

Exhibit "A"

County: Rockwall
Highway: State Highway 276
Parcel 21
STA. 165+24.61 to STA. 167+45.87
R.O.W. CSJ: 1290-03-030

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September 20, 2019

Description for Parcel 21

BEING 2,980 square feet of land, more or less, in H. Newell Survey, Abstract Number 167 and in J. Robbinett Survey, Abstract Number 182, Rockwall County, Texas, and being part of a called 2.147 acre tract of land conveyed in a deed from CCG Commercial Construction Group, LLC to Christy's Dream, LLC, executed October 3, 2017, and recorded in Document Number 2018000002390, Official Public Records, Rockwall County, Texas (O.P.R.R.C.T), said 2,980 square feet (0.0684 acres) of land being more particularly described by metes and bounds as follows:

COMMENCING at a found 1/2 inch iron rod (controlling monument) at the southwest corner of said Christy's Dream tract and an interior ell corner in the east line of a called 4.71 acre tract of land conveyed in a deed to Alejandro Rubio, recorded in Document Number 20150000017500, said official public records (O.P.R.R.C.T);

THENCE, North 00 degrees 51 minutes 57 seconds West, along the west line of said Christy's Dream tract and the northernmost east line of said Rubio tract, a distance of 407.73 feet to a set 5/8 inch iron rod with pink plastic cap stamped "TEXAS DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MONUMENT"*** (hereafter referred to as a set TxDOT monument) on the new south right of way line of State Highway 276 (variable width right of way), and at the **POINT OF BEGINNING**, and being 84.95 feet right of Station 165+24.61, and having a N.A.D. 83 (2011 Adjustment), Texas State Plane North Central Zone (4202) surface coordinate of Northing 7,019,455.28 and Easting 2,613,774.52;

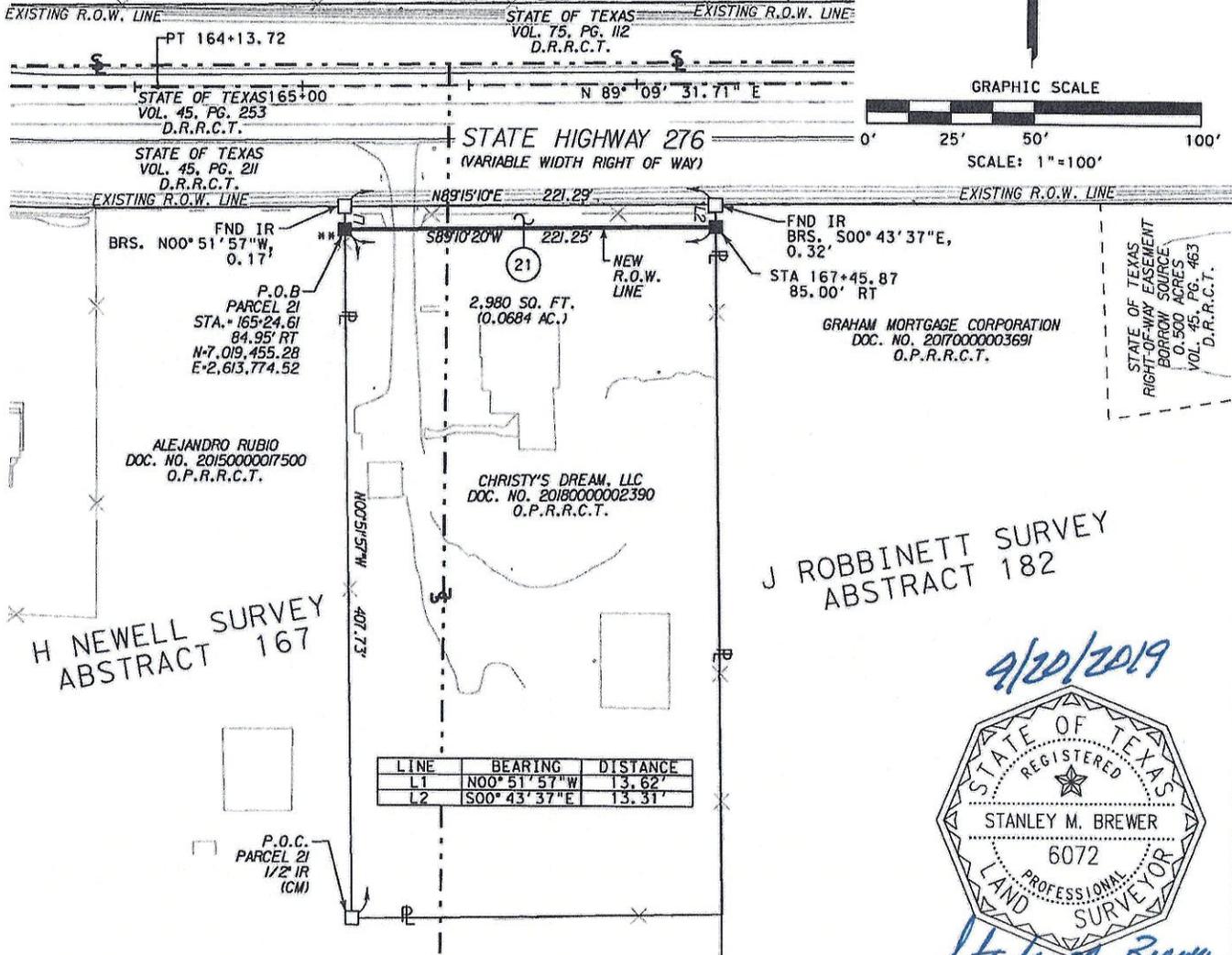
- 1) **THENCE**, North 00 degrees 51 minutes 57 seconds West, continuing along the west line of said Christy's Dream tract and the northernmost east line of said Rubio tract, a distance of 13.62 feet to a point for the northwest corner of said Christy's Dream tract and the northernmost northeast corner of said Rubio tract, also being on the existing south right of way line of State Highway 276 (variable width right of way), as described in a deed to the State of Texas, recorded in Volume 75, Page 112, Deed Records, Rockwall County, Texas, (D.R.R.C.T.), from which a found iron rod bears North 00 degrees 51 minutes 57 seconds West, a distance of 0.17 feet;
- 2) **THENCE**, North 89 degrees 15 minutes 10 seconds East, along the existing south right of way line of said State Highway 276, a distance of 221.29 feet to a point for the northeast corner of said Christy's Dream tract and the northwest corner of a called 234.70 acre tract conveyed in a deed to Graham Mortgage Corporation, recorded in Document Number 20170000003691, said official public records (O.P.R.R.C.T.);
- 3) **THENCE**, South 00 degrees 43 minutes 37 seconds East, along the east line of said Christy's Dream tract and the west line of said Graham Mortgage tract, passing at a distance of 0.32 feet, a found iron rod, and continuing for a total distance of 13.31 feet to a set "TxDOT" monument**;
- 4) **THENCE**, South 89 degrees 10 minutes 20 seconds West, departing the east line of said Christy's Dream tract and the west line of said Graham Mortgage tract, along the new south right of way line of said State Highway 276 and across said Christy's Dream tract, a distance of 221.25 feet to the **POINT OF BEGINNING** and containing 2,980 square feet (0.0684 acres) of land, more or less.

AREA TABLE (ACRES)			
EXISTING	ACQUISITION	REMAINDER (CALCULATED)	
		LEFT	RIGHT
2.147 AC.	0.0684 AC.		2.079 AC.

EXHIBIT "A"

M HAWKINS SURVEY
ABSTRACT 100

DOUBLE CROSS 276, LLC
DOC. NO. 2016000003521
O.P.R.R.C.T.



LEGEND

EXISTING ROW	
PROPERTY LINE	
PROPOSED ROW	
SURVEY LINE	
PROPOSED ACCESS DENIAL LINE	
POINT OF COMMENCING	P.O.C.
POINT OF BEGINNING	P.O.B.
SET 5/8" IRON ROD WITH PINK PLASTIC CAP STAMPED "TEXAS DEPARTMENT OF TRANSPORTATION ROW MONUMENT" (UNLESS NOTED OTHERWISE)	
SET 5/8" IRON ROD WITH TXDOT ALUMINUM CAP STAMPED "ACCESS DENIAL" FOUND (AS NOTED)	
SET 5/8" IRON ROD WITH CAP STAMPED "LTRA" (UNLESS NOTED OTHERWISE)	
CONTROLLING MONUMENT	(CM)
R.P.R.R.C.T. REAL PROPERTY RECORDS OF ROCKWALL COUNTY, TEXAS	
O.P.R.R.C.T. OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS	
P.R.R.C.T. PLAT RECORDS OF ROCKWALL COUNTY, TEXAS	
D.R.R.C.T. DEED RECORDS OF ROCKWALL COUNTY, TEXAS	

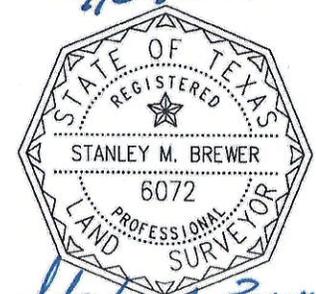
NOTES:

CALLS SHOWN IN PARENTHESIS ARE AS PREVIOUSLY RECORDED.

ALL BEARINGS AND COORDINATES SHOWN ARE BASED ON THE TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 (NAD 1983) 2011 ADJUSTMENT, EPOCH 2010.00. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.000146135.

** THE MONUMENT DESCRIBED AND SET MAY BE REPLACED WITH A TXDOT TYPE II RIGHT-OF-WAY MARKER UPON COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TXDOT.

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



A PLAT OF A SURVEY OF
PARCEL 21
FOR STATE HIGHWAY 276
RIGHT OF WAY CSJ: 1290-03-030
A 2,980 SQ. FT. (0.0684 AC.)
TRACT OF LAND
IN THE H. NEWELL SURVEY
ABSTRACT NUMBER 167 &
THE J. ROBBINETT SURVEY
ABSTRACT NUMBER 182
ROCKWALL COUNTY, TEXAS

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REVISION	
DATE	DESCRIPTION

LINA T. RAMEY & ASSOCIATES, INC.
3320 Belt Line Road
Farmers Branch, Texas 75234
TBPLS FIRM NO. 10140700
PHONE 214-979-1144

9/22/2019