

EXHIBIT "A"

County: Rockwall  
Highway: 205 Bypass  
Drainage Easement

Page 1 of 3  
07/13/07

Description of Parcel 05DE 1

**BEING** 42,316 square feet of land situated in the N. BUTLER SURVEY, ABSTRACT 20, Rockwall County, Texas and being part of Lot 1, Rockwall Service Center & Park Addition, an Addition to the City of Rockwall, Rockwall County, Texas according to the plat thereof recorded in Cabinet B, Slide 43 of the Plat Records, Rockwall County, Texas, being further described as follows:

**COMMENCING** at the southeasterly corner of said Lot 1, being on the northerly right-of-way line of the MK & T Railroad, being on the westerly line that certain tract of land conveyed to F. B. Athey by instrument recorded in Volume 111, Page 91, Deed Records, of Rockwall County, Texas from which a found 1/2-inch iron rod found bears South 00°35" East, 1.6 feet;

**THENCE** South 88°09'12" West along the northerly right-of-way line of said Railroad, 11.70 feet to a 5/8 inch iron rod with a cap stamped "SURVCON INC" found on the proposed westerly right-of-way line of the 205 Bypass, being the **POINT OF BEGINNING**;

**THENCE** South 88°09'12" West continuing along said northerly right-of-way line of Railroad, 61.20 feet;

**THENCE** North 13°13'12" West 671.93 feet;

**THENCE** North 00°00'00" East, 35.89 feet to a 5/8 inch iron rod with a cap stamped "SURVCON INC" found on the said proposed westerly right-of-way;

**THENCE** along said proposed westerly right-of-way line the following two (2) calls:

1. North 90°00'00" East, 53.20 feet to a 5/8 inch iron rod with a cap stamped "SURVCON INC" set;
2. South 13°13'12" East, 706.77 feet to the **POINT OF BEGINNING** and **CONTAINING** a computed area of 42,316 square feet or 0.971 acres.

NOTE: Survey sketch to accompany this legal description.

NOTE: Directional control is based from the State Plane NAD 1983 data.

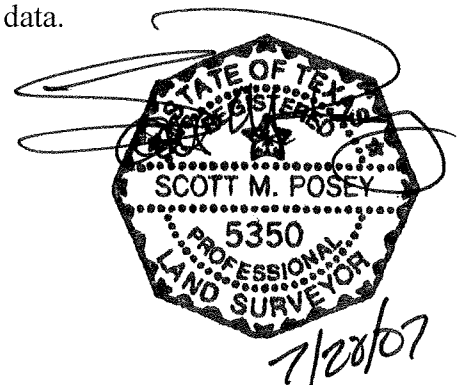


EXHIBIT "A"

County: Rockwall  
Highway: 205 Bypass  
Drainage Easement

Page 2 of 3  
07/13/07

Description of Parcel 05DE 2

**BEING** 1,848 square feet of land situated in the N. BUTLER SURVEY, ABSTRACT 20, Rockwall County, Texas and being part of Lot 1, Rockwall Service Center & Park Addition, an Addition to the City of Rockwall, Rockwall County, Texas according to the plat thereof recorded in Cabinet B, Slide 43 of the Plat Records, Rockwall County, Texas, being further described as follows:

**COMMENCING** at the northeasterly corner of said Lot 1, being on the southerly right-of-way line of Airport Road (a variable width right-of-way), and being on the westerly line that certain tract of land conveyed to F. B. Athey by instrument recorded in Volume 111, Page 91, Deed Records, of Rockwall County, Texas, North 00°34'55" West, 22.82 feet to a 1/2-inch iron rod found for the northwesterly corner of said Athey tract;

**THENCE** South 00°34'55" East along the common line of said tracts, 22.58 feet to a 5/8-inch iron rod with stamped "SURVCON INC" set on the proposed easterly right-of-way line of the 205 Bypass, being the **POINT OF BEGINNING**;

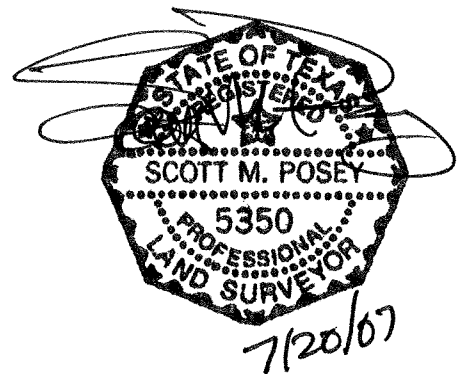
**THENCE** South 00°34'55" East continuing along the common line of said tracts, 141.40 feet to a 5/8-inch iron rod with stamped "SURVCON INC" set;

**THENCE** North 13°13'12" West along said proposed easterly right-of-way line, 119.48 feet to a 5/8-inch iron rod with stamped "SURVCON INC" set;

**THENCE** North 45°54'52" East continuing along said proposed easterly right-of-way line, 36.04 feet to the **POINT OF BEGINNING** and **CONTAINING** a computed area of 1,848 square feet or 0.042 acres.

NOTE: Survey sketch to accompany this legal description.

NOTE: Directional control is based from the State Plane NAD 1983 data.



# EXHIBIT "A"

SHEET 3 OF 3

GRAPHIC SCALE

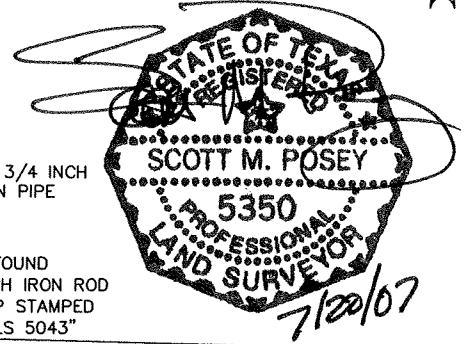


(IN FEET)

1 inch = 200 ft.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N00°00'00"E	35.89'
L2	N90°00'00"E	53.20'
L3	S88°09'12"W	11.70'
L4	S00°34'55"E	141.40'
L5	N13°13'12"W	119.48'
L6	N45°54'52"E	36.04'
L7	S00°34'55"E	22.58'
L8	N00°34'55"W	22.82'

ROCKWALL PROPERTY CORPORATION  
VOLUME 4667 PAGE 101  
D.R.R.C.T.



FOUND 3/8 INCH  
IRON ROD

FOUND 3/4 INCH  
IRON PIPE

FOUND  
1/2 INCH IRON ROD  
W/CAP STAMPED  
"RPLS 5043"

**AIRPORT ROAD**  
(VARIABLE WIDTH RIGHT-OF-WAY)

P.O.C.  
DE2

L8  
FOUND 1/2 INCH  
IRON ROD

P.O.B.  
DE2

F.B. ATHEY  
VOLUME 111 PAGE 91  
D.R.R.C.T.

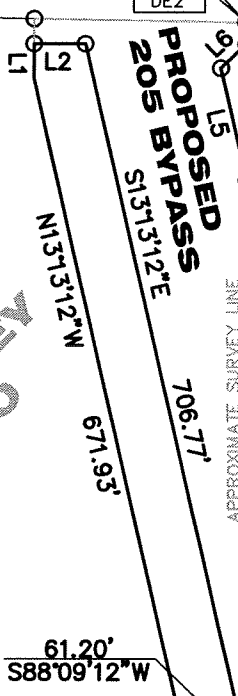
LOT 2

LOT 1

ROCKWALL SERVICE CENTER &  
PARK ADDITION  
CABINET B, SLIDE 43  
P.R.R.C.T.

N. BUTLER SURVEY  
ABSTRACT 20

D. HARR SURVEY  
ABSTRACT 102



FOUND  
1/2 INCH IRON ROD  
BEARS S00°35'E, 1.6'

**MK & T RAILROAD**  
(100-FOOT WIDE RIGHT-OF-WAY)  
NO DEED OF RECORD FOUND

P.O.B.  
DE1

P.O.C.  
DE1

**EXHIBIT SHOWING**

PARCEL 05 DRAINAGE EASEMENT 1  
42,316 SQUARE FEET (0.971 ACRES)  
PARCEL 05 DRAINAGE EASEMENT 2  
1,848 SQUARE FEET (0.042 ACRES)  
PROPOSED 205 BYPASS  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

○ FOUND 5/8 INCH IRON ROD  
W/CAP STAMPED "SURVCON INC"

BEARINGS BASED ON STATE  
PLANE NAD 1983 DATA

**SURVCON INC.**  
PROFESSIONAL SURVEYORS  
1200 SUMMIT AVENUE, SUITE 600  
FORT WORTH, TEXAS 76102 (817) 698-6770

SCALE: 1" = 200'	JOB #: 60004383
DATE: JUNE 2007	F.B. #:
DRAWN BY: R.D.J.	CAD DATE: JUNE 2007
CHECKED BY: S.M.P. \ J.T.M.	CAD FILE: 60004383 P050E.DWG