



EXHIBIT "A"
Description for Parcel 103

Being a 40,893 square feet parcel of land situated in the Martha P. Green Survey, Abstract No. 519, Dallas County, Texas, and being a part of that certain tract conveyed to City of Carrollton, Texas, as recorded in Volume 2000247, Page 2332 of the Deed Records, Dallas, County Texas, said 40,893 square feet tract being more particularly described as follows:

COMMENCING at an 1/2 inch iron rod with cap found at a reentrant corner of said City of Carrollton tract and being the northwest corner of the Campbell Brothers Addition, an addition to the City of Carrollton, Texas, as record in Volume 86054, Page 1036, of said Deed Records;

THENCE South 86 degrees 57 minutes 50 seconds East along a southern line of said City of Carrollton tract and the northern line of said Campbell Brothers Addition a distance of 56.17 feet to a 5/8 inch iron rod with TxDOT aluminum cap set on the new western right of way line of Interstate Highway 35E and being the POINT OF BEGINNING and being on a curve to the left having a radius of 10,635.00 feet, a central angle of 00 degrees 46 minutes 13 seconds, a chord that bears North 22 degrees 58 minutes 10 seconds West a chord distance of 142.96 feet;

1. THENCE along the new western right of way line of Interstate Highway 35E and said curve, an arc distance of 142.96 feet to a 5/8" iron rod with TxDOT aluminum cap set at the beginning of a reverse curve to the right having a radius of 3,567.00 feet, a central angle of 03 degrees 48 minutes 39 seconds, a chord that bears North 21 degrees 26 minutes 57 seconds West for a distance of 237.21 feet;
2. THENCE along the new western right of way line of Interstate Highway 35E and said curve an arc distance of 237.25 feet to a 5/8 inch iron rod with TxDOT aluminum cap set on the southern right of way line of Luna Road as shown on TxDOT Right of Way Map Account No. 6018-0-02;**
3. THENCE North 70 degrees 15 minutes 49 seconds East along the southern right of way line of Luna Road a distance of 85.54 feet to the existing western right of way line of Interstate Highway 35E;
4. THENCE South 25 degrees 54 minutes 50 seconds East along the existing western right of way line of Interstate Highway 35E a distance of 431.38 feet to an 1/2 inch iron rod found at a southeast corner of said City of Carrollton tract and being the northeast corner of said Campbell Brothers Addition;
5. THENCE North 86 degrees 57 minutes 50 seconds West along the common line of said City of Carrollton tract and said Campbell Brothers Addition a distance of 126.68 feet to the POINT OF BEGINNING, and containing an area of 40,893 square feet or 0.9388 acres of land, more or less.



EXHIBIT "A"
Description for Parcel 103 cont.

A plat at even survey date herewith accompanies this legal description.

** The monument described and set in this call, if destroyed 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.

All bearings are based on the Texas State Plane Coordinate System, N.A.D. 83 (1993 Adj.), North Central Zone. All coordinates shown are surface and may be converted to grid by dividing by the TxDOT conversion factor of 1.000136506.

A handwritten signature in blue ink, appearing to read "Hugh W. Knight", written over a horizontal line.

Hugh Wilson Knight, R.P.L.S.
Texas Registration No. 4872

Douphrate & Associates, Inc.
2235 Ridge Road, Suite 200
Rockwall, Texas 75087
Ph. (972) 771-9004



MARTHA P. GREEN SURVEY
ABSTRACT NO. 519

P.O.C. N 7037789.26
E 2454176.30
P.O.B. N 7037786.28
E 2454232.39

BILLY J. & DAVID K.
CAMPBELL
VOL. 85165, PG. 3035
D.R.D.C.T.

CAMPBELL BROTHERS ADDITION
VOL. 86054, PG. 1036
D.R.D.C.T.

CITY OF CARROLLTON
VOL. 2000247, PG. 2332
D.R.D.C.T.

40,893 sq.ft.
0.9388 acres

S25°54'50"E
431.38'

IH 35E

CITY OF
CARROLLTON

A PLAT OF A SURVEY
PARCEL 103
FOR I.H. 35E

A 40,893 SQ. FT., (0.9388 AC.)
TRACT OF LAND IN THE

MARTHA P. GREEN SURVEY ABSTRACT NO. 519
CITY OF CARROLLTON

DALLAS COUNTY, TEXAS
MAY 9, 2011

ALL BEARINGS ARE ON THE TEXAS STATE PLANE
COORDINATE SYSTEM, NAD. 83 (1993 Ad.)
NORTH CENTRAL ZONE, ALL DISTANCES AND
COORDINATES SHOWN ARE SURFACE AND MAY
BE CONVERTED TO GRID BY DIVIDING BY TxDOT
CONVERSION FACTOR OF 1.000136506

A LEGAL DESCRIPTION AT EVEN
SURVEY DATE HEREWITH
ACCOMPANIES THIS PLAT.

HUGH WILSON KNIGHT
R.P.L.S. NO. 4872

ROW CSJ: 0196-03-248

LEGEND

- EXISTING RIGHT OF WAY LINE
- PROPERTY LINE
- COUNTY LINE
- CONTROL OF ACCESS LINE
- SURVEY LINE
- FENCE LINE
- CITY LIMITS
- EASEMENTS
- RAILROAD
- STRUCTURE
- ACCESS IS PROHIBITED ACROSS THE "CONTROL OF ACCESS LINE"
- O = TxDOT ALUMINUM CAP SET ON TOP OF A 5/8-INCH IRON ROD UNLESS OTHERWISE NOTED
- BD = TxDOT BRONZE DISK SET IN CONCRETE



EXISTING RIGHT
OF WAY LINE

NEW RIGHT
OF WAY LINE

EXISTING RIGHT
OF WAY LINE

P.O.C.
1/2" IR
W/ CAP

P.O.B.

1/2" IR

S86°57'50"E
56.17'

N86°57'50"W
126.68'

N70°15'49"E
85.54'

LUNA ROAD BY
TXDOT R.O.W. MAP
ACCT. # 6018-0-02



