

Exhibit "A"

County: Tarrant
Highway: N. Las Vegas Trail (C.R. 1013)
STA. 21+56.40 to STA. 25+81.39
CCSJ: 0902-90-176
RCSJ: 0902-90-277

Page 1 of 4
October 5, 2022

Description for Parcel P00067638

BEING 7,475 square feet of land, in the D.E. Norton Survey, Abstract Number 1174, Tarrant County, Texas, being part of a tract of land described in deed to Dunnagan Family Trust, recorded in Instrument No. D223002164, of the Official Public Records of Tarrant County, Texas (O.P.R.T.C.T.), said 7,475 square feet [0.1716 Acres] of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod with cap stamped "BHB INC." found (controlling monument) in the north line of said Dunnagan tract and being the southwest corner of a tract of land described as Lot 1, Block 1, Motorplace Addition, recorded in Instrument No. D219127601, Plat Records, Tarrant County, Texas (P.R.T.C.T.), being in the existing easterly right-of-way line of N. Las Vegas Trail (variable width right-of-way), also being 52.35 feet left of Station 25+79.33, and having a N.A.D. 83 (2011 Adjustment), Texas Coordinate System of 1983 North Central Zone (4202) surface coordinate of Northing 6,969,110.47 and Easting 2,286,280.08;

- 1) **THENCE** South 02 degrees 52 minutes 07 seconds West, departing the north line of said Dunnagan tract and the existing easterly right-of-way line of said N. Las Vegas Trail and along the new easterly right-of-way line of said N. Las Vegas Trail, a distance of 191.66 feet to a 1/2-inch iron rod with plastic cap stamped "PJB Surveying" set, being 57.94 feet right of Station 27+66.22; **
- 2) **THENCE** South 44 degrees 54 minutes 32 seconds East, continuing with the new easterly right-of-way line of said N. Las Vegas Trail, a distance of 33.10 feet to a 1/2-inch iron rod with plastic cap stamped "PJB Surveying" set in the south line of said Dunnagan tract and the north line of a tract of land described in deed to the City of Fort Worth, recorded in Volume 548, Page 498, Deed Records, Tarrant County, Texas (D.R.T.C.T.), being 84.09 feet right of Station 27+85.87 and being at the point of curvature of a non-tangent curve to the right, having a radius of 420.00 feet and a central angle of 09 degrees 29 minutes 46 seconds; **
- 3) **THENCE** with the south line of said Dunnagan tract and the north line of said City of Fort Worth tract, with said non-tangent curve to the right, an arc distance of 69.61 feet (Chord Bearing North 89 degrees 48 minutes 52 seconds West – 69.53 feet) to the southwest corner of said Dunnagan tract and the northwest corner of said City of Fort Worth tract, being in the existing easterly right-of-way line of said N. Las Vegas Trail and being at the point of curvature of a non-tangent curve to the left, having a radius of 1,949.86 feet and a central angle of 06 degrees 22 minutes 59 seconds;
- 4) **THENCE** departing the south line of said Dunnagan tract and the north line of said City of Fort Worth tract and along the existing easterly right-of-way line of said N. Las Vegas Trail and said non-tangent curve to the left, an arc distance of 217.23 feet (Chord Bearing North 08 degrees 03 minutes 25 seconds East – 217.11 feet) to the northwest corner of said Dunnagan tract;
- 5) **THENCE** South 89 degrees 14 minutes 09 seconds East, with the north line of said Dunnagan tract and the existing easterly right-of-way line of said N. Las Vegas Trail, a distance of 25.33 feet to the **POINT OF BEGINNING** and containing 7,475 square feet [0.1716 Acres] of land.

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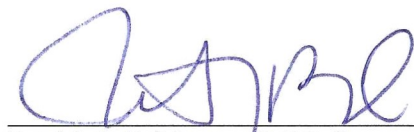
Page 2 of 4
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Description for Parcel P00067638

** 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.

Notes:

1. Abstracting completed between May 2021 and September 2022.
2. Field surveys were performed between May 2021 and September 2022.
3. The Basis of Bearing is the Texas Coordinate System of 1983, North Central Zone (4202), TxDOT Virtual Reference System (VRS) RTK Network.
4. All coordinates and distances are US Survey Feet, displayed in surface values and may be converted to grid by dividing by the combined adjustment factor of 1.00012 (TxDOT Tarrant County Scale Factor).
5. The Station and Offset information refers to the baseline described in the Project Schematic approved on XX/XX/20XX; Project Control-Section-Job: 0902-90-176.
6. A survey plat of even date accompanies this legal description.



Patrick J. Baldasaro, R.P.L.S.
Texas Registration No. 5504
200 W. Belmont Dr., Suite D
Allen, Texas 75013
Ph. 972-649-6669
TBPELS FIRM NO. 10194303

Date

6-12-23



EXHIBIT "A"

PAGE 3 OF 4

EXISTING ROW
PROPERTY LINE
PROPOSED ROW
PROPOSED EASEMENT
SURVEY LINE
PROPOSED ACCESS DENIAL LINE

POINT OF COMMENCING
POINT OF BEGINNING
CONTROLLING MONUMENT

SET 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED
"P.O.B. SURVEYING" SET UNLESS OTHERWISE NOTED

SET 5/8 INCH IRON ROD WITH 2 INCH ALUMINUM CAP
STAMPED "TXDOT ACCESS DENIAL POINT" SET

MONUMENT FOUND (AS NOTED)

O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
D.P.R.T.C.T. DEED RECORDS, TARRANT COUNTY, TEXAS
P.R.T.C.T. PLAT RECORDS, TARRANT COUNTY, TEXAS

CURVE AL05
DELTA= 16° 24' 41" (RT)

D= 2,382.25'

R= 2,170.00'

T= 312.92'

L= 621.55'

DCP 1300 NORTH
JIM WRIGHT FREEWAY, LLC
INST. *D20328698
O.P.R.T.C.T.

LOT 1, BLOCK 1
GOLD CREEK APARTMENTS ADDITION
INST. *D21019011
P.R.T.C.T.

THREE STICKS HOLDINGS, LLC
INST. *D22190281
O.P.R.T.C.T.

LOT 1, BLOCK 1
MOTORPLACE ADDITION
INST. *D219127601
P.R.T.C.T.

P.O.B. - P00067638
N=6,969.110.47
E=2,286.280.08
2579.33, 52.35' LT

P00067638
7,475 SQ. FT.
(0.1716 AC.)

GEORGE W. HAZELWOOD SURVEY ABSTRACT NO. 727

CURVE K15 DELTA= 25° 48' 34" (LT) R= 420.00' L= 189.19' CB= N 82° 01' 44" E LC= 187.60'

CURVE K17 DELTA= 30° 12' 38" (RT) R= 260.52' L= 137.37' CB= N 84° 09' 42" E LC= 135.78'

CURVE K19 DELTA= 09° 14' 06" (LT) R= 824.57' L= 132.90' CB= S 85° 17' 04" E LC= 132.76'

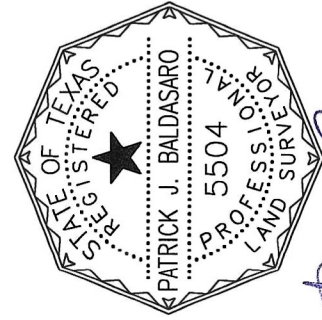
CURVE K13 DELTA= 09° 29' 46" (RT) R= 420.00' L= 217.23' CB= N 89° 48' 52" W LC= 69.53'

CURVE K17 DELTA= 80° 40' 01" E R= 107.70' L= 107.70' CB= N 89° 48' 52" W LC= 69.53'

DUNNAGAN FAMILY TRUST
TRACT NO. 4
INST. *D223002164
O.P.R.T.C.T.

D.E. NORTON SURVEY ABSTRACT NO. 1174

CITY OF FORT WORTH
VOL. 548, PG. 498
D.R.T.C.T.



Patrick J. Baldasaro, R.P.L.S. No. 5504
PJB SURVEYING, LLC
TBPELS FIRM NO. 10194303

A PLAT OF SURVEY OF
PARCEL P00067638
FOR N. LAS VEGAS TRAIL
A 7,475 SQ. FT. (0.1716 ACRES)
TRACT OF LAND
IN D.E. NORTON SURVEY
ABSTRACT NO. 1174
TARRANT COUNTY, TEXAS

Texas Department of Transportation
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AREA TABLE (ACRES)		
EXISTING (CALLED)	ACQUISITION	REMAINDER (CALCULATED)
3.9611	0.1716	3.7895

N. LAS VEGAS TRAIL
(C.R. 1013)
(VARIABLE WIDTH RIGHT OF WAY)

P.O.B.
P00067638

P00067638

HURON ROAD
(50' RIGHT OF WAY)

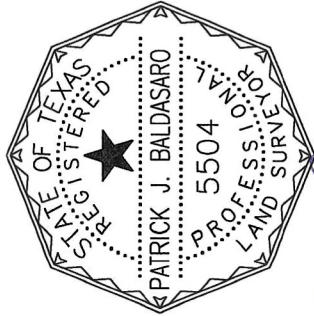
NOT TO SCALE

- GENERAL NOTES:
1. ABSTRACTING BETWEEN MAY 2021 AND SEPTEMBER 2022.
 2. FIELD SURVEYS WERE PERFORMED BETWEEN MAY 2021 AND SEPTEMBER 2022.
 3. THE BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (42021), TXDOT VIRTUAL REFERENCE SYSTEM (VRS), RTK NETWORK.
 4. ALL COORDINATES AND DISTANCES ARE US SURVEY FEET, DISPLAYED IN SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE COMBINED ADJUSTMENT FACTOR OF 1.00012 (TXDOT TARRANT COUNTY SCALE FACTOR).
 5. THE STATION AND OFFSET INFORMATION REFERS TO THE BASELINE DESCRIBED IN THE PROJECT SCHEMATIC APPROVED ON XX/XX/20XX; PROJECT CONTROL-SECTION-JOB: 0902-90-176.
 6. A LEGAL DESCRIPTION OF EVEN DATE ACCOMPANIES THIS SURVEY PLAT.
 7. VOLUME & PAGES AND INSTRUMENT NUMBERS SHOWN HEREON ARE REFERENCED TO THE TARRANT COUNTY CLERK'S RECORDS.

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PARENT TRACT INSET

A PLAT OF SURVEY OF
PARCEL P00067638
FOR N. LAS VEGAS TRAIL
A 7,475 SQ. FT. (0.1716 ACRES)
TRACT OF LAND
IN D.E. NORTON SURVEY
ABSTRACT NO. 1174
TARRANT COUNTY, TEXAS



Signature: [Handwritten Signature]
Date: 6.12.23

Patrick J. Baldasaro, R.P.L.S. No. 5504
PJB SURVEYING, LLC
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OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
DEED RECORDS, TARRANT COUNTY, TEXAS
PLAT RECORDS, TARRANT COUNTY, TEXAS
O.P.R. T.C.T.
D.R. T.C.T.
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