

EXHIBIT 'A'

Exhibit "A"

County: Dallas
Parcel: 3
Highway: Interstate 30
STA. 974+30.11 to 978+61.83
Project Limits: From NW 7th Street
To Beltline Road
CSJ: 1068-04-169

Page 1 of 4
September 2016

LEGAL DESCRIPTION FOR PARCEL 3

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 0.89 acre tract of land described in Judgement to the City of Grand Prairie, Texas as recorded in Volume 2003002, Page 12063 in the Deed Records of Dallas County, Texas (D.R.D.C.T.), being a part of Palace Parkway (variable width right-of-way, no dedication found) and being more particularly described as follows:

COMMENCING at a 1/2-inch found iron rod for the most westerly northwest corner of that called 7.924 acre tract of land described in Warranty Deed with Vendor's Lien to 401 Palace Parkway, LP, as recorded in Volume 2005115, Page 1724 D.R.D.C.T., the most northerly corner of that said called 0.89 acre tract of land, and being on the southerly right-of-way line of Palace Parkway (variable width right-of-way line);

THENCE South 00 degrees 15 minutes 05 seconds East, along the common west line of said called 7.924 acre tract of land and the east line of said 0.89 acre tract of land, a distance of 320.88 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 on the new north right-of-way line of Interstate Highway 30 (variable width right-of-way) being at station 978+61.83, 176.91 feet left and having a surface coordinate of North 6,963,619.10, East 2,428,101.66; **

- 1) THENCE South 00 degrees 15 minutes 05 seconds East, continuing along said common line, a distance of 9.14 feet to a point for corner on the existing north right-of-way line of Interstate Highway 30 (variable width right-of-way), from which a 1/2-inch found iron rod bears North 26 degrees 26 minutes 03 seconds West, a distance of 0.55 feet, being on a circular curve to the left, not being tangent to the preceding course, having a radius of 11,634.16 feet, whose chord bears North 89 degrees 30 minutes 11 seconds West, a distance of 385.60 feet;
- 2) THENCE Northwesterly, departing said common line, along said existing north right-of-way line, and along said circular curve to the left, through a central angle of 01 degree 53 minutes 57 seconds, an arc length of 385.61 feet to a point for corner;
- 3) THENCE North 82 degrees 18 minutes 33 seconds West, continuing along said existing north right-of-way line, a distance of 53.16 feet to a found PK nail on wooden right-of-way post for the southeast corner of Gentry Place Addition, an addition to the City of Grand Prairie, Dallas County, Texas, as recorded in Volume 84008, Page 1223 in the Plat

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Records of Dallas, County, Texas;

- 4) THENCE North 00 degrees 22 minutes 04 seconds West, departing said existing north right-of-way line and along the east line of said Gentry Place Addition, a distance of 7.97 feet to a 5/8-inch set iron rod with pink cap for corner; **
- 5) THENCE South 88 degrees 51 minutes 01 second East, departing said east line and along said new north right of way line, a distance of 133.08 feet to a set Mag nail for corner; **
- 6) THENCE North 70 degrees 15 minutes 35 seconds East, continuing along said new north right of way line, a distance of 112.69 feet to a 5/8-inch set iron rod with pink cap for corner; **
- 7) THENCE South 89 degrees 06 minutes 32 seconds East, continuing along said new north right of way line, a distance of 153.78 feet to a 5/8-inch set iron rod with pink cap for corner; **
- 8) THENCE South 47 degrees 01 minute 45 seconds East, continuing along said new north right of way line, a distance of 62.05 feet to the POINT OF BEGINNING AND CONTAINING 14,012 square feet or 0.3217 acres of land, more or less.

A plat accompanies this legal description.

Basis of Bearing is the Texas Coordinate System North Central Zone (4202), North American Datum of 1983 (NAD 83) 2011 adjustment, observed by RTK using the TXDOT VRS Network. Distances shown are US Survey feet displayed in surface values, scale factor is 1.000136506.

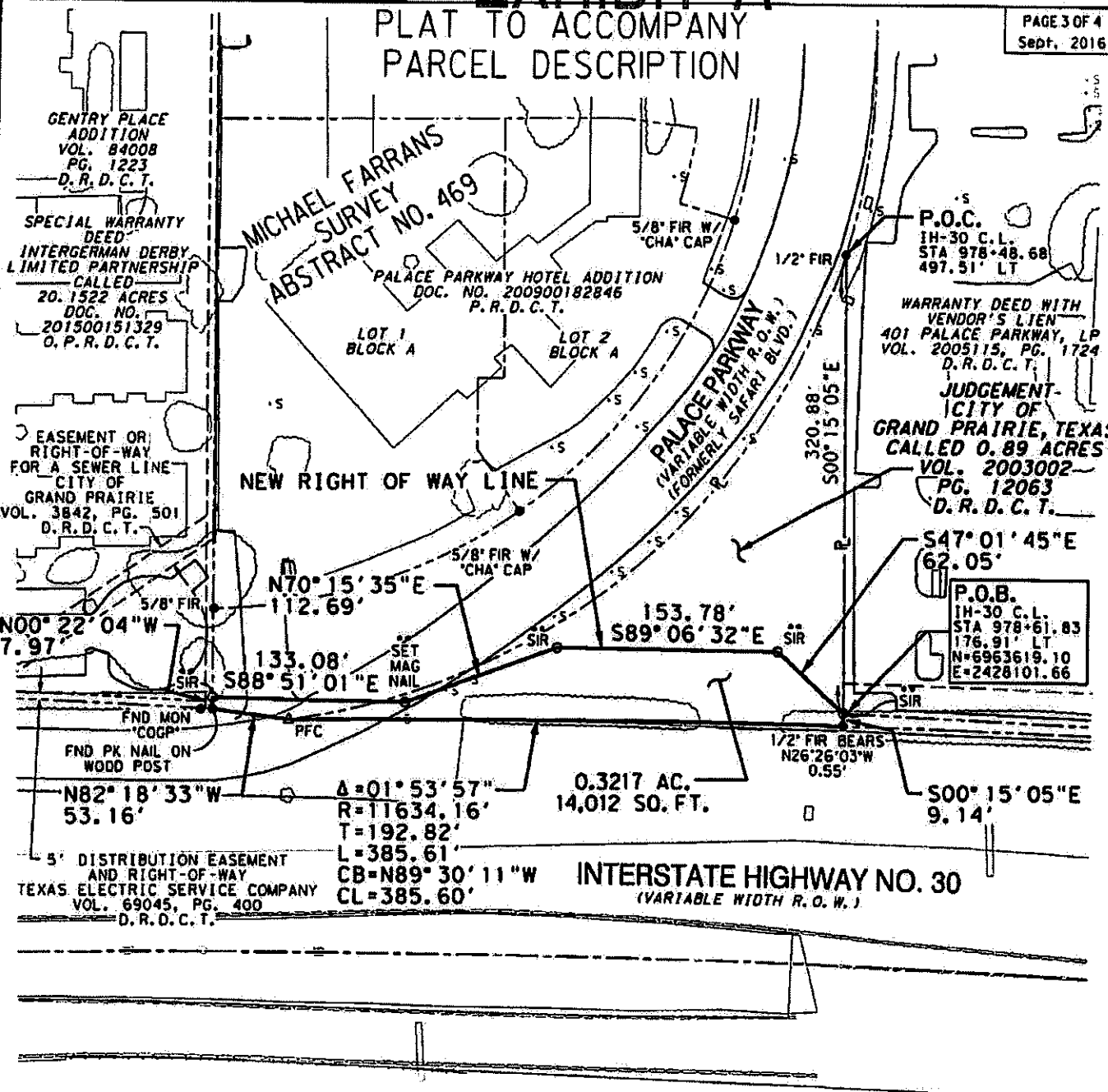
** The monument described and set in this call, if destroyed during construction, may be replaced with a TxDOT Type II Right of Way Marker upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

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PLAT TO ACCOMPANY PARCEL DESCRIPTION

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08875
PROJECT # 31496A OFFICE:FTW
TIME:11:39:55 PM
DATE:9/29/2016
FILE: \\31000s\31496A\CADD\Sheets\ROW & DRAINAGE EXHIBIT: ts\VRWQJ-1A-31496A.dgn



0 50 100
SCALE: 1"=100'

EXHIBIT "A"
A PLAT OF A SURVEY OF
PARCEL 3
FOR INTERSTATE HIGHWAY 30
RIGHT-OF-WAY CSJ: 1068-04-169
A 14,012 SF., [0.3217 AC.]
TRACT OF LAND IN THE
MICHAEL FARRANS SURVEY
ABSTRACT No. 469
CITY OF GRAND PRAIRIE
DALLAS COUNTY, TEXAS

Texas Department of Transportation
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HALFF

TYPE & FORM NO. 1000000
4000 FIDELITY, ONE ELL AVENUE
FORT WORTH, TEXAS 76102-7700
TEL: (817) 557-1221
FAX: (817) 557-1221

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PLAT TO ACCOMPANY PARCEL DESCRIPTION

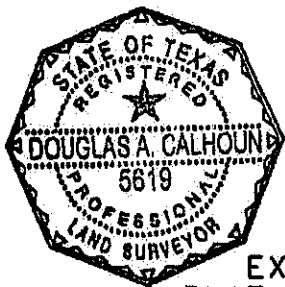
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LEGEND

• FIR	FOUND IRON ROD
• 5/8" FIR W/"TXDOT" CAP	3" ALUMINUM DISC STAMPED "TEXAS DEPARTMENT OF TRANSPORTATION"
○ 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."
○ SIR W/ CAP	1/2" SET IRON ROD WITH ALUMINUM DISC STAMPED "TXDOT POINT ACCESS DENIAL"
△ 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
----	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 NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 (NAD 83) 2011 ADJUSTMENT, OBSERVED BY RTK USING THE TXDOT VRS NETWORK. DISTANCES SHOWN ARE US SURVEY FEET DISPLAYED IN SURFACE VALUES, 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) UNLESS OTHERWISE NOTED.
4. ** THE MONUMENT 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.

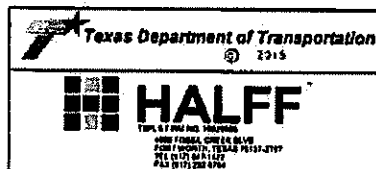
I HEREBY CERTIFY THAT THIS PLAT
AND THE ACCOMPANYING DESCRIPTION
OF EVEN DATE HERewith, ARE TRUE
AND CORRECT TO THE BEST OF MY
KNOWLEDGE AND BELIEF AND THAT THE
PROPERTY SHOWN HEREIN WAS DETERMINED
BY A SURVEY MADE ON THE GROUND UNDER
MY DIRECTION AND SUPERVISION



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

8/18/16
DATE

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A PLAT OF A SURVEY OF
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