 'A'

Parcel 88(TE)

State Highway 360

R.O.W. CSJ: 2266-02-129

May 29, 2015/Revised August 11, 2015/Revised January 27, 2016

Page 1 of 3

EXHIBIT "A" PROPERTY DESCRIPTION

BEING a 0.0294 acre (1,281 square feet) tract of land situated in the J. Goodwin Survey, Abstract No. 595, in the City of Arlington, Tarrant County, Texas, and being part of the remainder of Parcel A, a called 16.343 acre tract of land conveyed by Warranty Deed, acknowledged May 9, 1995, from The Johnson Landing Partnership, a California general partnership to The Johnson Landing Limited Partnership, a Delaware limited partnership, as recorded in Volume 12053, Page 130, Deed Records, Tarrant County, Texas (D.R.T.C.T.), and further described as part of Site 1, Block 13, Industrial Community No. 1, Great Southwest Industrial District, an addition to the City of Arlington, Texas as shown on the plat recorded in Volume 388-27, Page 457, Plat Records, Tarrant County, Texas (P.R.T.C.T.), and being more particularly described by metes and bounds as follows:

COMMENCING at set 5/8" iron rod with cap stamped "LTRA", (controlling monument), at an angle point in the south line of the remainder of said Johnson Landing tract, same being an angle point in the north line of a tract of land conveyed to Bigelow Colorado TX-414, limited partnership by deed recorded in Instrument No. D204304690, said deed records (D.R.T.C.T.), same being an angle point in the north line of Lot 1, Block 1, Budget Suites of America, an addition to the City of Grand Prairie, Texas as recorded in Cabinet A, Slide 4820, said plat records (P.R.T.C.T.);

THENCE, South 81°27'09" West, departing the last stated common line, a distance of 52.68 feet to a set 5/8" iron rod with cap stamped "LTRA" (hereafter referred to as a set 5/8" iron rod) for the **POINT OF BEGINNING**, at Station 329+02.05, 240.57 feet Left, having N.A.D. 83 (2011) Texas State Plane, North Central Zone (4202) surface coordinate of Northing 6964706.63 and Easting 2410582.39;

- 1) **THENCE**, South 81°27'09" West, a distance of 30.42 feet to a point from which a found 5/8" iron rod with cap stamped "HUITT ZOLLARS" which bears South 78°47'22" West, 0.81 feet for the beginning of a non-tangent curve to the right;
- 2) **THENCE**, in a northerly direction, departing the northerly line of said Lot 1 and along the common westerly line of said Site 1, same being the westerly line of said Johnson Landing tract, the existing easterly right of way line of said State Highway 360, and said curve to the right, through a central angle of 00°13'44", a radius of 11284.16 feet, an arc distance of 45.08 feet, and a chord which bears North 00°57'10" East, 45.08 feet to a set 5/8" iron rod for corner;
- 3) **THENCE**, South 89°24'45" East, a distance of 30.00 feet to a set 5/8" iron rod for corner;

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- 4) **THENCE**, South 00°57'16" West, a distance of 40.25 feet to the **POINT OF BEGINNING** and containing 0.0294 acres (1,281 square feet) of land, of which 0.0056 acres (246 square feet) overlap an existing Drainage Easement to the State of Texas recorded in Volume 3180, Page 551, said deed records.

Basis of Bearings is the Texas State Plane Coordinate System, North American Datum 1983 (2011), Position (Epoch 2010), North Central Zone (4202).

All coordinates shown are surface unless otherwise noted and may be converted to grid by dividing by the TxDOT combined scale factor of 1.00012.

A survey plat of even date accompanies this description.

I, Stanley M. Brewer, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that the land description and plat represent an actual survey made on the ground under my supervision.

Stanley M. Brewer 2-11-2016
Stanley M. Brewer, R.P.L.S. Date
Texas Registration No. 6072

Lina T. Ramey & Associates, Inc.
3320 Belt Line Road
Farmers Branch, Texas 75234
Ph. 214-979-1144
TBPLS FIRM NO. 10140700



EXHIBIT 'A'

CALLED 2.310 AC.
STATE OF TEXAS
VOL. 3166, PG. 686
D.R.T.C.T.

J.R. PARKER SURVEY
ABSTRACT NO. 1227

J. GOODWIN SURVEY
ABSTRACT NO. 595

ZYL, L.P.,
A TEXAS LIMITED PARTNERSHIP
INSTRUMENT *D206406625
D.R.T.C.T.

GOLDEN
CORRAL
- 360
CAB. A,
SLIDE 3964
P.R.T.C.T.

LOT 2
BLOCK 1

GRAND PRARIE
ARLINGTON

SITE 1, BLOCKS 1 & 13
INDUSTRIAL COMMUNITY NO. 1,
GREAT SOUTHWEST
INDUSTRIAL DISTRICT
VOL. 388-27, PG. 457
P.R.T.C.T.

STATE OF TEXAS
DRAINAGE EASEMENT
VOL. 3180, PG. 551
D.R.T.C.T.

SITE 1
BLOCK 13

THE JOHNSON LANDING
LIMITED PARTNERSHIP,
A DELAWARE LIMITED
PARTNERSHIP
RESIDUAL OF A CALLED
16.343 ACRE TRACT, PARCEL A
VOL. 12053, PG. 130
D.R.T.C.T.

STATE HIGHWAY 360
(VARIABLE WIDTH R.O.W.)

EXISTING RIGHT OF
WAY LINE

DRNG. ESMT. OVERLAP
246 SQ.FT.
0.0056 ACRES

DELTA = 00°13'44" (RT.)
R = 11284.16'
L = 45.08'
L.C. = N00°57'10"E
45.08'

FND 5/8" IR
W/CAP "HUITT ZOLLARS"
BEARS S78°47'22"W 0.61'

S89°24'45"E
30.00'

S00°57'16"W
40.25'

S81°27'09"W
52.68'

S81°27'09"W
30.42'

SET 5/8" IR
W/CAP "LTRA"
CM

P.O.C.
SET 5/8" IR
W/CAP "LTRA"
CM

P.O.B.
PARCEL 88(ITE)
STA. 329+02.05
240.57' LT.
N=6964706.63
E=2410582.39

FND 5/8" IR W/CAP
"HUITT ZOLLARS"

LOT 1
BLOCK 1

LOT 1, BLOCK 1 OF
BUDGET SUITES
OF AMERICA
CAB. A, SLD. 4820
P.R.T.C.T.

BIGELOW COLORADO TX-14,
LIMITED PARTNERSHIP
INST. *D204304690
D.R.T.C.T.

NOTES

- Legal Description of even Survey date herewith accompanies this plat.
- Basis of Bearings is the Texas State Plane Coordinate System, North American Datum, 1983(2011), position epoch 2010, North Central Zone 142021. All coordinates shown are surface unless otherwise noted and may be converted to grid by dividing by the Txdot combined scale factor of 1.00012.

LEGEND

Calculated Point (Not Monumented)
Set 5/8 inch iron rod with pink plastic cap marked "TxDOT survey marker right of way".
(Unless otherwise noted.)
Set 5/8 inch iron rod with plastic cap marked "LTRA".
(Unless otherwise noted.)
Found monument (as noted)
Controlling Monument
Point of Beginning
Point of Commencing
Property Line
Survey Line
Fee Hook
Dead Records, Tarrant County, Texas
Plat Records, Tarrant County, Texas
Record Information
Proposed Easement
Existing Control of Access
Proposed Control of Access

CM
POB
POC
D.R.T.C.T.
P.R.T.C.T.
C.T.



PARCEL 88(TE)

THE JOHNSON LANDING
LIMITED PARTNERSHIP,
A DELAWARE LIMITED
PARTNERSHIP
0.0294 ACRES

DATE: 05/29/2015		Sheet 3 of 3	
STATE	DIST.	COUNTY	
TEXAS	FTW	TARRANT	
CONT.	SECT.	JOB	HIGHWAY NO.
2266	02	129	STATE HIGHWAY 360