EXHIBIT "A"

County: Tarrant
Parcel: 32
Highway: SH 183
Limits: From SH 121 in Bedford to SH 10 in Euless
From Station 50+76.32 to Station 52+25.43
R.O.W. CSJ: 0364-05-038

DESCRIPTION FOR PARCEL 32

Description of 1,210 square feet (0.0278 of one acre) of land out of the James P. Hallford Survey, Abstract No. 711, in the City of Euless, Tarrant County, Texas, same being a portion of Lot 6, Block A, of Sheppard Subdivision, a subdivision of record in Volume 388-M, Page 583, Plat Records, Tarrant County, Texas, said Lot 6 being described in a Special Warranty Deed, dated May 6, 2013, to the City of Euless, of record in Document No. D213114826, Official Public Records, Tarrant County, Texas, said 1,210 square feet of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found with cap at the northeast corner of Ector Arms, a subdivision of record in Volume 388-51, Page 55, Plat Records, Tarrant County, Texas, said Ector Arms being described as 16.026 acres in a Special Warranty Deed, dated December 14, 2005, to Auburn Manchester, LTD. (undivided 51% interest), Auburn Euless Partners, LTD. (undivided 10% interest) and Auburn Euless, LLC (undivided 39% interest), of record in Document No. D205377071, Official Public Records, Tarrant County, Texas, and being in the south line of Trojan Trail (R.O.W. varies) of record in Volume 388-51, Page 55 and Sheppard Subdivision, a subdivision of record in Cabinet A, Slide 4492, Plat Records, Tarrant County, Texas;

THENCE, with the east line of said Ector Arms and said Auburn tract and the west line of said Sheppard Subdivision recorded in Volume 388-51, Page 55, and Lots 17 through Lot 7, Block A in said Sheppard Subdivision, recorded in Volume 388-M, Page 583, said Lot 6 and said City of Euless tract, South 00 degrees 18 minutes 57 seconds East 1,052.99 feet to a 5/8 inch iron rod set with TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) aluminum cap at the northwest corner this tract, same being in the proposed north right-of-way line of S.H. 183 (R.O.W. varies), 183.84 feet left of S.H. 183 Baseline Station 50+76.32, at the beginning of this "Access Denial Line" and having a surface coordinate of N=6,991,699.78 E=2,400,469.55;

1) THENCE, with this "Access Denial Line", with the north line of this tract and the proposed north right-of-way line of S.H. 183, crossing said Lot 6 and said City of Euless tract, **North 89 degrees 31 minutes 57 seconds East 149.11 feet** to a 5/8 inch iron rod set with a TxDOT aluminum cap at the northeast corner of this tract, same being in the east line of said Lot 6 and said City of Euless tract, and the west right-of-way line of N. Sheppard Drive (50 foot R.O.W.), of record in Volume 388-M, Page 583, Plat Records, Tarrant County, at the end of this "Access Denial Line";**

County: Tarrant
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DESCRIPTION FOR PARCEL 32

2) THENCE, with the east line of this tract, said Lot 6, and said City of Euless tract and the west right-of-way line of N. Sheppard Drive, **South 00 degrees 19 minutes 40 seconds East 7.07 feet** to a TxDOT Type II concrete monument found at the southeast corner of this tract, said Lot 6, and said City of Euless tract and the northeast corner of that tract described in a deed to the State of Texas, of record in Volume 4189, Page 621, Deed Records, Tarrant County, Texas, same being in the existing north right-of-way line of S.H. 183 (R.O.W. varies);

3) THENCE, with the south line of this tract, said Lot 6, and said City of Euless tract and the north line of said State of Texas tract described in Volume 4189, Page 621 and the existing north right-of-way line of S.H. 183, **South 88 degrees 43 minutes 46 seconds West 149.13 feet** to a 1/2 inch iron rod found with cap at the southwest corner of this tract, said Lot 6, and said City of Euless tract, the southeast corner said Ector Arms and said Auburn tract, the northwest corner of said State of Texas tract described in Volume 4189, Page 621, and the northeast corner of that tract described in a deed to the State of Texas, of record in Volume 4269, Page 505, Deed Records, Tarrant County, Texas;

4) THENCE, with the west line of this tract, said Lot 6, and said City of Euless tract and the east line of said Ector Arms and said Auburn tract, **North 00 degrees 18 minutes 57 seconds West 9.16 feet** to the POINT OF BEGINNING and containing 1,210 square feet within these metes and bounds, more or less.

EXHIBIT "A"

County: Tarrant
Parcel: 32
Highway: SH 183
Limits: From SH 121 in Bedford to SH 10 in Euless
From Station 50+76.32 to Station 52+25.43
R.O.W. CSJ: 0364-05-038

DESCRIPTION FOR PARCEL 32

All coordinates and bearings are based on the Texas State Plane Coordinate System, North Central Zone, NAD1983(2011) EPOCH 2010.00. All distances and coordinates were adjusted to surface using a combined scale factor of 1.000136506.

** The monument described in this call or shown shall be replaced with a TxDOT Type II right-of-way monument according to TP 7.3.1 (R and S), TxDOT right-of-way survey manuals, and the Texas Board of Professional Land Surveying standards before or after construction activities but prior to substantial completion under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

All stations and offsets shown hereon are calculated from the Engineer's Baseline for State Highway 183 as provided by Southgate Constructors January 2015, unless otherwise noted.

A parcel plat of even date was prepared in conjunction with this property description.

ACCESS IS DENIED TO AND FROM THE TRANSPORTATION FACILITY ACROSS THE "ACCESS DENIAL LINE"

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TRAVIS §

That I, Chris Conrad, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this the 22nd day of July, 2015 A.D.

SURVEYED BY:

McGRAY & McGRAY LAND SURVEYORS, INC.
3301 Hancock Drive, Suite 6 Austin, Texas 78731 (512) 451-8591
TBPLS Firm #10095500

STATE OF TEXAS REGISTERED CHRIS CONRAD 5623 PROFESSIONAL LAND SURVEYOR

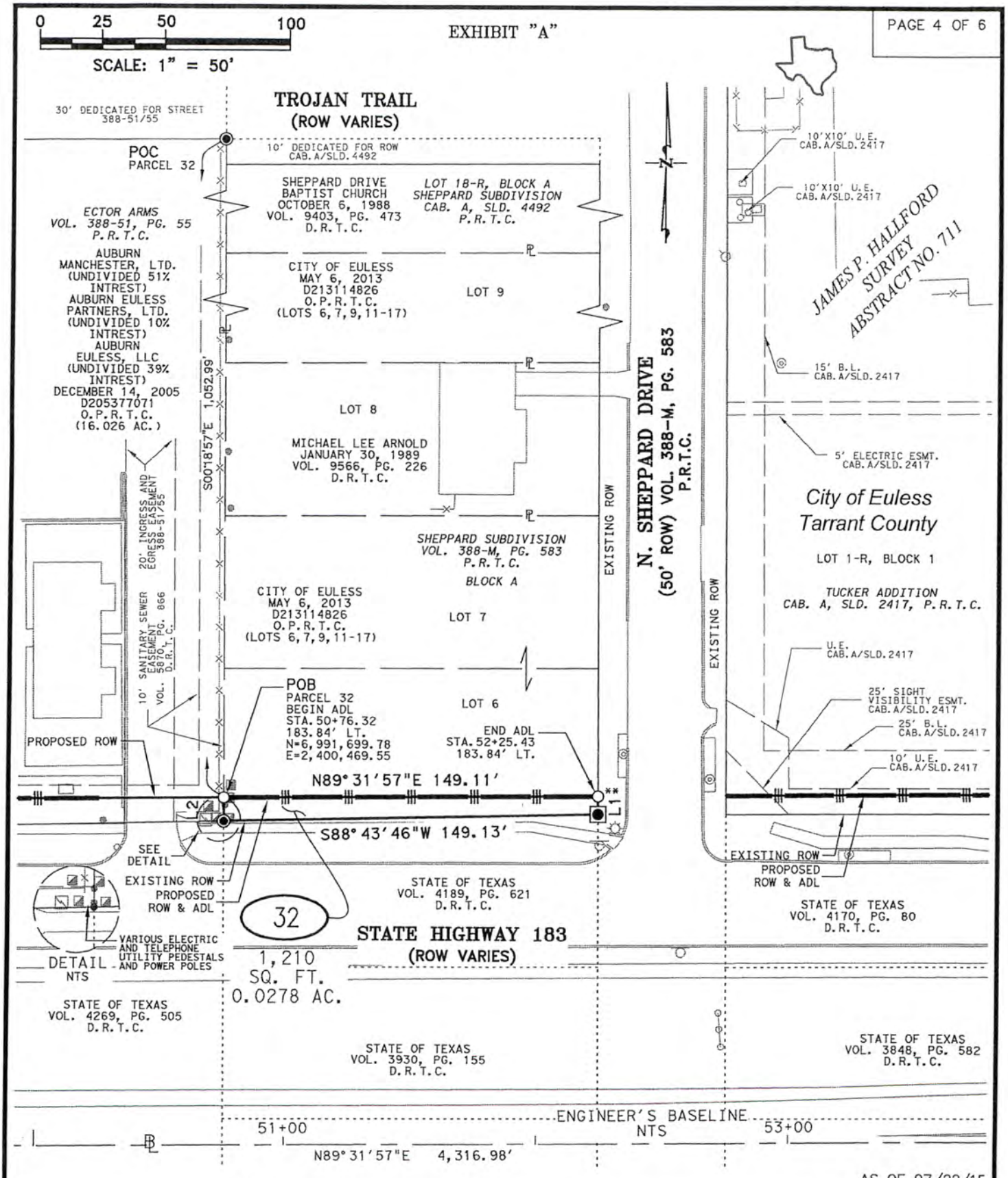
Chris Conrad, Reg. Professional Land Surveyor No. 5623
2015/Descriptions/SH 183/Tarrant County/Parcel 32
Issued 20150722

as of July 22, 2015

EXHIBIT "A"

0 25 50 100

SCALE: 1" = 50'



AS OF 07/22/15

A PLAT OF A SURVEY OF PARCEL 32			
DIVISION SPD	STATE HIGHWAY 183		PARCEL 32
SCALE 1" = 50'	FEDERAL AID PROJECT NO.	R.O.W.-C. S. J. NO. 0364-05-038	COUNTY TARRANT

Texas Department of Transportation

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EXHIBIT "A"

TITLE COMMITMENT NOTES:
THIS SURVEY WAS PREPARED WITH A TITLE COMMITMENT ISSUED BY WFG NATIONAL TITLE INSURANCE COMPANY, GF NO. 704-14922, EFFECTIVE MARCH 27, 2015, ISSUED APRIL 14, 2015.

1. THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD ITEMIZED BELOW:
   ITEM 1 OF SCHEDULE B IS HEREBY DELETED IN ITS ENTIRETY

10. THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS:

a. EASEMENTS, SETBACK LINES, AND OTHER MATTERS AS SHOWN ON THE RECORDED PLAT IN VOLUME 388-M, PAGE 583, PLAT RECORDS, TARRANT COUNTY, TEXAS:

   NONE.

b. EASEMENT GRANTED BY W. L. BYERS TO TEXAS POWER & LIGHT COMPANY, FILED JANUARY 17, 1968, RECORDED IN VOLUME 4509, PAGE 605, DEED RECORDS OF TARRANT COUNTY, TEXAS. *(*SEE NOTE BELOW)*

c. EASEMENT GRANTED BY HOWARD L. WOOD AND W. P. WOOD TO TEXAS POWER & LIGHT COMPANY, FILED JANUARY 17, 1968, RECORDED IN VOLUME 4509, PAGE 607, DEED RECORDS OF TARRANT COUNTY, TEXAS. *(DOES NOT AFFECT PARCEL)*

d. EASEMENT GRANTED BY MRS. C. E. HUFFMAN TO SINCLAIR REFINING CO., FILED MAY 13, 1941, RECORDED IN VOLUME 1469, PAGE 621, DEED RECORDS OF TARRANT COUNTY, TEXAS. ULTIMATELY ASSIGNED TO CITGO PRODUCTS PIPELINE COMPANY BY INSTRUMENT FILED OCTOBER 4, 1994, RECORDED IN VOLUME 11747, PAGE 1, DEED RECORDS OF TARRANT COUNTY, TEXAS. *(BLANKET EASEMENT, HOWEVER I BELIEVE THE EASEMENT HAS BEEN RE-DEFINED BY D205339897)*

e. RIGHT OF WAY EASEMENT GRANTED BY CYNTHIA E. HUFFMAN, ET AL, TO SINCLAIR REFINING CO., FILED JUNE 24, 1941, RECORDED IN VOLUME 1484, PAGE 23, DEED RECORDS OF TARRANT COUNTY, TEXAS. ULTIMATELY ASSIGNED TO CITGO PRODUCTS PIPELINE COMPANY BY INSTRUMENT FILED OCTOBER 4, 1994, RECORDED IN VOLUME 11747, PAGE 1, DEED RECORDS OF TARRANT COUNTY, TEXAS. *(BLANKET EASEMENT, HOWEVER I BELIEVE THE EASEMENT HAS BEEN RE-DEFINED BY D205339897)*

f. EASEMENT GRANTED BY LEO F. CORRIGAN, JR., ET AL, TO THE CITY OF EULESS, FILED MAY 9, 1969, RECORDED IN VOLUME 4721, PAGE 914, DEED RECORDS OF TARRANT COUNTY, TEXAS. *(DOES NOT AFFECT PARCEL)*

g. EASEMENT GRANTED BY LEO F. CORRIGAN AND EDWIN B. JORDAN, TO THE TEXAS POWER & LIGHT COMPANY, FILED AUGUST 28, 1969 RECORDED IN VOLUME 4774, PAGE 928, DEED RECORDS OF TARRANT COUNTY, TEXAS. *(*SEE NOTE BELOW)*

h. EASEMENT GRANTED BY LEO F. CORRIGAN, JR., ET AL, TO THE TEXAS POWER & LIGHT COMPANY, FILED FEBRUARY 4, 1970, RECORDED IN VOLUME 4837, PAGE 815, DEED RECORDS OF TARRANT COUNTY, TEXAS. *(*SEE NOTE BELOW)*

i. SOUTHWESTERN BELL TELEPHONE EASEMENT FOR UNDERGROUND FACILITIES GRANTED BY CORRIGAN REALTY COMPANY, TO SOUTHWESTERN BELL TELEPHONE COMPANY, FILED JULY 23, 1992, RECORDED IN VOLUME 10714, PAGE 1122, DEED RECORDS OF TARRANT COUNTY, TEXAS. *(DOES NOT AFFECT PARCEL)*

j. TERMS, PROVISIONS AND CONDITIONS OF MEMORANDUM OF LEASE DATED JULY 13, 1990, BETWEEN CORRIGAN PROPERTIES, INC., AND SOLON AUTOMATED SERVICES, INC., AS EVIDENCED BY INSTRUMENT FILED SEPTEMBER 12, 1990, RECORDED IN VOLUME 10039, PAGE 2349, DEED RECORDS OF TARRANT COUNTY, TEXAS. *(LEASE AGREEMENT – UNKNOWN IF IT AFFECTS PARCEL)*

k. VISIBLE AND APPARENT EASEMENTS NOT APPEARING OF RECORD.

l. RIGHTS OF TENANTS IN POSSESSION UNDER THE TERMS OF ANY UNRECORDED LEASES, SUBLEASES AND/OR RENTAL AGREEMENTS.

m. RIGHTS OF PARTIES IN POSSESSION.

**NOTE: THE LOCATION CANNOT BE DEFINITIVELY DETERMINED AND MAY AFFECT THIS PARCEL. THE DOCUMENT STATES "THE RIGHT TO RE-LOCATE THE LINES IN THE SAME RELATIVE POSITION TO THE ADJACENT ROAD IF AND AS WIDENED IN THE FUTURE."*

LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°19'40"E	7.07'
L2	N00°18'57"W	9.16'

AS OF 07/22/15

A PLAT OF A SURVEY OF
PARCEL 32

DIVISION	STATE HIGHWAY 183		PARCEL
SPD			32
SCALE	FEDERAL AID PROJECT NO.	R.O.W.-C. S. J. NO.	COUNTY
NTS		0364-05-038	TARRANT

Texas Department of Transportation

M:\Kiewit~SH183Expressway\Parcels\P32

EXHIBIT "A"

LEGEND

- ■ TXDOT TYPE I CONCRETE MONUMENT FOUND
- TXDOT TYPE II CONCRETE MONUMENT FOUND
- TXDOT TYPE II CONCRETE MONUMENT SET
- 5/8" IRON ROD FOUND WITH TXDOT ALUM. CAP
- ○ 5/8" IRON ROD SET WITH TXDOT ALUM. CAP
- 1/2" IRON ROD FOUND WITH CAP
- ● 1/2" IRON ROD FOUND (UNLESS NOTED)
- SQUARE-HEAD BOLT FOUND
- IRON PIPE FOUND (SIZE NOTED)
- FENCE POST
- CHISEL "X" FOUND
- ▲ 60D NAIL FOUND (UNLESS NOTED)
- △ CALCULATED POINT
- PROPERTY LINE
- STATE HIGHWAY 183 BASELINE
- APPROXIMATE SURVEY LINE
- B.L. BUILDING LINE
- ELEC. ELECTRIC
- VOL. VOLUME
- PG. PAGE
- CAB. CABINET
- SLD. SLIDE
- LT. LEFT
- RT. RIGHT
- STA. STATION
- SQ. FT. SQUARE FEET
- AC. ACRE
- S.H. STATE HIGHWAY
- F.M. FARM TO MARKET
- AVE. AVENUE
- A.K.A. ALSO KNOWN AS
- NO. NUMBER
- NTS NOT-TO-SCALE
- ADL ACCESS DENIAL LINE
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- ROW RIGHT-OF-WAY
- ESMT. EASEMENT
- U.E. UTILITY EASEMENT
- P.R.T.C. PLAT RECORDS, TARRANT COUNTY
- D.R.T.C. DEED RECORDS, TARRANT COUNTY
- O.P.R.T.C. OFFICIAL PUBLIC RECORDS, TARRANT COUNTY
- DISTANCE SHOWN NOT TO SCALE
- APPROXIMATE SURVEY LINE
- ACCESS DENIAL LINE
- PROPOSED RIGHT-OF-WAY LINE

NOTES:

1) BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD83(2011) EPOCH 2010.00. ALL DISTANCES AND COORDINATES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000136506.

2) IMPROVEMENTS SHOWN ARE FROM DIGITAL PHOTOGRAMMETRY FILES AND/OR THE ADDITIONAL DELINEATION OF IMPROVEMENTS WHICH HAVE BEEN BUILT (OR REMOVED) AFTER THE PHOTOGRAMMETRY WAS DEVELOPED.

3) ACCESS IS DENIED TO AND FROM THE TRANSPORTATION FACILITY ACROSS THE "ACCESS DENIAL LINE".

4) THE ACREAGE CALCULATED AND SHOWN HEREON IS CONVERTED FROM THE SQUARE FOOTAGE SHOWN HEREON AND IS FOR INFORMATIONAL PURPOSES ONLY.

5) ** THE MONUMENT DESCRIBED IN THIS CALL OR SHOWN SHALL BE REPLACED WITH A TxDOT TYPE II RIGHT OF WAY MONUMENT ACCORDING TO TP 7.3.1 (R AND S), TxDOT RIGHT OF WAY SURVEY MANUALS, AND THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING STANDARDS BEFORE OR AFTER CONSTRUCTION ACTIVITIES BUT PRIOR TO SUBSTANTIAL COMPLETION UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TxDOT.

6) A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.

7) ALL STATIONS AND OFFSETS SHOWN HEREON ARE CALCULATED FROM THE ENGINEER'S BASELINE FOR STATE HIGHWAY 183 AS PROVIDED BY SOUTHGATE CONSTRUCTORS JANUARY 2015, UNLESS OTHERWISE NOTED.

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY SHOWN HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

STATE OF TEXAS REGISTERED CHRIS CONRAD 5623 PROFESSIONAL LAND SURVEYOR

07/22/15

CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623 DATE
MCGRAY & MCGRAY LAND SURVEYORS, INC.
TBPLS FIRM NO. 10095500

PARCEL 32		
	SQUARE FEET	ACRES
ACQUISITION	1,210	0.0278
SURVEYED AREA	8,742	0.2007
REMAINDER AREA	7,532	0.1729

AS OF 07/22/15

A PLAT OF A SURVEY OF
PARCEL 32

DIVISION	STATE HIGHWAY 183		PARCEL
SPD			32
SCALE	FEDERAL AID PROJECT NO.	R.O.W.-C. S. J. NO.	COUNTY
NTS		0364-05-038	TARRANT

Texas Department of Transportation

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