

EXHIBIT A

County: El Paso **TxDOTCONNECT Parcel No. P00053948.001**
Highway: U.S. 62/180
Limits: Tierra Este to F.M. 659
RCSJ: 0374-02-104
CCSJ: 0374-02-100

PROPERTY DESCRIPTION FOR PARCEL 3

DESCRIPTION of a 138,466 square foot (3.179 acre) parcel of land situated in the T&P R.R. Co. Survey, Abstract No. 2138, Section 33, Block 79, Township 2, in El Paso County, Texas, being a portion of the remainder of that tract described as 60.00 acres conveyed to the County of El Paso by deed, as recorded in Volume 2545, Page 471, Official Public Records of Real Property, El Paso County, Texas, said 138,466 square foot (3.179 acre) parcel of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod with cap (illegible) found at northwest corner of the remainder of said 60.00 acre County of El Paso tract;

THENCE, South 02 degrees 28 minutes 25 seconds West, along the west line of the remainder said 60.00 acre County of El Paso tract and the east line of Lot 2 (17.4610 acres), Block 1, Herrera Legacy 2 Subdivision, a subdivision of record in Document No. 20160079355, Official Public Records of Real Property, El Paso County, Texas, said Lot 2 being a portion of a called 19.49 acre tract conveyed to Herrera Legacy Developments, LLC by deed, as recorded in Document No. 20100066490, Official Public Records of Real Property, El Paso County, Texas, a distance of 1,579.06 feet to a 5/8 inch iron rod with TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) aluminum cap set in the proposed north right-of-way line of U.S. 62/180 (Montana Avenue), for the **POINT OF BEGINNING**, being 143.82 feet left of Engineer's Baseline Station 576+81.00, having Surface Coordinates of N=10,672,945.14, E=457,414.85, on a curve to the left;

- 1) **THENCE**, in an easterly direction, along the proposed north right-of-way line of U.S. 62/180, crossing the remainder said 60.00 acre County of El Paso tract, 159.48 feet along the arc of said curve to the left, having a radius of 4,934.00 feet, a central angle of 01 degrees 51 minutes 07 seconds, and a chord which bears North 86 degrees 24 minutes 28 seconds East, a chord distance of 159.47 feet to a TxDOT Type II monument set, being 140.69 feet left of Engineer's Baseline Station 578+40.44;

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- 2) **THENCE**, North 84 degrees 19 minutes 42 seconds East, continuing along the proposed north right-of-way line of U.S. 62/180, crossing the remainder of said 60.00 acre County of El Paso tract, a distance of 1,494.09 feet to a point (unable to set) ** in the east line of the remainder of said 60.00 acre County of El Paso tract, being in the existing west right-of-way line of State Jail Road, a 60 foot wide public road dedication in Volume 2815, Page 746, Official Public Records of Real Property, El Paso County, Texas, being 160.22 feet left of Engineer's Baseline Station 593+37.03;
- 3) **THENCE**, South 02 degrees 28 minutes 25 seconds West, along the east line of the remainder of said 60.00 acre County of El Paso tract and the existing west right-of-way line of State Jail Road, a distance of 84.35 feet to a point at the southeast corner of the remainder of said 60.00 acre County of El Paso tract, being in the north line of that tract described as 12.27 acres conveyed to the County of El Paso, Texas by deed, as recorded in Volume 497, Page 634, Deed Records, El Paso County, Texas, and the existing north right-of-way line of U.S. 62/180 (Montana Avenue, 200 foot width);
- 4) **THENCE**, South 84 degrees 19 minutes 51 seconds West, along the south line of the remainder of said 60.00 acre County of El Paso tract, the north line of said 12.27 acre County of El Paso tract, and the existing north right-of-way line of U.S. 62/180, a distance of 1,654.27 feet to a point at the southwest corner of the remainder of said 60.00 acre County of El Paso tract, being the southeast corner of said Lot 2;
- 5) **THENCE**, North 02 degrees 28 minutes 25 seconds East, along the west line of the remainder of said 60.00 acre County of El Paso tract and the east line of said Lot 2, a distance of 90.12 feet to the **POINT OF BEGINNING** and containing 138,466 square feet (3.179 acres) of land, more or less.

The bearings and coordinates are based on the Texas Coordinate System, Central Zone (4203), North American Datum of 1983, 2014 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 1.000231.

** The monument described and set in this call 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.

Access is permitted to the highway facility from the remainder of the abutting property.

EXHIBIT A

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

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.

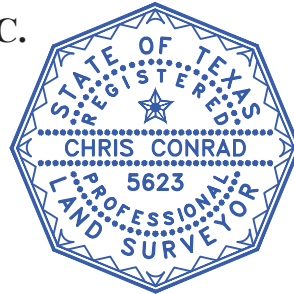
WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this the 8th day of September, 2020 A.D.

SURVEYED BY:

McGRAY & McGRAY LAND SURVEYORS, INC.

3301 Hancock Dr., Ste. 6 Austin, TX 78731 (512) 451-8591

TBPELS Survey Firm# 10095500



Chris Conrad, Reg. Professional Land Surveyor No. 5623

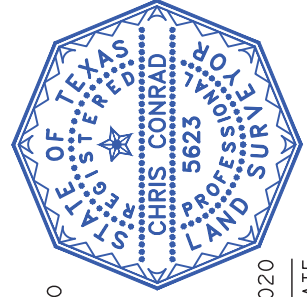
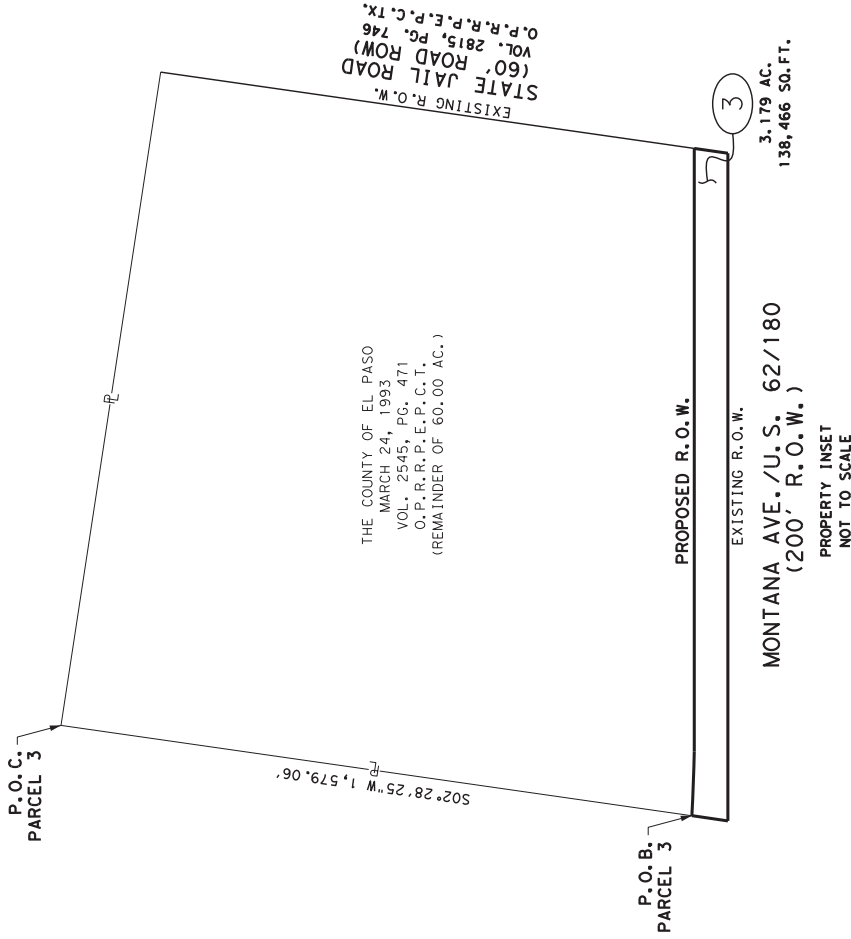
M:/TxDOT El Paso~US 62-Tierra Este to FM 659/Descriptions/Parcel 3

Issued 09/08/2020



NOTES:

1. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM OF 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 1.000231.
2. ABSTRACTING WAS PERFORMED FROM FEBRUARY 2019 THROUGH MAY 2020.
3. FIELD SURVEYING WAS PERFORMED FROM FEBRUARY 2019 THROUGH JUNE 2020.
4. RIGHT-OF-WAY MAPS COMPLETED IN JUNE 2020.
5. THIS MAP IS AN INTERNAL TxDOT DOCUMENT. ITS CONTENTS SHALL NOT BE USED FOR ANY OTHER PURPOSE. INACCURACIES SHALL BE REPORTED TO THE DISTRICT AND RIGHT-OF-WAY PROJECT DELIVERY SECTION FOR CORRECTIONS.
6. ** 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 PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TxDOT.



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.

Chris Conrad

9/8/2020

CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623 DATE

REVISIONS

CALCULATED	ACQUISITION	REMAINING LT
58.08 AC. 2,529,965 SQ. FT.	3.179 AC. 138,466 SQ. FT.	54.90 AC. 2,391,499 SQ. FT.



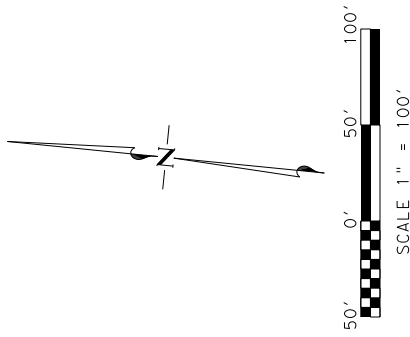
Texas Department of Transportation



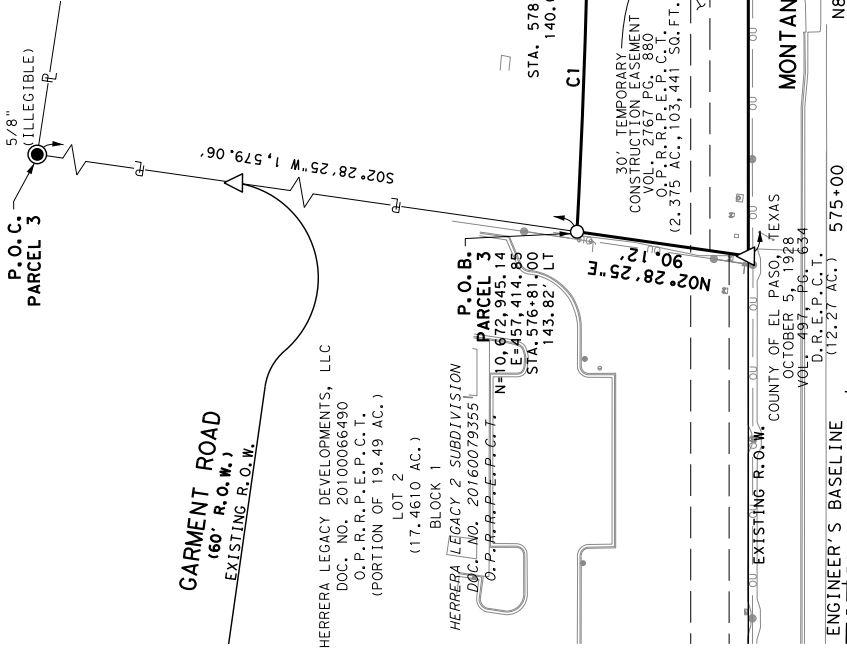
PARCEL PLAT SHOWING
PARCEL 3

U.S. 62/180 (MONTANA AVENUE)
EL PASO COUNTY, TEXAS
R.C.S. J.: 0374-02-104

SEC. 33, BLK. 79, TSP. 2
T&P R.R. CO. SURVEY, A-2138



MATCH LINE PAGE 6 OF 7



CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD
C1	159.48'	4,934.00'	01°51'07"	159.47'

LEGEND

- APPROXIMATE SURVEY LINE
- FOUND TxDOT TYPE I MONUMENT
- FOUND TxDOT TYPE II MONUMENT
- FOUND IRON ROD WITH CAP 1/2" UNLESS NOTED
- FOUND IRON ROD 1/2" UNLESS NOTED
- FOUND IRON PIPE 1/2" I.D. UNLESS NOTED
- ⊗ FOUND CHISEL MARK
- ▲ FOUND MAG NAIL (UNLESS NOTED)
- △ CALCULATED POINT, NOT SET
- IRON ROD SET W/ TxDOT ALUMINUM CAP
- △ MAG NAIL SET (UNLESS NOTED)
- ⊗ CHISEL MARK SET
- ⊗ SET TxDOT TYPE II MONUMENT
- (XXX) RECORD INFORMATION
- PROPERTY LINE (OWNERSHIP DIVISION)
- DEED LINE (OWNERSHIP IN COMMON)
- DISTANCE NOT TO SCALE
- R.O.W. RIGHT-OF-WAY
- N.T.S. NOT TO SCALE
- P.U.E. PUBLIC UTILITY EASEMENT
- P.R.E.P.C.T. PLAT RECORDS EL PASO COUNTY, TEXAS
- D.R.E.P.C.T. DEED RECORDS EL PASO COUNTY, TEXAS
- O.P.R.R.P.E.P.C.T. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, EL PASO COUNTY, TEXAS



McGRAY & McGRAY
LAND SURVEYORS, INC.

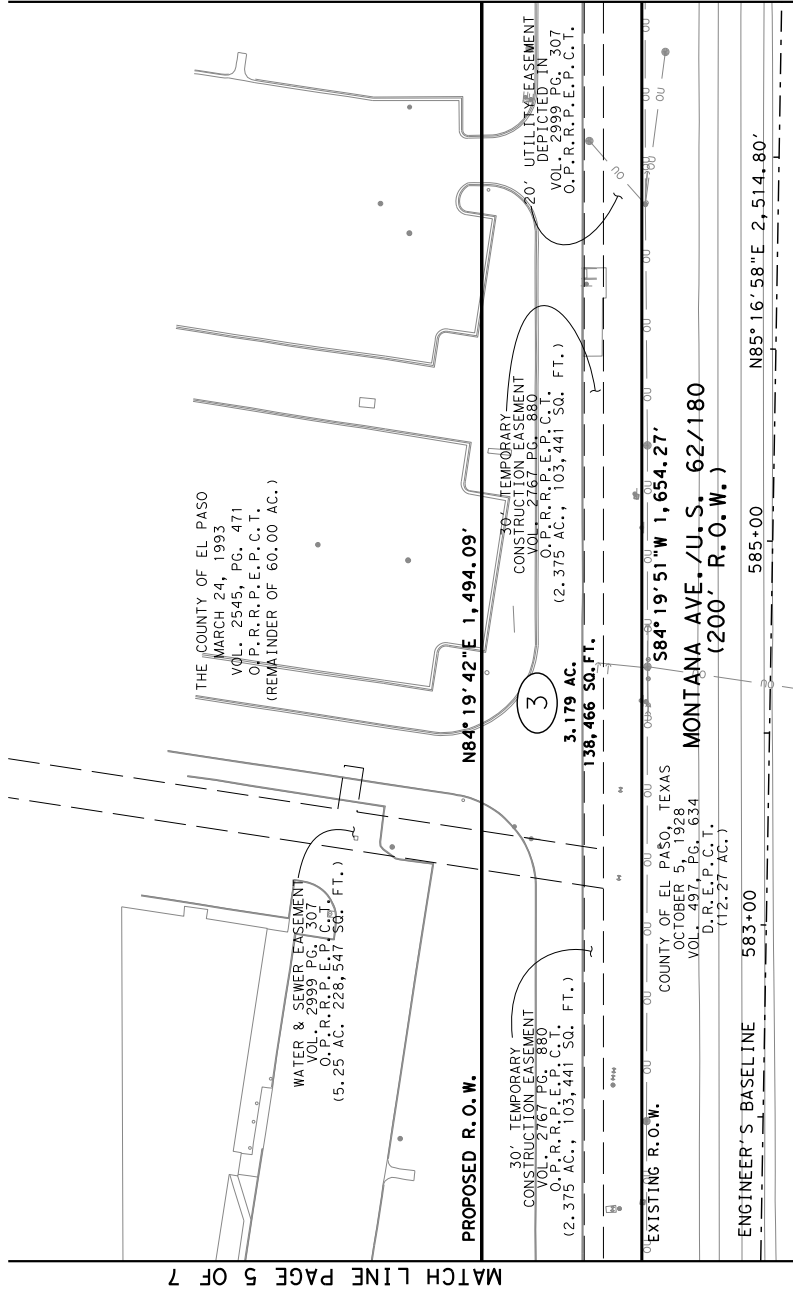
TBPELS SURVEY FIRM # 10095500
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
(512) 451-8591
www.mcgray.com

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PARCEL 3

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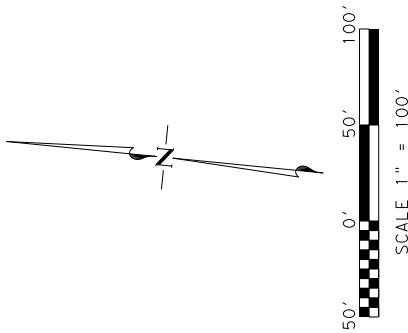
DATE: SEPTEMBER 2020 SCALE: 1" = 100'

SEC. 33, BLK. 79, TSP. 2
T&P R.R. CO. SURVEY, A-2138



MATCH LINE PAGE 5 OF 7

MATCH LINE PAGE 7 OF 7



Texas Department of Transportation

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R.C.S. J.: 0374-02-104

DATE: SEPTEMBER 2020 SCALE: 1" = 100'

LEGEND

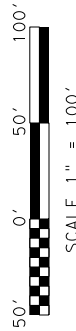
APPROXIMATE SURVEY LINE	SET TxDOT TYPE II MONUMENT	RECORD INFORMATION
FOUND TxDOT TYPE I MONUMENT	(XXX)	PROPERTY LINE (OWNERSHIP DIVISION)
FOUND TxDOT TYPE II MONUMENT	— —	DEED LINE (OWNERSHIP IN COMMON)
FOUND IRON ROD WITH CAP 1/2" UNLESS NOTED	— —	DISTANCE NOT TO SCALE
FOUND IRON ROD 1/2" UNLESS NOTED	— —	RIGHT-OF-WAY
FOUND IRON PIPE 1/2" I.D. UNLESS NOTED	R.O.W.	NOT TO SCALE
FOUND CHISEL MARK	N.T.S.	PUBLIC UTILITY EASEMENT
FOUND MAG NAIL (UNLESS NOTED)	P.U.E.	PLAT RECORDS EL PASO COUNTY, TEXAS
CALCULATED POINT, NOT SET	P.R.E.P.C.T.	DEED RECORDS EL PASO COUNTY, TEXAS
IRON ROD SET W/ TxDOT ALUMINUM CAP	D.R.E.P.C.T.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, EL PASO COUNTY, TEXAS
MAG NAIL SET (UNLESS NOTED)	O.P.R.P.E.P.C.T.	
CHISEL MARK SET		

ENGINEER'S BASELINE U.S. 62/180 CURVE DATA
PI NORTHING = 10,672.911.44
PI EASTING = 458,755.32
PI STATION = 590+14.16
DELTA = 0° 57' 17" (LT)
DEGREE OF CURVE = 0° 23' 33"
TANGENT = 121.63'
LENGTH = 243.25'
RADIUS = 14,600.00'
CHORD BEARING = N 84° 48' 20" E
CHORD = 243.25'
PC STATION = 588+92.53
PT STATION = 591+35.78

SEC. 33, BLK. 79, TSP. 2
T&P R.R. CO. SURVEY, A-2138

THE COUNTY OF EL PASO
MARCH 24, 1993
VOL. 2545, PG. 471
O.P.R.P.E.P.C.T.
(REMAINDER OF 60.00 AC.)

STATE JAIL ROAD
VOL. 2815, PG. 746
O.P.R.P.E.P.C.T.
EXISTING R.O.W.



MATCH LINE PAGE 6 OF 7

PROPOSED R.O.W.

N84°19'42"E 1,494.09'

30' TEMPORARY CONSTRUCTION EASEMENT
VOL. 2767 PG. 880
O.P.R.P.E.P.C.T.
(2.375 AC., 103,441 SQ. FT.)

WATER & SEWER EASEMENT
VOL. 2545 PG. 471
O.P.R.P.E.P.C.T.
(0.17 AC., 7,507 SQ. FT.)

3.179 AC.
138,466 SQ. FT.

EXISTING R.O.W.

WATER & SEWER EASEMENT
VOL. 2999 PG. 307
O.P.R.P.E.P.C.T.
(0.001 AC., 64 SQ. FT.)

S84°19'51"W 1,654.27'
MONTANA AVE./U.S. 62/180
(200' R.O.W.)

20' UTILITY EASEMENT
VOL. 2399 PG. 307
O.P.R.P.E.P.C.T.
OCTOBER 5, 1928
D.R.E.P.C.T. 634
(12.27 AC.)

502.28 25' W
84.35'

COUNTY OF EL PASO, TEXAS
VOL. 2999 PG. 307
OCTOBER 5, 1928
D.R.E.P.C.T. 634
(12.27 AC.)

PT 591+35.78

592+00

N84°19'42"E 6,967.30'

TX2998

ENGINEER'S
BASELINE
N85°16'58"E
2,514.80'

LEGEND

- | | | | |
|-----|---|------------------|---|
| --- | APPROXIMATE SURVEY LINE | ☐ | SET TxDOT TYPE II MONUMENT |
| ■ | FOUND TxDOT TYPE I MONUMENT | (XXX) | RECORD INFORMATION |
| ☐ | FOUND TxDOT TYPE II MONUMENT | —P— | PROPERTY LINE (OWNERSHIP DIVISION) |
| ● | FOUND IRON ROD WITH CAP (1/2" UNLESS NOTED) | —D— | DEED LINE (OWNERSHIP IN COMMON) |
| ● | FOUND IRON ROD (1/2" UNLESS NOTED) | —D— | DISTANCE NOT TO SCALE |
| ● | FOUND IRON PIPE (1/2" I.D. UNLESS NOTED) | —D— | RIGHT-OF-WAY |
| ⊗ | FOUND CHISEL MARK | R.O.W. | |
| ▲ | FOUND MAG NAIL (UNLESS NOTED) | N.T.S. | NOT TO SCALE |
| △ | CALCULATED POINT, NOT SET | P.U.E. | PUBLIC UTILITY EASEMENT |
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| ☒ | CHISEL MARK SET | O.P.R.P.E.P.C.T. | OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, EL PASO COUNTY, TEXAS |



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