

EXHIBIT "A"

County: Kaufman
Highway: I. H. 20
Station: 1102+81.73 to 1113+85.60
R.O.W. CSJ: 0095-14-032

Page 1 of 6
October 31, 2019

PROPERTY DESCRIPTION FOR PARCEL 58

DESCRIPTION OF A 28,508 SQUARE FOOT [0.654 ACRE] TRACT OF LAND LOCATED IN THE JESSE W. WARD SURVEY, ABSTRACT No. 596, IN KAUFMAN COUNTY, TEXAS, BEING A PORTION OF A TRACT OF LAND DESCRIBED IN THE WARRANTY DEED TO FM 148 TERRELL LIMITED PARTNERSHIP, RECORDED IN INSTRUMENT NUMBER 2006-00013592 OF THE OFFICIAL PUBLIC RECORDS OF KAUFMAN COUNTY, TEXAS (O.P.R.K.C.T.), AS SHOWN ON A SKETCH PREPARED BY SAM, LLC FOR THIS PARCEL, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 5/8-inch iron rod found (leaning) for the southeast corner of a tract of land described in the Warranty Deed with Vendor's Lien to Badyal & Sandhu, LLC, recorded in Instrument No. 2019-0002542 of said O.P.R.K.C.T., and the southwest corner of a tract of land described in the Warranty Deed to Will A. Allen, Sr. and Rosa L. Allen, recorded in Instrument Number 2018-0011661 of said O.P.R.K.C.T., also being in the north line of said FM 148 Terrell Limited Partnership tract.

THENCE N46°22'55"W, with the north line of said FM 148 Terrell Limited Partnership tract and the south line of said Badyal & Sandhu, LLC tract, a distance of 530.05 feet to a calculated point for the north corner of said FM 148 Terrell Limited Partnership tract and the southwest corner of said Badyal & Sandhu, LLC tract, also being in the existing south right-of-way line of Interstate Highway 20 (I.H. 20) (a variable width right-of-way);

THENCE S72°44'46"W, with the existing south right-of-way line of said I.H. 20 and the west line of said FM 148 Terrell Limited Partnership tract, a distance of 99.56 feet to a calculated point for the beginning of a curve to the left in the existing south right-of-way line of said I.H. 20;

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October 31, 2019

PROPERTY DESCRIPTION FOR PARCEL 58

THENCE continuing with the existing south right-of-way line of said I.H. 20 and the west line of said FM 148 Terrell Limited Partnership tract, with the arc of said curve to the left, with an arc length of 331.98 feet, through a central angle of 03°26'46", having a radius of 5,519.29 feet, and whose chord bears S70°54'30"W a distance of 331.93 feet to a 5/8-inch iron rod with a pink plastic cap stamped "TXDOT SURVEY MARKER, RIGHT OF WAY MONUMENT" set** in the proposed south right-of-way line of said I.H. 20 for the **POINT OF BEGINNING**, being 199.84 feet Right of Baseline Station 1113+85.60 and having a Texas State Plane Coordinate System, N.A.D.83 (2011 CORS, EPOCH 2010), North Central Zone (4202), surface coordinate of North 6,950,056.40, East 2,634,553.40;

1) THENCE S61°46'37"W, with the proposed south right-of-way line of said I.H. 20 and across said FM 148 Terrell Limited Partnership tract, a distance of 297.06 feet to a 5/8-inch iron rod with a pink plastic cap stamped "TXDOT SURVEY MARKER, RIGHT OF WAY MONUMENT" set** for the beginning of a curve to the left;

2) THENCE continuing with the proposed south right-of-way line of said I.H. 20 and across said FM 148 Terrell Limited Partnership tract, with the arc of said curve to the left, with an arc length of 764.81 feet, through a central angle of 07°58'04", having a radius of 5,499.58 feet, and whose chord bears S62°04'58"W a distance of 764.19 feet to a 5/8-inch iron rod with a pink plastic cap stamped "TXDOT SURVEY MARKER, RIGHT OF WAY MONUMENT" set for corner in the south line of said FM 148 Terrell Limited Partnership tract and the north line of a tract of land described as Tract 2 in the Special Warranty Deed with Vendor's Lien to Terrell 1132 LLC, recorded in Instrument Number 2012-0009097 of said O.P.R.K.C.T., being 230.00 feet Right of Baseline Station 1102+81.73;

3) THENCE N45°18'55"W, with the south line of said FM 148 Terrell Limited Partnership tract and the north line of said Terrell 1132 LLC tract, a distance of 31.71 feet to a 5/8-inch iron rod with yellow cap stamped "PETITT RPLS 4087" found for the southwest corner of said FM 148 Terrell tract and the northwest corner of said Terrell 1132 LLC tract, said point being the beginning of a curve to the right in the existing south right-of-way line of said I.H. 20.

EXHIBIT "A"

County: Kaufman
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R.O.W. CSJ: 0095-14-032

Page 3 of 6
October 31, 2019

PROPERTY DESCRIPTION FOR PARCEL 58

4) THENCE with the existing south right-of-way line of said I.H. 20 and the west line of said FM 148 Terrell Limited Partnership tract, with the arc of said curve to the right, with an arc length of 1,072.80 feet, through a central angle of 11°08'12", having a radius of 5,519.29 feet, and whose chord bears N63°37'01"E a distance of 1,071.11 feet to the **POINT OF BEGINNING** and containing 28,508 square feet [0.654 acre] of land.

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF DALLAS §

This property description is accompanied by a separate plat of even date.

All bearings are based on the Texas State Plane Coordinate System, North Central Zone, NAD 83(2011 CORS, EPOCH 2010).

All distances and coordinates shown are surface and may be converted to grid by dividing by a combined scale factor of 1.000114077 (0.99988593601).

**The monument or point described and/or 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.

The Station and Offset Information refers to the Interstate Highway 20 Baseline described in the Control Sheet to be created 12-13-2019 for the TxDOT Right of Way Mapping Project Control-Section-Number 0095-14-032.

That I, Eric A. Kreiner, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Dallas, Dallas County, Texas this the 31st day of October, 2019 A.D.

SURVEYING AND MAPPING, LLC
Texas Firm Registration No. 10064300
7101 Envoy Court
Dallas, Texas
214-631-7888




Eric A. Kreiner
Registered Professional Land Surveyor
No. 5320 State of Texas

1110+00

BASELINE CURVE DATA

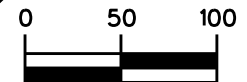
PI STATION = 1108+24.86
 DELTA = 18° 15' 08.83" (RT)
 DEGREE OF CURVE = 1° 00' 00.00"
 TANGENT = 920.42
 LENGTH = 1,825.25
 RADIUS = 5,729.58
 PC STATION = 1099+04.44
 PT STATION = 1117+29.68

D=11° 08' 12" (RT)
 L=1,072.80'
 R=5,519.29'
 CB=N63° 37' 01"E
 CD=1,071.11'

STATE OF TEXAS
 PARCEL 3
 VOL. 709, PG. 214
 D.R.K.C.T.

INTERSTATE HIGHWAY 20
 (VARIABLE WIDTH R.O.W.)

STATE OF TEXAS
 PARCEL 5
 VOL. 680, PG. 531
 D.R.K.C.T.



GRAPHIC SCALE
 SCALE: 1" = 100'
 KAUFMAN COUNTY,
 TEXAS

STATE OF TEXAS
 PARCEL 6
 VOL. 682, PG. 461
 D.R.K.C.T.

D=07° 58' 04" (LT)
 L=764.81'
 R=5,499.58'
 CB=S62° 04' 58"W
 CD=764.19'

58

S61° 46' 37"W 297.06'
 PROPOSED
 R.O.W. LINE

P.O.B.
 N:6950056.40
 E:2634553.40
 STA:1113+85.60
 OFF:199.84' RT

D=03° 26' 46" (LT)
 L=331.98'
 R=5,519.29'
 CB=S70° 54' 30"W
 CD=331.93'

LEGEND

- TXDOT TYPE II R.O.W. MONUMENT FOUND
- CONCRETE (TXDOT TYPE I) R.O.W. MONUMENT FOUND
- 1/2" IRON PIPE FOUND UNLESS NOTED
- 5/8" IRON ROD FOUND UNLESS NOTED
- ⊕ MAG NAIL SET
- MAG NAIL FOUND UNLESS NOTED
- ⊗ CHISELED "X" IN CONCRETE FOUND
- 5/8" IRON ROD SET W/ PINK PLASTIC CAP STAMPED
- "TXDOT SURVEY MARKER, RIGHT OF WAY MONUMENT"
- ⊗ CHISELED "X" IN CONCRETE SET
- ⊕ NO MONUMENT SET, RIGHT-OF-ENTRY NOT GRANTED
- ▲ CALCULATED POINT
- PROPERTY LINE
- SURVEY LINE (APPROXIMATE LOCATION)

P.O.B. POINT OF BEGINNING
 P.O.C. POINT OF COMMENCING
 P.O.R. POINT OF REFERENCE
 P.C. POINT OF CURVATURE
 P.T. POINT OF TANGENCY

N.T.S. NOT TO SCALE
 I.R.F. IRON ROD FOUND
 I.P.F. IRON PIPE FOUND

D.R.K.C.T. DEED RECORDS KAUFMAN COUNTY, TX.
 P.R.K.C.T. PLAT RECORDS KAUFMAN COUNTY, TX.
 O.P.R.K.C.T. OFFICIAL PUBLIC RECORDS KAUFMAN COUNTY, TX.
 —||— EXISTING ACCESS DENIAL LINE

** THE MONUMENT OR POINT DESCRIBED AND/OR 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.

THE STATION AND OFFSET INFORMATION REFERS TO THE I.H. 20 BASELINE DESCRIBED IN THE CONTROL SHEET TO BE CREATED 12-13-2019 FOR THE TXDOT RIGHT OF WAY MAPPING PROJECT CONTROL-SECTION-NUMBER 0095-14-032.

ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD 83 (2011 CORRS, EPOCH 2010). ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED SCALE FACTOR OF 1.000114077.

THIS PARCEL PLAT IS ACCOMPANIED BY A SEPARATE PROPERTY DESCRIPTION OF EVEN DATE.

FM 148 TERRELL
 LIMITED PARTNERSHIP
 INST. NO. 2006-00013592
 O.P.R.K.C.T.
 (CALLED 30.594 ACRES)

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S72° 44' 46"W	99.56'

JESSE W. WARD SURVEY
 ABSTRACT NO. 596

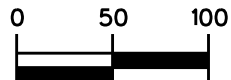
EXHIBIT "A" - PAGE 4 OF 6

A PLAT OF A SURVEY OF
 PARCEL - 58
 I.H. 20 RIGHT OF WAY MAPPING PROJECT
 A 28,508 SQUARE FOOT (0.654 ACRE)
 TRACT OF LAND IN THE
 JESSE W. WARD SURVEY
 ABSTRACT NO. 596
 KAUFMAN COUNTY, TEXAS
 RCSJ NO. 0095-14-032

BADYAL &
 SANDHU LLC
 INST. NO.
 2019-0002542
 O.P.R.K.C.T.
 (CALLED
 5.563 ACRES)

P.O.C.
 5/8"
 I.R.F.
 (LEAVING)

WILL A. ALLEN, SR.
 AND ROSA L. ALLEN
 INST. NO. 2018-0011661
 O.P.R.K.C.T.
 (CALLED 1.992 ACRES)



GRAPHIC SCALE
SCALE: 1" = 100'
KAUFMAN COUNTY,
TEXAS

STATE OF TEXAS
PARCEL 2
VOL. 696, PG. 492
D.R.K.C.T.

STATE OF TEXAS
PARCEL 3
VOL. 709, PG. 214
D.R.K.C.T.

INTERSTATE HIGHWAY 20
(VARIABLE WIDTH R.O.W.)

5/8" I.R.F.
W/YELLOW CAP
STAMPED "PETITT
RPLS 4087"

EXISTING A.D. LINE
VOL. 696, PG. 492
D.R.K.C.T.

TRACT 2
TERRELL 1132 LLC
INST. NO. 2012-0009097
O.P.R.K.C.T.
(CALLED 231.430 ACRES)

EXISTING
R.O.W. LINE

STA: 1102+81.73
OFF: 230.00' RT

58

PROPOSED
R.O.W. LINE

D=11° 08' 12" (RT)
L=1,072.80'
R=5,519.29'
CB=N63° 37' 01"E
CD=1,071.11'

EXISTING A.D. LINE
VOL. 709, PG. 214
D.R.K.C.T.

D=07° 58' 04" (LT)
L=764.81'
R=5,499.58'
CB=S62° 04' 58"W
CD=764.19'

FM 148 TERRELL
LIMITED PARTNERSHIP
INST. NO. 2006-00013592
O.P.R.K.C.T.
(CALLED 30.594 ACRES)

LEGEND

- TXDOT TYPE II R.O.W. MONUMENT FOUND
- CONCRETE (TXDOT TYPE I) R.O.W. MONUMENT FOUND
- 1/2" IRON PIPE FOUND UNLESS NOTED
- 5/8" IRON ROD FOUND UNLESS NOTED
- ⊕ MAG NAIL SET
- MAG NAIL FOUND UNLESS NOTED
- ⊗ CHISELED "X" IN CONCRETE FOUND
- 5/8" IRON ROD SET W/ PINK PLASTIC CAP STAMPED
- "TXDOT SURVEY MARKER, RIGHT OF WAY MONUMENT"
- ⊗ CHISELED "X" IN CONCRETE SET
- ⊕ NO MONUMENT SET, RIGHT-OF-ENTRY NOT GRANTED
- ▲ CALCULATED POINT
- ⌂ PROPERTY LINE
- ⌂ SURVEY LINE (APPROXIMATE LOCATION)
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- P.O.R. POINT OF REFERENCE
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- N.T.S. NOT TO SCALE
- I.R.F. IRON ROD FOUND
- I.P.F. IRON PIPE FOUND
- D.R.K.C.T. DEED RECORDS KAUFMAN COUNTY, TX.
- P.R.K.C.T. PLAT RECORDS KAUFMAN COUNTY, TX.
- O.P.R.K.C.T. OFFICIAL PUBLIC RECORDS KAUFMAN COUNTY, TX.
- ||— EXISTING ACCESS DENIAL LINE

JESSE W. WARD SURVEY
ABSTRACT NO. 596

LINE TABLE		
LINE	BEARING	DISTANCE
L2	N45° 18' 55"W	31.71'

EXHIBIT "A" - PAGE 5 OF 6

A PLAT OF A SURVEY OF
PARCEL - 58
I.H. 20 RIGHT OF WAY MAPPING PROJECT
A 28,508 SQUARE FOOT (0.654 ACRE)
TRACT OF LAND IN THE
JESSE W. WARD SURVEY
ABSTRACT NO. 596
KAUFMAN COUNTY, TEXAS
RCSJ NO. 0095-14-032



By: SURVEYING AND MAPPING, LLC
Texas Firm Registration
No. 10064300

Eric A. Kreiner 10/31/19
Eric A. Kreiner, R.P.L.S. Date

** THE MONUMENT OR POINT DESCRIBED AND/OR 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.

THE STATION AND OFFSET INFORMATION REFERS TO THE I.H. 20 BASELINE DESCRIBED IN THE CONTROL SHEET TO BE CREATED 12-13-2019 FOR THE TXDOT RIGHT OF WAY MAPPING PROJECT CONTROL-SECTION-NUMBER 0095-14-032.

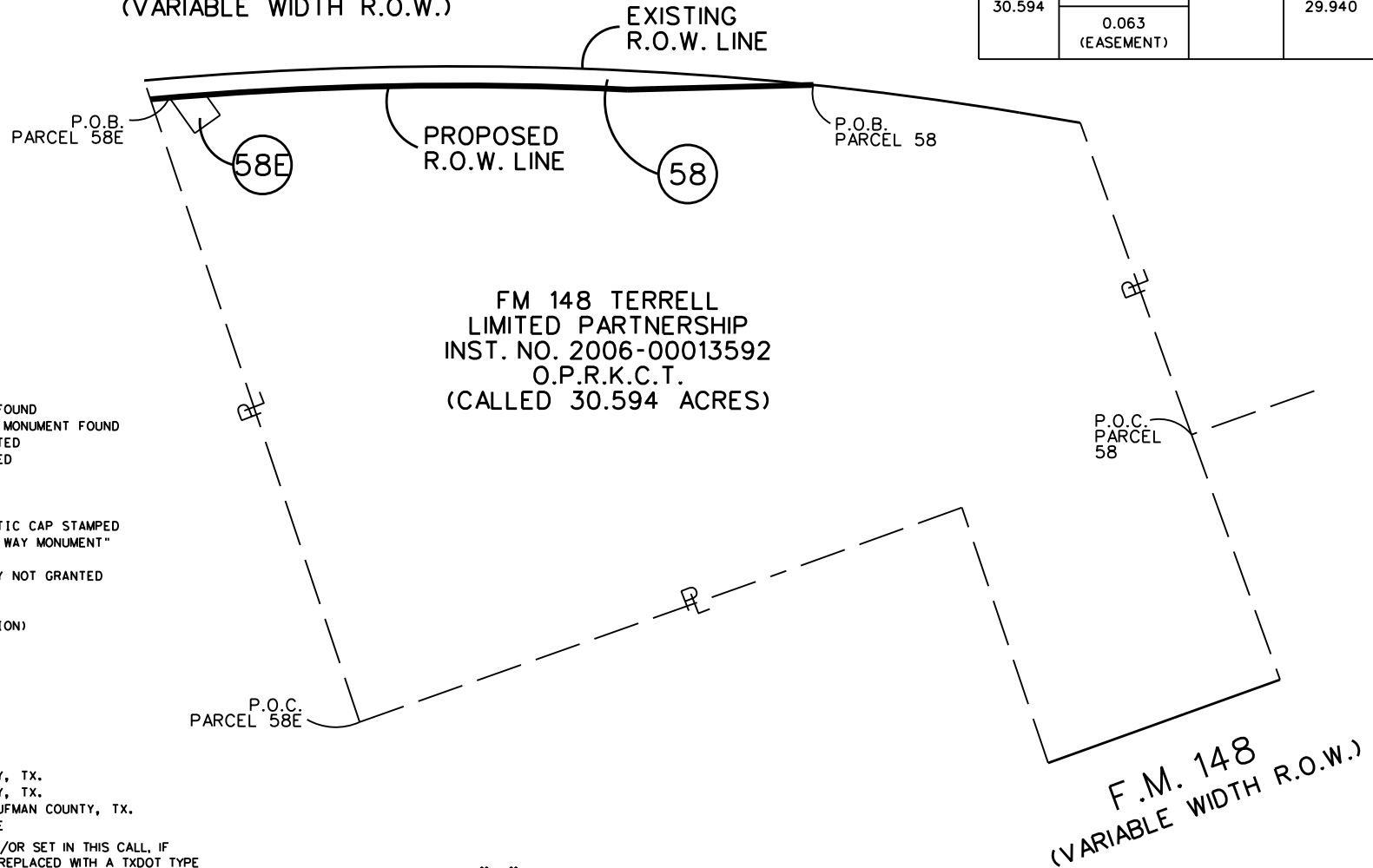
ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD 83 (2011 CORRS, EPOCH 2010). ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED SCALE FACTOR OF 1.000114077.

THIS PARCEL PLAT IS ACCOMPANIED BY A SEPARATE PROPERTY DESCRIPTION OF EVEN DATE.

PARENT TRACT INSERT
NOT TO SCALE

AREA TABLE (ACRES)			
EXISTING	ACQUISITION	REMAINDER (CALCULATED)	
		LEFT	RIGHT
30.594	0.654		29.940
	0.063 (EASEMENT)		

INTERSTATE HIGHWAY 20
(VARIABLE WIDTH R.O.W.)



LEGEND

- TXDOT TYPE II R.O.W. MONUMENT FOUND
- CONCRETE (TXDOT TYPE I) R.O.W. MONUMENT FOUND
- 1/2" IRON PIPE FOUND UNLESS NOTED
- 5/8" IRON ROD FOUND UNLESS NOTED
- ⊕ MAG NAIL SET
- MAG NAIL FOUND UNLESS NOTED
- ⊗ CHISELED "X" IN CONCRETE FOUND
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- ⊗ CHISELED "X" IN CONCRETE SET
- ⊕ NO MONUMENT SET, RIGHT-OF-ENTRY NOT GRANTED
- ▲ CALCULATED POINT
- PROPERTY LINE
- SURVEY LINE (APPROXIMATE LOCATION)
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- P.O.R. POINT OF REFERENCE
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- N.T.S. NOT TO SCALE
- I.R.F. IRON ROD FOUND
- I.P.F. IRON PIPE FOUND
- D.R.K.C.T. DEED RECORDS KAUFMAN COUNTY, TX.
- P.R.K.C.T. PLAT RECORDS KAUFMAN COUNTY, TX.
- O.P.R.K.C.T. OFFICIAL PUBLIC RECORDS KAUFMAN COUNTY, TX.
- EXISTING ACCESS DENIAL LINE

** THE MONUMENT OR POINT DESCRIBED AND/OR 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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THIS PARCEL PLAT IS ACCOMPANIED BY A SEPARATE PROPERTY DESCRIPTION OF EVEN DATE.

EXHIBIT "A" - PAGE 6 OF 6

A PLAT OF A SURVEY OF
PARCEL - 58 & 58E
I.H. 20 RIGHT OF WAY MAPPING PROJECT
A 28,508 SQUARE FOOT (0.654 ACRE)
TRACT OF LAND IN THE
JESSE W. WARD SURVEY
ABSTRACT NO. 596
KAUFMAN COUNTY, TEXAS
RCSJ NO. 0095-14-032

EXHIBIT "A"

County: Kaufman
Highway: I. H. 20
Station: 1103+50.86 to 1103+95.80
R.O.W. CSJ: 0095-14-032

Page 1 of 4
October 31, 2019

PROPERTY DESCRIPTION FOR PARCEL 58E

DESCRIPTION OF A 2,751 SQUARE FOOT [0.063 ACRE] TRACT OF LAND LOCATED IN THE JESSE W. WARD SURVEY, ABSTRACT No. 596, IN KAUFMAN COUNTY, TEXAS, BEING A PORTION OF A TRACT OF LAND DESCRIBED IN THE WARRANTY DEED TO FM 148 TERRELL LIMITED PARTNERSHIP, RECORDED IN INSTRUMENT NUMBER 2006-00013592 OF THE OFFICIAL PUBLIC RECORDS OF KAUFMAN COUNTY, TEXAS (O.P.R.K.C.T.), AS SHOWN ON A SKETCH PREPARED BY SAM, LLC FOR THIS PARCEL, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a PK Nail found for the southeast corner of said FM 148 Terrell Limited Partnership tract and the west corner of a tract of land described in the Warranty Deed to John Phillip Brown and Wife, Nora Faye Brown, recorded in Volume 540, Page 507 of the Deed Records of Kaufman County, Texas (D.R.K.C.T.), and the west corner of Lot 1 according to the plat of Gipson Subdivision No.1, recorded in Cabinet 1, Slide 202, of the Plat Records of Kaufman County, Texas (P.R.K.C.T.), also being in the north line of a tract of land described as Tract 2 in the Special Warranty Deed with Vendor's Lien to Terrell 1132, LLC, recorded in Instrument Number 2012-0009097 of said O.P.R.K.C.T.;

THENCE N45°18'55"W, with the south line of said FM 148 Terrell Limited Partnership tract and the north line of said Terrell 1132 LLC tract, a distance of 1,051.86 feet to a calculated point in the proposed south right-of-way line of Interstate Highway 20 (I.H. 20) (a variable width right-of-way), for the beginning of a curve to the right from which a 5/8-inch iron rod with yellow cap stamped "PETITT RPLS 4087" found bears N45°18'55"W a distance of 31.71 feet;

THENCE with the proposed south right-of-way line of said I.H. 20 and across said FM 148 Terrell Limited Partnership tract, with the arc of said curve to the right, with an arc length of 30.36 feet, through a central angle of 00°18'59", having a radius of 5,499.58 feet, and whose chord bears N58°15'25"E a distance of 30.36 feet to a 5/8-inch iron rod with a pink plastic cap stamped "TXDOT SURVEY MARKER, RIGHT OF WAY MONUMENT" set for the **POINT OF BEGINNING**, being 230.00 feet Right of Baseline Station 1103+13.36 and having a Texas State Plane Coordinate System, N.A.D.83 (2011 CORS, EPOCH 2010), North Central Zone (4202), surface coordinate of North 6,949,574.10, East 2,633,642.23, said point also being the beginning of a curve to the right;

1) THENCE continuing with the proposed south right-of-way line of said I.H. 20 and across said FM 148 Terrell Limited Partnership tract, with the arc of said curve to the right, with an arc length of 58.27 feet, through a central angle of 00°36'26", having a radius of 5,499.58 feet, and whose chord bears N58°43'07"E a distance of 58.27 feet to a 5/8-inch iron rod with a pink plastic cap stamped "TXDOT SURVEY MARKER, RIGHT OF WAY MONUMENT" set for corner;

2) THENCE S62°11'14"E, continuing across said FM 148 Terrell Limited Partnership tract, a distance of 40.00 feet to a 5/8-inch iron rod with a pink plastic cap stamped "TXDOT SURVEY MARKER, RIGHT OF WAY MONUMENT" set for corner, being 264.17 feet Right of Baseline Station 1103+95.80;

3) THENCE S27°48'46"W, continuing across said FM 148 Terrell Limited Partnership tract, a distance of 50.00 feet to a 5/8-inch iron rod with a pink plastic cap stamped "TXDOT SURVEY MARKER, RIGHT OF WAY MONUMENT" set for corner, being 297.07 feet Right of Baseline Station 1103+50.86;

EXHIBIT "A"

County: Kaufman
Highway: I. H. 20
Station: 1103+50.86 to 1103+95.80
R.O.W. CSJ: 0095-14-032

Page 2 of 4
October 31, 2019

PROPERTY DESCRIPTION FOR PARCEL 58E

4) **THENCE** N62°11'14"W, continuing across said FM 148 Terrell Limited Partnership tract, a distance of 69.93 feet to the **POINT OF BEGINNING** and containing 2,751 square feet [0.063 acre] of land.

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF DALLAS §

This property description is accompanied by a separate plat of even date.

All bearings are based on the Texas State Plane Coordinate System, North Central Zone, NAD 83(2011 CORS, EPOCH 2010).

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The Station and Offset Information refers to the Interstate Highway 20 Baseline described in the Control Sheet to be created 12-13-2019 for the TxDOT Right of Way Mapping Project Control-Section-Number 0095-14-032.

That I, Eric A. Kreiner, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Dallas, Dallas County, Texas this the 31st day of October, 2019 A.D.

SURVEYING AND MAPPING, LLC
Texas Firm Registration No. 10064300
7101 Envoy Court
Dallas, Texas
214-631-7888




Eric A. Kreiner
Registered Professional Land Surveyor
No. 5320 State of Texas

0 50 100
 GRAPHIC SCALE
 SCALE: 1" = 100'
 KAUFMAN COUNTY,
 TEXAS

BASELINE CURVE DATA
 PI STATION = 1108+24.86
 DELTA = 18° 15' 08.83" (RT)
 DEGREE OF CURVE = 1° 00' 00.00"
 TANGENT = 920.42
 LENGTH = 1,825.25
 RADIUS = 5,729.58
 PC STATION = 1099+04.44
 PT STATION = 1117+29.68

STATE OF TEXAS
 PARCEL 3
 VOL. 709, PG. 214
 D.R.K.C.T.

CURVE TABLE					
CURVE	DELTA	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	00° 18' 59" (RT)	30.36'	5,499.58'	N58° 15' 25" E	30.36'
C2	00° 36' 26" (RT)	58.27'	5,499.58'	N58° 43' 07" E	58.27'

INTERSTATE HIGHWAY 20
 (VARIABLE WIDTH R.O.W.)

EXISTING A.D. LINE
 VOL. 709, PG. 214
 D.R.K.C.T.

JESSE W. WARD SURVEY
 ABSTRACT NO. 596

LEGEND

- TXDOT TYPE II R.O.W. MONUMENT FOUND
- CONCRETE (TXDOT TYPE I) R.O.W. MONUMENT FOUND
- 1/2" IRON PIPE FOUND UNLESS NOTED
- 5/8" IRON ROD FOUND UNLESS NOTED
- ⊕ MAG NAIL SET
- ⊙ MAG NAIL FOUND UNLESS NOTED
- ⊗ CHISELED "X" IN CONCRETE FOUND
- 5/8" IRON ROD SET W/ PINK PLASTIC CAP STAMPED "TXDOT SURVEY MARKER, RIGHT OF WAY MONUMENT"
- ⊗ CHISELED "X" IN CONCRETE SET
- ⊕ NO MONUMENT SET, RIGHT-OF-ENTRY NOT GRANTED
- ▲ CALCULATED POINT
- PROPERTY LINE
- SURVEY LINE (APPROXIMATE LOCATION)
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- P.O.R. POINT OF REFERENCE
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- N.T.S. NOT TO SCALE
- I.R.F. IRON ROD FOUND
- I.P.F. IRON PIPE FOUND
- D.R.K.C.T. DEED RECORDS KAUFMAN COUNTY, TX.
- P.R.K.C.T. PLAT RECORDS KAUFMAN COUNTY, TX.
- O.P.R.K.C.T. OFFICIAL PUBLIC RECORDS KAUFMAN COUNTY, TX.
- EXISTING ACCESS DENIAL LINE

TRACT 2
 TERRELL 1132 LLC
 INST. NO. 2012-0009097
 O.P.R.K.C.T.
 (CALLED 231.430 ACRES)

P.O.B.
 N:6949574.10
 E:2633642.23
 STA:1103+13.36
 OFF:230.00' RT

EXISTING R.O.W. LINE

PROPOSED
 R.O.W. LINE

FM 148 TERRELL
 LIMITED PARTNERSHIP
 INST. NO. 2006-00013592
 O.P.R.K.C.T.
 (CALLED 30.594 ACRES)

STA:1103+50.86
 OFF:290.07' RT

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S62° 11' 14" E	40.00'
L2	S27° 48' 46" W	50.00'
L3	N62° 11' 14" W	69.93'
L4	N45° 18' 55" W	31.71'

P.O.C.
 PK NAIL FND

JOHN PHILLIP BROWN AND
 WIFE, NORA FAYE BROWN
 VOL. 540, PG. 507
 D.R.K.C.T.

LOT 1
 GIPSON SUBDIVISION NO. 1
 CAB. 1, SL. 202
 P.R.K.C.T.



By: SURVEYING AND MAPPING, LLC
 Texas Firm Registration
 No. 10064300

Eric A. Kreiner, R.P.L.S.

10/31/19
 Date

EXHIBIT "A" - PAGE 3 OF 4

A PLAT OF A SURVEY OF
 PARCEL - 58E
 I.H. 20 RIGHT OF WAY MAPPING PROJECT
 A 2,751 SQUARE FOOT (0.063 ACRE)
 TRACT OF LAND IN THE
 JESSE W. WARD SURVEY
 ABSTRACT NO. 596
 KAUFMAN COUNTY, TEXAS
 RCSJ NO. 0095-14-032

** THE MONUMENT OR POINT DESCRIBED AND/OR 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.

THE STATION AND OFFSET INFORMATION REFERS TO THE I.H. 20 BASELINE
 DESCRIBED IN THE CONTROL SHEET TO BE CREATED 12-13-2019 FOR THE
 TXDOT RIGHT OF WAY MAPPING PROJECT CONTROL-SECTION-NUMBER
 0095-14-032.

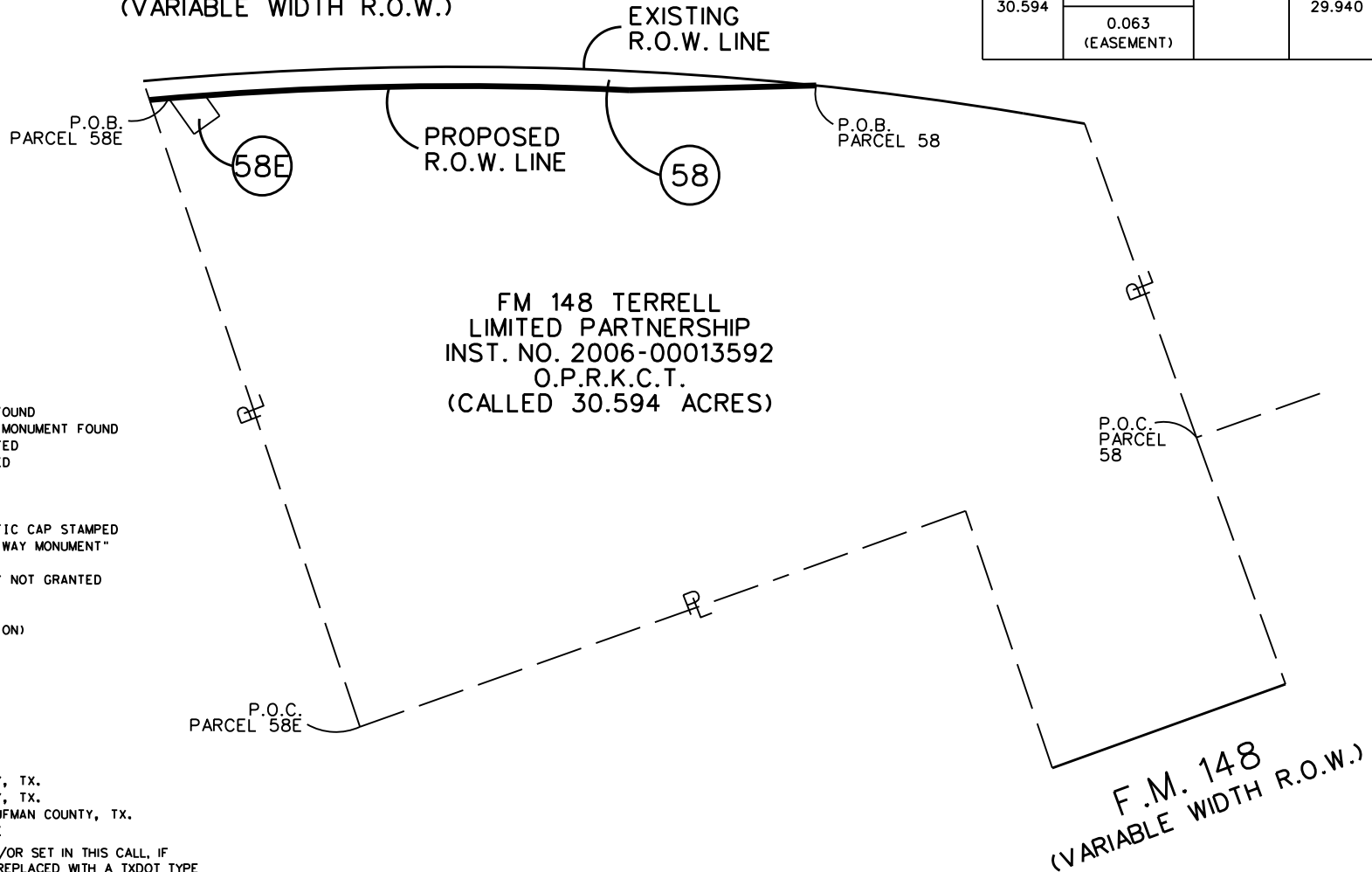
ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE
 COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD 83 (2011 CORRS, EPOCH
 2010). ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY
 BE CONVERTED TO GRID BY DIVIDING BY A COMBINED SCALE FACTOR OF
 1.000114077.

THIS PARCEL PLAT IS ACCOMPANIED BY A SEPARATE PROPERTY
 DESCRIPTION OF EVEN DATE.

PARENT TRACT INSERT
NOT TO SCALE

AREA TABLE (ACRES)			
EXISTING	ACQUISITION	REMAINDER (CALCULATED)	
		LEFT	RIGHT
30.594	0.654		29.940
	0.063 (EASEMENT)		

INTERSTATE HIGHWAY 20
(VARIABLE WIDTH R.O.W.)



LEGEND

- TXDOT TYPE II R.O.W. MONUMENT FOUND
- CONCRETE (TXDOT TYPE I) R.O.W. MONUMENT FOUND
- 1/2" IRON PIPE FOUND UNLESS NOTED
- 5/8" IRON ROD FOUND UNLESS NOTED
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- MAG NAIL FOUND UNLESS NOTED
- ⊗ CHISELED "X" IN CONCRETE FOUND
- 5/8" IRON ROD SET W/ PINK PLASTIC CAP STAMPED
- "TXDOT SURVEY MARKER, RIGHT OF WAY MONUMENT"
- ⊗ CHISELED "X" IN CONCRETE SET
- ⊕ NO MONUMENT SET, RIGHT-OF-ENTRY NOT GRANTED
- ▲ CALCULATED POINT
- PROPERTY LINE
- SURVEY LINE (APPROXIMATE LOCATION)
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
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- O.P.R.K.C.T. OFFICIAL PUBLIC RECORDS KAUFMAN COUNTY, TX.
- ||— EXISTING ACCESS DENIAL LINE

** THE MONUMENT OR POINT DESCRIBED AND/OR 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.

THE STATION AND OFFSET INFORMATION REFERS TO THE I.H. 20 BASELINE DESCRIBED IN THE CONTROL SHEET TO BE CREATED 12-13-2019 FOR THE TXDOT RIGHT OF WAY MAPPING PROJECT CONTROL-SECTION-NUMBER 0095-14-032.

ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD 83 (2011 CORS, EPOCH 2010). ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED SCALE FACTOR OF 1.000114077.

THIS PARCEL PLAT IS ACCOMPANIED BY A SEPARATE PROPERTY DESCRIPTION OF EVEN DATE.

EXHIBIT "A" - PAGE 4 OF 4

A PLAT OF A SURVEY OF
PARCEL - 58 & 58E
I.H. 20 RIGHT OF WAY MAPPING PROJECT
A 28,508 SQUARE FOOT (0.654 ACRE)
TRACT OF LAND IN THE
JESSE W. WARD SURVEY
ABSTRACT NO. 596
KAUFMAN COUNTY, TEXAS
RCSJ NO. 0095-14-032