

Exhibit "A"

Parcel 568E
I-820
ROW CSJ: 0008-13-242
June 12, 2020
Exhibit A, Page 1 of 3

Being 0.230 acres of land, more or less, situated in the County of Tarrant, State of Texas, and being out of the Wade H. Hudson Survey, Abstract Number 718, and being a portion of a tract of land described in the deed to City of Fort Worth, recorded in Volume 6046, Page 715 of the Deed Records, Tarrant County, Texas (D.R.T.C.T.), and being a portion of Lot A, Block 1-R of Randolph Valley Subdivision, an addition to the City of Fort Worth, Tarrant County, Texas, recorded in Volume 388-17, Page 663 of the Plat Records, Tarrant County, Texas (P.R.T.C.T.), which 0.230 acres of land, more or less, is more particularly described as follows:

COMMENCING at a 5/8 inch iron rod found for the end of a curve in the south line of said City of Fort Worth tract and said Lot A, also being in the existing north right-of-way line of Plaza Circle, a variable width right-of-way;

THENCE South 89°47'03" East, along the existing north right-of-way line of said Plaza Circle and the south line of said City of Fort Worth tract and said Lot A, a distance of 149.36 feet to a 5/8 inch iron rod with yellow plastic cap stamped "SAM LLC" set for the **POINT OF BEGINNING**, at Sta. 495+26.03, 275.34 feet right and having Texas State Plane Coordinate System, N.A.D. 83 (2010), North Central Zone (4202), surface coordinates of North 6,951,151.96, East 2,360,522.74;

- 1) **THENCE** North 00°17'01" West, across said City of Fort Worth tract and said Lot A, a distance of 99.99 feet to a 5/8 inch iron rod with yellow plastic cap stamped "SAM LLC" set for corner;
- 2) **THENCE** South 89°44'01" East, continuing across said City of Fort Worth tract and said Lot A, a distance of 100.25 feet to a 5/8 inch iron rod with yellow plastic cap stamped "SAM LLC" set for corner in the east line of said City of Fort Worth tract and said Lot A, also being in the existing west right-of-way line of Interstate 820 (I-820), a variable width right-of-way;
- 3) **THENCE** South 00°20'03" East, along the existing west right-of-way line of said I-820 and the east line of said City of Fort Worth tract and said Lot A, a distance of 99.91 feet to a 3/4 inch iron rod found for the southeast corner of said City of Fort Worth tract and said Lot A, also being at the intersection of the existing west right-of-way line of said I-820 and the existing north right-of-way line of said Plaza Circle;


- 4) **THENCE** North $89^{\circ}47'03''$ West, along the existing north right-of-way line of said Plaza Circle and the south line of said City of Fort Worth tract and said Lot A, a distance of 100.34 feet to the **POINT OF BEGINNING**, containing 10,024 square feet (0.230 acres) of land, more or less.

NOTE: Survey sketch to accompany this legal description.

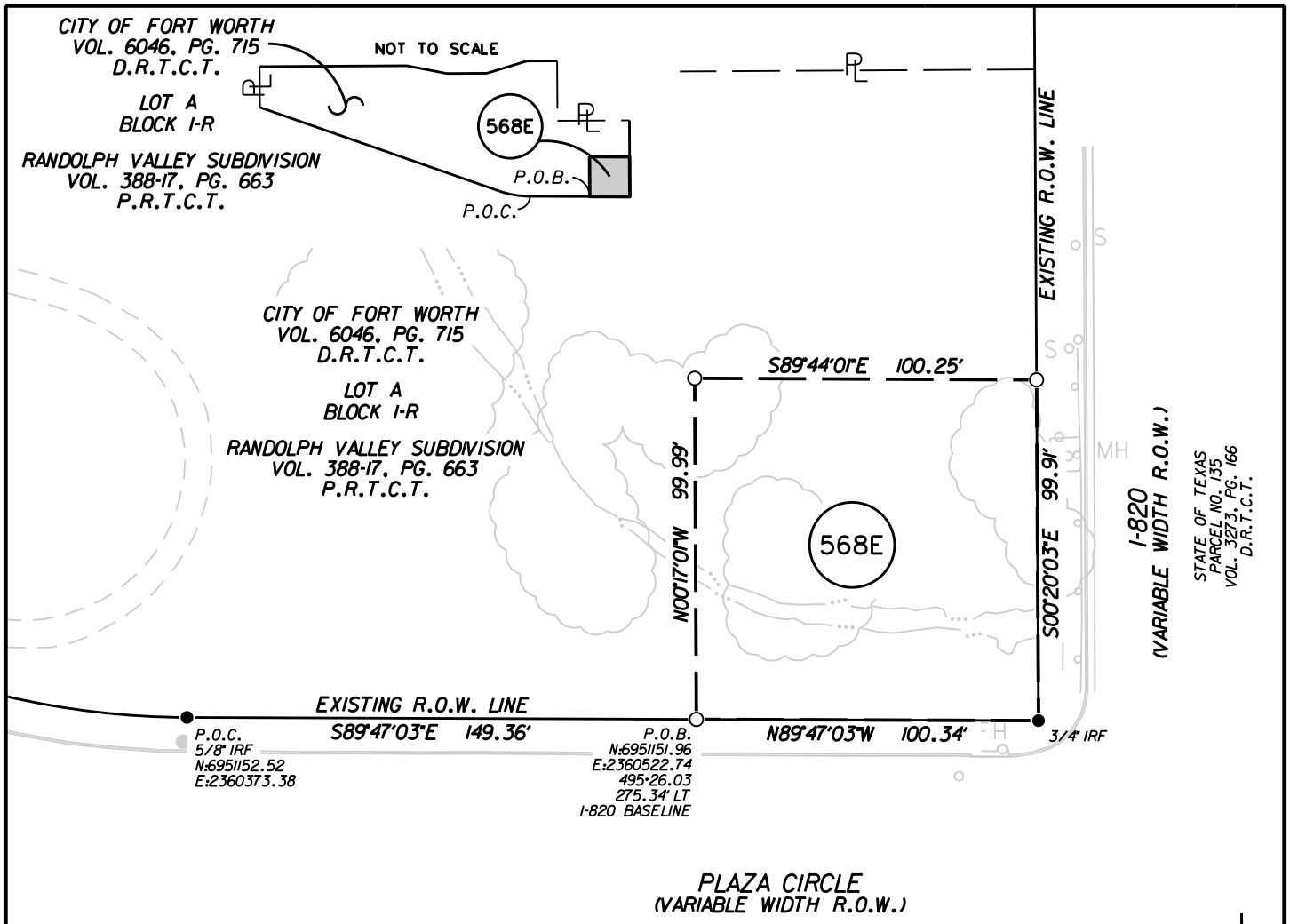
NOTE: Bearings are based on NAD 83 Datum, Texas State Plane Coordinate System, North Central Zone, with all distances and coordinates adjusted to surface by project surface factor of 1.00012.

** The monument described and set in this call 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.

That I Eric A. Kreiner, a Registered Professional Land Surveyor in the State of Texas, hereby states that this survey was made from an actual on the ground survey made in May, 2020 under my supervision, that all monuments exist as shown hereon and this survey substantially conforms with the current professional and technical standards as set forth by the Texas Board of Professional Land Surveying.


Eric A. Kreiner
Registered Professional Land Surveyor
TBPLS Firm 1064300
Surveying And Mapping, LLC (SAM)
1341 W. Mockingbird Lane, Suite 400W
Dallas, Texas 75247





WADE H. HUDSON SURVEY
ABSTRACT NO. 718

Legal description to accompany this survey sketch.

NOTE: Basis of bearing is the Texas State Plane Coordinate System, North Central Zone (4202), North American Datum 1983 (NAD 83)(2010), with all distances and coordinates adjusted to surface by project surface factor of 1.00012.

- LEGEND**
- 5/8" IRON ROD W/ YELLOW PLASTIC CAP STAMPED "SAM LLC" SET, PK NAIL SET OR X-CUT SET
 - ◻ 5/8" IRON ROD W/ PINK PLASTIC CAP STAMPED "TXDOT SURVEY MARKER RIGHT OF WAY" SET, MAY BE REPLACED W/TYPE II MONUMENT AT THE END OF CONSTRUCTION
 - MARKER FOUND "AS NOTED"
 - ▲ CALCULATED POINT
 - O.P.R.T.C.T. - OFFICIAL PUBLIC RECORDS TARRANT COUNTY, TX.
 - D.R.T.C.T. - DEED RECORDS TARRANT COUNTY, TX.
 - P.R.T.C.T. - PLAT RECORDS TARRANT COUNTY, TX.
 - P.O.C. - POINT OF COMMENCING
 - P.O.B. - POINT OF BEGINNING
 - Ⓟ - PROPERTY LINE
 - S— SURVEY LINE
 - F— FEE HOOK
 - ||— ACCESS DENIAL LINE (A.D.L.)

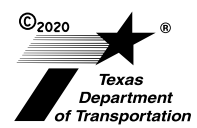


PARCEL 568E

CITY OF FORT WORTH

0.230 ACRE

PAGE	STATE	DIST.	COUNTY	HIGHWAY NO.
PAGE 3 OF 3	TEXAS	FTW	TARRANT	I-820
		CONT.	SECT.	JOB
	CCSJ	0008	13	125
	RCSJ	0008	13	242



Parcel PARENT568DE : 15972 15973 15974 15975 15976 15977 15978 15979 15980 15981 CUR 15982
15983 15984

Taken : 15985 15986 15987 15988 15989

Name: PARCEL568DE

Taken area = 10,024.273 ft² = 0.230 a

Total parent tract area = 203,970.056 ft² = 4.683 a

Total taken area = 10,024.273 ft² = 0.230 a

Remaining area = 193,945.783 ft² = 4.452 a

Description of parcel: PARENT568DE

Beginning parent tract description

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Point 15972 N 6,951,477.190 E 2,359,696.665 Sta 0+00.00

Course from 15972 to 15973 N 89° 39' 57" E Dist 368.400

Point 15973 N 6,951,479.339 E 2,360,065.059 Sta 3+68.40

Course from 15973 to 15974 S 79° 01' 03" E Dist 101.980

Point 15974 N 6,951,459.910 E 2,360,165.171 Sta 4+70.38

Course from 15974 to 15975 N 89° 39' 57" E Dist 100.000

Point 15975 N 6,951,460.494 E 2,360,265.169 Sta 5+70.38

Course from 15975 to 15976 N 72° 58' 57" E Dist 104.400

Point 15976 N 6,951,491.048 E 2,360,364.998 Sta 6+74.78

Course from 15976 to 15977 N 89° 39' 57" E Dist 76.100

Point 15977 N 6,951,491.492 E 2,360,441.097 Sta 7+50.88

Course from 15977 to 15978 S 0° 20' 03" E Dist 150.000

Point 15978 N 6,951,341.494 E 2,360,441.972 Sta 9+00.88

Course from 15978 to 15979 N 89° 39' 57" E Dist 180.000

Point 15979 N 6,951,342.544 E 2,360,621.968 Sta 10+80.88

Course from 15979 to 15980 S 0° 20' 03" E Dist 190.960

Point 15980 N 6,951,151.587 E 2,360,623.082 Sta 12+71.84

Course from 15980 to 15981 N 89° 47' 03" W Dist 249.700

Point 15981 N 6,951,152.528 E 2,360,373.384 Sta 15+21.54

Curve Data

Curve 15982

P.I. Station 15+61.50 N 6,951,152.678 E 2,360,333.423
Delta = 19° 04' 00" (RT)
Degree = 24° 04' 44"
Tangent = 39.961
Length = 79.184
Radius = 237.950
External = 3.332
Long Chord = 78.819
Mid. Ord. = 3.286
P.C. Station 15+21.54 N 6,951,152.528 E 2,360,373.384
P.T. Station 16+00.72 N 6,951,165.875 E 2,360,295.703
C.C. N 6,951,390.476 E 2,360,374.280
Back = N 89° 47' 03" W
Ahead = N 70° 43' 03" W
Chord Bear = N 80° 15' 03" W

Course from PT 15982 to 15983 N 70° 43' 03" W Dist 633.870

Point 15983 N 6,951,375.195 E 2,359,697.392 Sta 22+34.59

Course from 15983 to 15984 N 0° 24' 21" W Dist 102.000

Point 15984 N 6,951,477.193 E 2,359,696.669 Sta 23+36.59

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Ending parent tract description

Beginning PARCEL568DE taken description from parcel PARENT568DE
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Point 15985 N 6,951,151.961 E 2,360,522.742 Sta 0+00.00

Course from 15985 to 15986 N 0° 17' 01" W Dist 99.990

Point 15986 N 6,951,251.950 E 2,360,522.247 Sta 0+99.99

Course from 15986 to 15987 S 89° 44' 01" E Dist 100.250

Point 15987 N 6,951,251.484 E 2,360,622.496 Sta 2+00.24

Course from 15987 to 15988 S 0° 20' 03" E Dist 99.910

Point 15988 N 6,951,151.576 E 2,360,623.079 Sta 3+00.15

Course from 15988 to 15989 N 89° 47' 03" W Dist 100.340

Point 15989 N 6,951,151.954 E 2,360,522.739 Sta 4+00.49

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Ending taken description

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End of parcel PARCEL568DE description

<* 1 \$ Parcel Closure Report: PARCEL568DE

<* 2 \$ - - - - -

<* 3 \$ Start Coordinates, North: 6951151.961 East: 2360522.742 Name: 15985

<* 4 \$ Line: N 0^ 17' 01" W Dist.: 99.990 PtNum: 15986

<* 5 \$ Line: S 89^ 44' 01" E Dist.: 100.250 PtNum: 15987

<* 6 \$ Line: S 0^ 20' 03" E Dist.: 99.910 PtNum: 15988

<* 7 \$ Line: N 89^ 47' 03" W Dist.: 100.340 PtNum: 15989

<* 8 \$ End Coordinates, North: 6951151.954 East: 2360522.739

<* 9 \$ Error North: -0.008 Error East: -0.003

<* 10 \$ Error Direction: N 18^ 52' 13" E Total Distance Error: 0.008

<* 11 \$ Error of Closure: 1/49585.999

<* 12 \$ Perimeter: 400.490

<* 13 \$ Area: sq. Feet: 10024.273 Acres: 0.230

<* 1 \$ Parcel Closure Report: LEGAL568DE

<* 2 \$ - - - - -

<* 3 \$ Start Coordinates, North: 6951151.961 East: 2360522.742 Name: 15990

<* 4 \$ Line: N 0^ 17' 01" W Dist.: 99.990 PtNum: 15991

<* 5 \$ Line: S 89^ 44' 01" E Dist.: 100.250 PtNum: 15992

<* 6 \$ Line: S 0^ 20' 03" E Dist.: 99.910 PtNum: 15993

<* 7 \$ Line: N 89^ 47' 03" W Dist.: 100.340 PtNum: 15994

<* 8 \$ End Coordinates, North: 6951151.954 East: 2360522.739

<* 9 \$ Error North: -0.008 Error East: -0.003

<* 10 \$ Error Direction: N 18^ 52' 13" E Total Distance Error: 0.008

<* 11 \$ Error of Closure: 1/49585.999

<* 12 \$ Perimeter: 400.490

<* 13 \$ Area: sq. Feet: 10024.273 Acres: 0.230