

EXHIBIT "A"

County: Rockwall
Highway: Interstate Highway 30
Parcel 4
STA. 274+25.96 to STA. 275+97.63
R.O.W. CSJ: 0009-12-222

Page 1 of 4
October 3, 2018

Description for Parcel 4

A description of a 0.020 acre (862 square feet) more or less, parcel of land situated in the Neely M. Ballard Survey Abstract No. 24, in the City of Rockwall, Rockwall County, Texas, said 0.020 acre parcel of land being out of Lot 4, of Bodin Industrial Tract, a subdivision, recorded in Cabinet A, Page 347, Plat Records of Rockwall County, Texas (P.R.R.C.T.), and Lot 4 as described in a Warranty Deed, recorded on November 5, 1987 from George Edward Kelly Et. Al. to City of Rockwall Finance Authority, Inc. under Volume 364, Page 23 of the Official Public Records of Rockwall County, Texas (O.P.R.R.C.T.), said 862 square feet [0.020 Acres] parcel of land being more particularly described by metes and bounds as follows:

COMMENCING at a 60-D nail found (controlling monument) at the point of curvature of a curve to the right on the easterly line of Lot 3 of said Bodin Industrial Tract (said Cabinet A, Page 347), the easterly line of a called 1.8224 acre tract described in a Limited General Warranty Deed, recorded on May 19, 2017 from DA Thacker, LLC to Linda Jean Thacker Et. Al. under Instrument No. 20170000008824, O.P.R.R.C.T., and the existing westerly right of way line of Kristy Lane (60 foot right of way), as dedicated by said Bodin Industrial Tract (said Cabinet A, Page 347);

THENCE, North 17°20'43" West, along the easterly line of said Lot 3, the easterly line of said 1.8224 acre tract, the easterly line of a called 1.00 acre tract, described in a Warranty Deed with Vendor's Lien, recorded on August 18, 1980 from Perry Bodin to James J. Csihar and wife, Adrienne L. Csihar under Volume 152, Page 312, O.P.R.R.C.T., and the said existing westerly right of way line of Kristy Lane (said Cabinet A, Page 347), a distance of 264.64 feet to a point for the northeasterly corner of said Lot 3, the northeasterly corner of said 1.00 acre tract and being on the existing southerly right of way line of Interstate Highway 30 (I.H. 30), as described in a Right of Way Deed, recorded on January 12, 1954 to the State of Texas, under Volume 49, Page 504, of the Deed Records of Rockwall County, Texas (D.R.R.C.T.);

THENCE, South 72°45'43" West, along the northerly line of said Lot 3, the northerly line of said 1.00 Acre tract and the existing southerly right of way line of I.H. 30 (said Volume 49, Page 504) a distance of 197.26 feet to a point for the northeasterly corner of said Lot 4 and of the herein described parcel, the northwesterly corner of said Lot 3 and said 1.00 acre tract and the **POINT OF BEGINNING**, having a Texas State Plane Coordinate System, N.A.D. 83 (2011), North Central Zone (4202), surface coordinates of N= 2,022,480.86, E=2,600,402.02, said point being 150.08 feet right from the I.H. 30, baseline station 276+00.45;

1. THENCE, South 01°15'46" East, along the easterly line of said Lot 4, the westerly line of said Lot 3, and the westerly line of said 1.00 acre tract, a distance of 10.27 feet to a 5/8-inch iron rod with a pink plastic cap stamped "TxDOT ROW" set on the proposed southerly right-of-way line of I.H. 30, for the southeasterly corner of the herein described parcel, said point being 159.96 feet right from the I.H. 30, baseline station 275+97.63;

EXHIBIT "A"

County: Rockwall
Highway: Interstate Highway 30
Parcel 4
STA. 274+25.96 to STA. 275+97.63
R.O.W. CSJ: 0009-12-222

Page 2 of 4
October 3, 2018

Description for Parcel 4

2. THENCE, South 76°03'15" West, departing the easterly line of said Lot 4, the westerly line of said Lot 3, and the westerly line of said 1.00 acre tract, over and across said Lot 4, along the proposed southerly right-of-way line of I.H. 30, a distance of 171.95 feet to a 5/8-inch iron rod with a pink plastic cap stamped "TxDOT ROW" set on the northerly line of said Lot 4 and the said existing southerly right of way line of I.H. 30 (said Volume 49, Page 504), for the westerly corner of the herein described parcel, said point being 150.10 feet right from the I.H. 30, baseline station 274+25.96;**
3. THENCE, North 72°45'43" East, along the northerly line of said Lot 4 and the said existing southerly right of way line of I.H. 30 (said Volume 49, Page 504) a distance of 174.49 feet to the **POINT OF BEGINNING** and containing 862 square feet or 0.020 acres of land, more or less.

NOTES:


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

The Basis of Bearings is the Texas State Plane Coordinate System of 1983, North Central Zone (4202), North American Datum (NAD 83) 2011 Adjustment, EPOCH 2010. All distances coordinates shown are surface, unless otherwise noted, and may be converted to grid by dividing by the TxDOT combined scale factor of 1.000146135. Unit of measure is US Survey Foot.

Station and Offset information refers to the baseline described in the Project Schematic dated 03-21-2018; Control Section Number 0009-12-219.

A survey plat of even date herewith accompanies the legal descriptions.

I, Elliott Pat Busby, 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.



Elliott Pat Busby, R.P.L.S.
Texas Registration No. 5561
Jacobs Engineering Group, Inc.
1999 Bryan Street, Suite 1200
Dallas, Texas 75160
TBPLS Firm No. 10152300
Ph. 214-920-8029

Oct. 3, 2018

Date

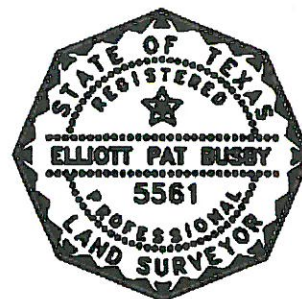
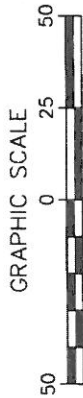


EXHIBIT "A"
Page 3 of 4

275+00 APPROVED SCHEMATIC BASELINE I.H. 30



NEELY M. BALLARD SURVEY,
ABSTRACT NO. 24

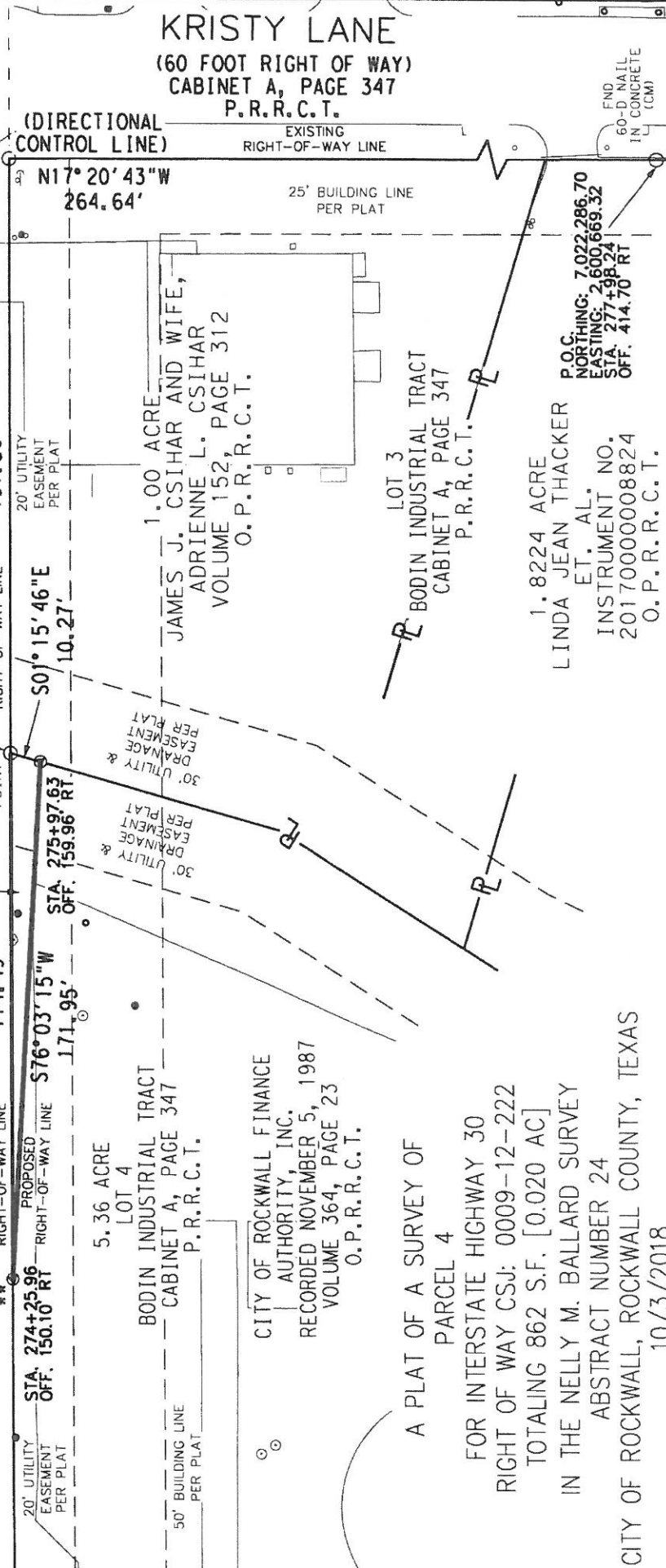
CITY OF ROCKWALL

STATE OF TEXAS
 VOLUME 44, PAGE 223
 D. R. R. C. T.

STATE OF TEXAS
 VOLUME 49, PAGE 504
 D. R. R. C. T.

STATE OF TEXAS
 VOLUME 44, PAGE 223
 D. R. R. C. T.

STATE OF TEXAS
 VOLUME 44, PAGE 223
 D. R. R. C. T.



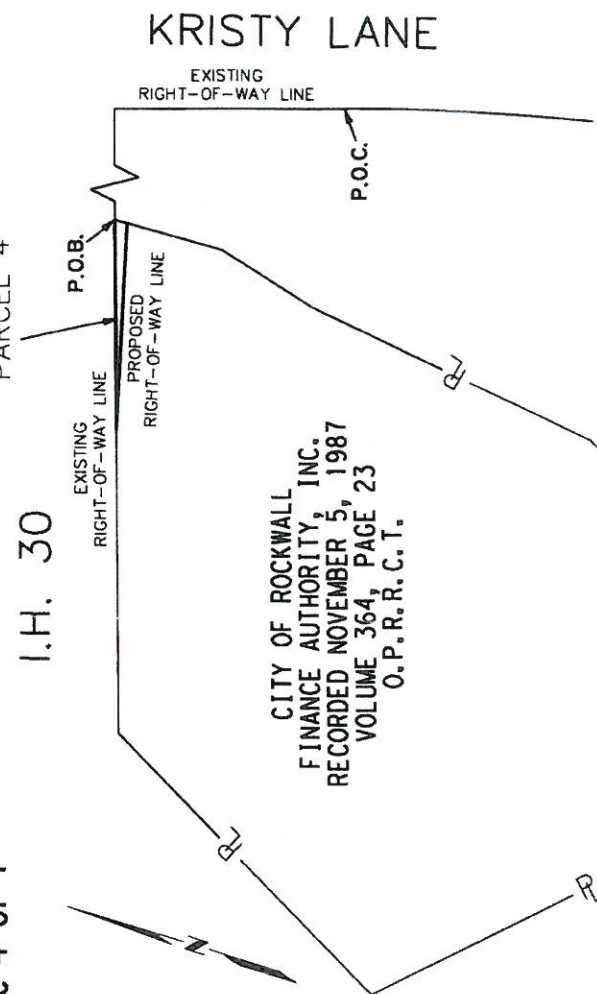
A PLAT OF A SURVEY OF
 PARCEL 4
 FOR INTERSTATE HIGHWAY 30
 RIGHT OF WAY CSJ: 0009-12-222
 TOTALING 862 S.F. [0.020 AC]
 IN THE NEELY M. BALLARD SURVEY
 ABSTRACT NUMBER 24
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
 10/3/2018

EXHIBIT "A"
Page 4 of 4

- NOTES:**
1. ABSTRACT DATE: MAY TO JUNE 2018
 2. BASIS OF BEARINGS IS TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202).
 3. NORTH AMERICAN DATUM (NAD 83) 2011 ADJUSTMENT, EPOCH 2010.
 4. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE UNLESS OTHERWISE NOTED, AND MAY BE CONVERTED TO GRID BY DIVIDING BY TXDOT COMBINED SCALE FACTOR OF 1.000146135. UNIT OF MEASURE IS U.S. SURVEY FOOT.
 5. THE STATION AND OFFSET INFORMATION REFERS TO THE BASELINE DESCRIBED IN THE PROJECT SCHEMATIC DATED 3-21-18: PROJECT CONTROL SECTION JOB# 0009-12-219
 6. PROJECT CONTROL AS ESTABLISHED BY OTHERS AND PROVIDED BY TXDOT.
 7. FIELD SURVEYS WERE PERFORMED BETWEEN MAY 2018 AND JUNE 2018.
 8. PARCEL REMAINDER AREA IS DERIVED BY SUBTRACTING THE CALCULATED FEE AREA OF THE PARCEL FROM THE CALLED ACREAGE OF THE PARENT TRACT, LESS ANY OTHER CALLED FEE ACREAGE OF PROPERTY CONVEYANCES OF RECORD, FROM THE PARENT TRACT.
 9. A LEGAL DESCRIPTION OF AT EVEN DATE HERewith ACCOMPANIES THIS PLAT.

LEGEND

- EXISTING ROADWAY INTERNAL
- EXISTING RIGHT OF WAY LINE
- NEW RIGHT OF WAY LINE
- EXISTING EASEMENT LINE
- NEW EASEMENT LINE
- PROPERTY LINE
- SURVEY LINE
- DENIAL OF ACCESS LINE
- ACCESS IS PROHIBITED ACROSS THE "DENIAL OF ACCESS LINE TO THE HIGHWAY FACILITY FROM THE ADJACENT PROPERTY
- = IRON ROD FOUND, UNLESS OTHERWISE NOTED.
- ⊙ = 5/8-INCH IRON ROD WITH 1-3/4 INCH PINK PLASTIC CAP STAMPED "TXDOT", UNLESS OTHERWISE NOTED.
- P.O.C. = POINT OF COMMENCING
- P.O.B. = POINT OF BEGINNING
- (CM) = CONTROLLING MONUMENT
- ** = THE MONUMENT DESCRIBED IN THIS CALL, IF DESTROYED OR DAMAGED DURING CONSTRUCTION MAY BE REPLACED WITH A TXDOT TYPE II RIGHT OF WAY MARKER UPON THE COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR EITHER EMPLOYED OR RETAINED BY TXDOT.



I.H. 30

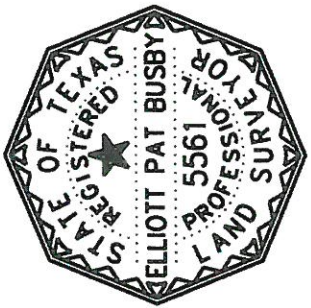
PARCEL 4

KRISTY LANE

CITY OF ROCKWALL
FINANCE AUTHORITY, INC.
RECORDED NOVEMBER 5, 1987
VOLUME 364, PAGE 23
O.P.R.R.C.T.

PARENT TRACT INSET
N.T.S.

A PLAT OF A SURVEY OF
PARCEL 4
FOR INTERSTATE HIGHWAY 30
RIGHT OF WAY CSJ: 0009-12-222
TOTALING 862 S.F. [0.020 AC]
IN THE NELLY M. BALLARD SURVEY
ABSTRACT NUMBER 24
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
10/3/2018



Elliott Pat Busby
ELLIOTT PAT BUSBY
REGISTERED PROFESSIONAL
LAND SURVEYOR
TEXAS NO. 5561
Oct. 3, 2018

AREA TABLE (ACRES)		
EXISTING	ACQUISITION	REMAINDER (CALCULATED)
		LEFT
5.36	0.020	5.340