

EXHIBIT "A"

County: Rockwall  
Highway: 205 Bypass  
R.O.W.

Page 1 of 3  
07/13/07

Description of Parcel 05

**BEING** 64,726 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:

**BEGINNING** 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 Lot 1 and Athey tract, 22.58 feet to a 5/8 inch iron rod with a cap stamped "SURVCON INC" set;

**THENCE** South 45°54'52" West along the proposed easterly right-of-way line of the 205 Bypass, 36.04 feet to a 5/8 inch iron rod with a cap stamped "SURVCON INC" set;

**THENCE** South 13°13'12" East along said proposed easterly right-of-way, 119.48 feet to a 5/8 inch iron rod with a cap stamped "SURVCON INC" set on the aforesaid common line;

**THENCE** South 00°34'55" East along the common line 546.30 feet to the southeasterly corner of said Lot 1, being on the northerly right-of-way line of the MK & T Railroad 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" set on the proposed westerly right-of-way line of the 205 Bypass;

**THENCE** along said proposed westerly right-of-way line the following three (3) calls:

1. North 13°13'12" West, 706.77 feet to a 5/8 inch iron rod with a cap stamped "SURVCON INC" set;
2. South 90°00'00" West, 53.20 feet to a 5/8 inch iron rod with a cap stamped "SURVCON INC" set;
3. North 00°00'00" East, 25.95 feet to a 5/8 inch iron rod with cap stamped "SURVCON INC" set on the aforesaid southerly right-of-way line of Airport Road;

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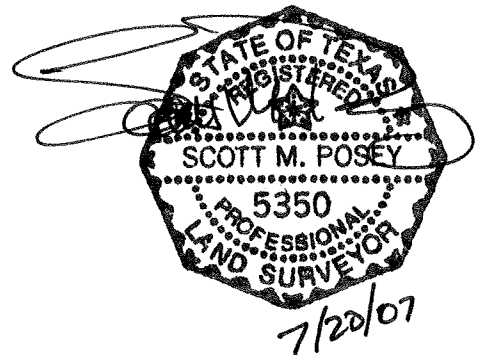
Page 2 of 3  
07/13/07

Description of Parcel 05

**THENCE** South  $89^{\circ}07'07''$  East along said southerly right-of-way line, 219.34 feet to the **POINT OF BEGINNING** and **CONTAINING** a computed area of 64,726 square feet or 1.486 acres.

NOTE: Survey sketch to accompany this legal description.

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



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SHEET 3 OF 3

GRAPHIC SCALE



(IN FEET)

1 inch = 200 ft.

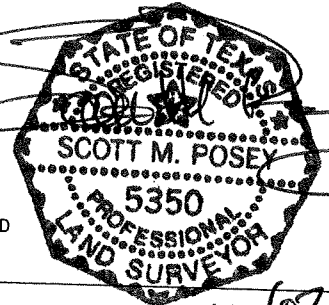
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S00°34'55"E	22.58'
L2	S45°54'52"W	36.04'
L3	S13°13'12"E	119.48'
L4	S90°00'00"W	53.20'
L5	N00°00'00"E	25.95'
L6	S89°07'07"E	219.34'
L7	N00°34'55"W	22.82'

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)

FOUND 1/2 INCH  
IRON ROD

P.O.B.

7/20/07

LOT 2

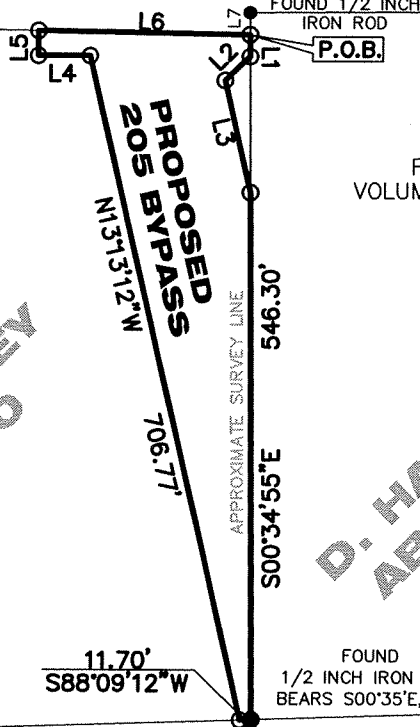
LOT 1

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

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

N. BUTLER SURVEY  
ABSTRACT 20

D. HARR SURVEY  
ABSTRACT 102



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

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

**EXHIBIT SHOWING**  
PARCEL 05

64,726 SQUARE FEET (1.486 ACRES)  
PROPOSED 205 BYPASS  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



**SURVCON INC.**

PROFESSIONAL SURVEYORS

1200 SUMMIT AVENUE, SUITE 600  
FORT WORTH, TEXAS 76102 (817) 698-6770

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

BEARINGS BASED ON STATE  
PLANE NAD 1983 DATA

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 P05.DWG