

EXHIBIT "A"

County: Tarrant  
Highway: Duncan-Perry Road  
Limits: Duncan-Perry Road  
ROW Project ID: R00012281  
RCSJ 0902-90-281  
CCSJ 0902-90-129

August 05, 2024  
Parcel P00088927  
Page 1 of 6

Property Description for Parcel P00088927

A description of a 0.7561 acre (or 32,937 square foot) parcel of land situated in the M. Goodwin Survey, Abstract No. 584, in the City of Grand Prairie, Tarrant County, Texas, being a portion of Lots 2 and 3, Block D of Hidden Creek, an addition to the City of Grand Prairie, Tarrant County, Texas, recorded on August 20, 2002 in Volume A, Page 7752, Plat Records, Tarrant County, Texas also being a portion of those tracts of land described in Special Warranty Deed conveyed by Peek & Son Builders, Inc. to Henry N. Peek III as recorded in Instrument No. D209017911, Official Public Records, Tarrant County, Texas on January 22, 2009 and Warranty Deed conveyed by Peek & Son Builders, Inc. to Henry N. Peek as recorded in Instrument No. D206087656, Official Public Records, Tarrant County, Texas, on March 29, 2006, said 0.7561 acre (or 32,937 square foot) parcel of land being more particularly described by metes and bounds as follows:

**COMMENCING**, at a 5/8-inch iron rod with yellow plastic cap stamped "CARTER & BURGESS" found at the common westerly corner of Lots 3 and 4, said Block D, and being on the northeast right-of-way line of Babbling Brook Drive (a 50-foot right-of-way) as recorded in said Volume A, Page 7752, said 5/8-inch iron rod also having a surface coordinate of (N: 6,965,940.07, E: 2,417,359.46);

**THENCE**, North 38 degrees 21 minutes 36 seconds East, departing said right-of-way line, coincident with the common line of said Lots 3 and 4, Block D, a distance of 303.38 feet to a 5/8-inch iron rod with 2-inch pink plastic cap stamped "TXDOT SURVEY MARKER RIGHT-OF-WAY MONUMENT" set for the **POINT OF BEGINNING** in the proposed west right-of-way line of Duncan-Perry Road, said point being the northwest corner of herein described Parcel P00088927, and having a surface coordinate of (N: 6,966,177.96, E: 2,417,547.73) and being 64.45 feet right of and at a right angle to approved schematic baseline station 102+22.62;

1. **THENCE**, North 38 degrees 21 minutes 36 seconds East, continuing with said common line, a distance of 41.44 feet to a 5/8-inch iron rod with "illegible" cap found at the common corner of said Lots 3 and 4, Block D, and being on the existing west right-of-way line of Duncan-Perry Road (a variable width right-of-way) dedicated to the City of Grand Prairie, as described in General Warranty Deed recorded in Volume 11320, Page 1751, Deed Records, Tarrant County, Texas, said 5/8-inch iron rod being the northeast corner of herein described Parcel P00088927;

**THENCE**, departing said common line, coincident with the common line of said existing west right-of-way line of Duncan-Perry Road and existing northeast line of aforesaid Lots 2 and 3, Block D, the following six (6) courses and distances:

2. South 55 degrees 18 minutes 39 seconds East, a distance of 19.18 feet to a point for corner;
3. South 80 degrees 23 minutes 59 seconds East, a distance of 97.29 feet to a point for corner;

## Property Description for Parcel P00088927

4. South 54 degrees 13 minutes 40 seconds East, a distance of 71.66 feet to a point for corner;
  5. South 48 degrees 39 minutes 47 seconds East, a distance of 129.93 feet to a point for corner;
  6. South 41 degrees 12 minutes 17 seconds East, a distance of 80.16 feet to a point for corner;
  7. South 43 degrees 44 minutes 02 seconds East, a distance of 116.51 feet to the common corner of Lots 1 and 2, of said Block D, and also being the southeast corner of herein described Parcel P00088927;
8. **THENCE**, South 38 degrees 21 minutes 36 seconds West, departing said existing west right-of-way line of Duncan-Perry Road, and coincident with the common southeast line of said Lot 2 and northwest line of said Lot 1 Block D, a distance of 76.33 feet to a 5/8-inch iron rod with 2-inch pink plastic cap stamped "TXDOT SURVEY MARKER RIGHT-OF-WAY MONUMENT" set for the southwest corner of herein described Parcel P00088927, said 5/8-inch iron rod being 120.78 feet right of and at a right angle to approved schematic station 107+75.31;

THENCE, departing said common line of Lots 1 and 2, Block D, over and across aforesaid Lots 2 and 3, Block D, the following four (4) courses and distances:

9. North 42 degrees 27 minutes 25 seconds West, a distance of 301.81 feet to a point for corner in the creek, said point being 86.17 feet right of and at a right angle to approved schematic station 104+28.13;
10. North 47 degrees 44 minutes 48 seconds West, a distance of 74.87 feet to a 5/8-inch iron rod with 2-inch pink plastic cap stamped "TXDOT SURVEY MARKER RIGHT-OF-WAY MONUMENT" set for corner, said point being 65.00 feet right of and at a right angle to approved schematic station 103+49.15;
11. North 66 degrees 40 minutes 20 seconds West, a distance of 85.86 feet to a point for corner in the creek at the beginning of a non-tangent curve to the right, said point being 65.00 feet right of and at a right angle to approved schematic station 102+63.29;

## Property Description for Parcel P00088927

12. Along said non-tangent curve to the right, an arc distance of 45.57 feet having a central angle of 03 degrees 42 minutes 26 seconds, a radius of 704.26 feet, and a long chord that bears North 64 degrees 24 minutes 07 seconds West, a distance of 45.56 feet to the **POINT OF BEGINNING** and containing a calculated area of 32,937 square feet or 0.7561 acres of land.

## NOTES:

The Basis of Bearings is the Texas Coordinate System of 1983, North Central Texas Zone (4202), North American Datum (NAD 83) 2011 Adjustment, EPOCH 2010. All distances coordinates shown are surface, unless otherwise noted, and may be converted to grid by dividing by the TxDOT combined scale factor of 1.0001200000. Unit of measure is US Survey Foot.

Station and offset information refer to the approved schematic baseline station described in the project schematic Control Section Number 0902-90-129.

Abstract dates: September 1, 2023 through July 26, 2024

Field surveys were performed between September 29, 2023 and July 26, 2024.

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

I, Paul Daniel, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that the land description and plat represent an actual survey made on the ground under my supervision.

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Paul Daniel, R.P.L.S.  
Registered Professional Land Surveyor  
Texas Registration No. 6534

August 05, 2024

**Jacobs**

777 Main Street  
Fort Worth, Texas 76102  
Phone (817)-735-6000  
Fax (817)-735-6148  
TBPLS Firm # 10194664



**EXHIBIT "A"**  
**PAGE 4 OF 6**

- NOTES:
1. ABSTRACT DATES: SEPTEMBER 1, 2023 THROUGH JULY 26, 2024.
  2. BEARING BASIS IS TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203), NORTH AMERICAN DATUM (NAD83) 2011 ADJUSTMENT, EPOCH 2010.
  3. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY TXDOT COMBINED SCALE FACTOR OF 1.0001200000.
  4. THE UNIT OF MEASURE IS U.S. SURVEY FOOT.
  5. THE STATION AND OFFSET INFORMATION REFERS TO THE BASELINE DESCRIBED IN THE PROJECT SCHEMATIC CONTROL SECTION NUMBER 0902-90-129.
  6. FIELD SURVEYS WERE PERFORMED BETWEEN SEPTEMBER 29 2023 AND JULY 26, 2024.
  7. PARCEL REMAINDER AREA IS DERIVED BY SUBTRACTING THE CALCULATED FEE AREA OF THE PARCEL FROM THE CALLED ACREAGE OF THE PARENT TRACT, LESS ANY OTHER CALLED FEE ACREAGE OF PROPERTY CONVEYANCES OF RECORD, FROM THE PARENT TRACT.
  8. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.

**LEGEND**

- REFERENCE THE LINE
- EXISTING ROADWAY INTERNAL
- EXISTING RIGHT-OF-WAY LINE
- PROPOSED RIGHT-OF-WAY LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- PROPERTY LINE
- SURVEY LINE
- DENIAL OF ACCESS LINE
- DENIAL IS PROHIBITED ACROSS THE "DENIAL OF ACCESS LINE TO THE HIGHWAY FACILITY FROM THE ADJACENT PROPERTY"
- ☉ = POINT FOR CORNER, UNLESS OTHERWISE NOTED.
- ⊙ = 5/8-INCH IRON ROD WITH 2-INCH PINK PLASTIC CAP STAMPED "TXDOT SURVEY MARKER RIGHT-OF-WAY MONUMENT" SET, UNLESS OTHERWISE NOTED

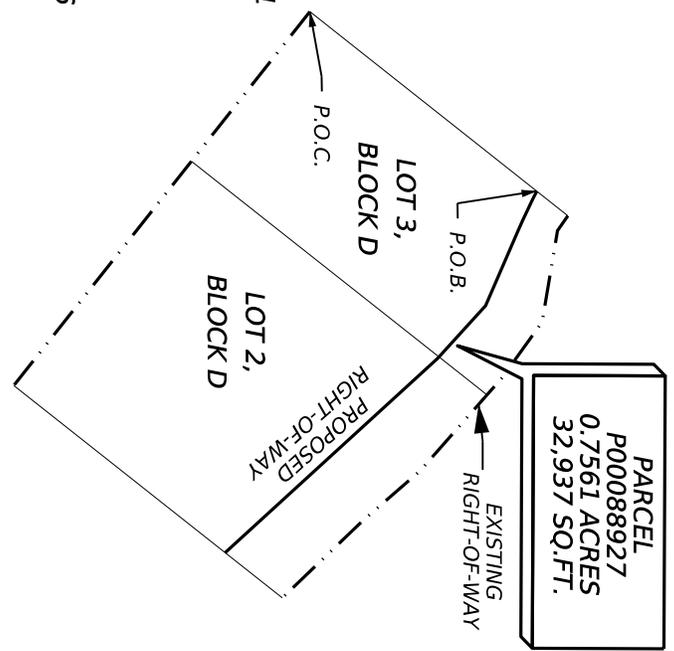
**PARENT TRACT**  
**INSET PARCEL**  
**P00088927**  
**NOT TO SCALE**

**PEEK & SON BUILDERS, INC.**  
**TO**  
**HENRY N. PEEK III**  
**INSTRUMENT NUMBER: D209017911**  
**O.P.R.T.C.T.**  
**JANUARY 22, 2009**

**PEEK & SON BUILDERS, INC.**  
**TO**  
**HENRY N. PEEK**  
**INSTRUMENT NUMBER: D206087656**  
**O.P.R.T.C.T.**  
**MARCH 29, 2006**

**LOTS 2 AND 3, BLOCK D**  
**HIDDEN CREEK**  
**VOLUME A, PAGE 7752**  
**P.R.T.C.T.**  
**AUGUST 20, 2002**

**M. GOODWIN SURVEY**  
**ABSTRACT NO. 584**



| P00088927 |             | AREA TABLE (ACRES)     |        |
|-----------|-------------|------------------------|--------|
| EXISTING  | ACQUISITION | REMAINDER (CALCULATED) |        |
| 4.3559    | 0.7561      | LEFT                   | RIGHT  |
|           |             |                        | 3.5998 |

**A PLAT OF A SURVEY OF**  
**PARCEL P00088927**  
**FOR DUNCAN-PERRY ROAD**  
**RCSJ: 0902-90-281 CCSJ: 0902-90-129**  
**PARCEL P00088927 TOTALING**  
**0.7561 ACRES (OR 32,937 SQ.FT.)**  
**SITUATED IN THE M. GOODWIN SURVEY,**  
**ABSTRACT NO. 584**  
**TARRANT COUNTY, TEXAS**  
**AUGUST 05, 2024**

PAUL DANIEL  
REGISTERED PROFESSIONAL  
LAND SURVEYOR  
TEXAS NO. 6534



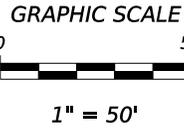
777 MAIN STREET  
FORT WORTH, TEXAS 76102  
PHONE (817)-222-8858  
FAX (817)-735-6148  
TBPLS FIRM # 10194664



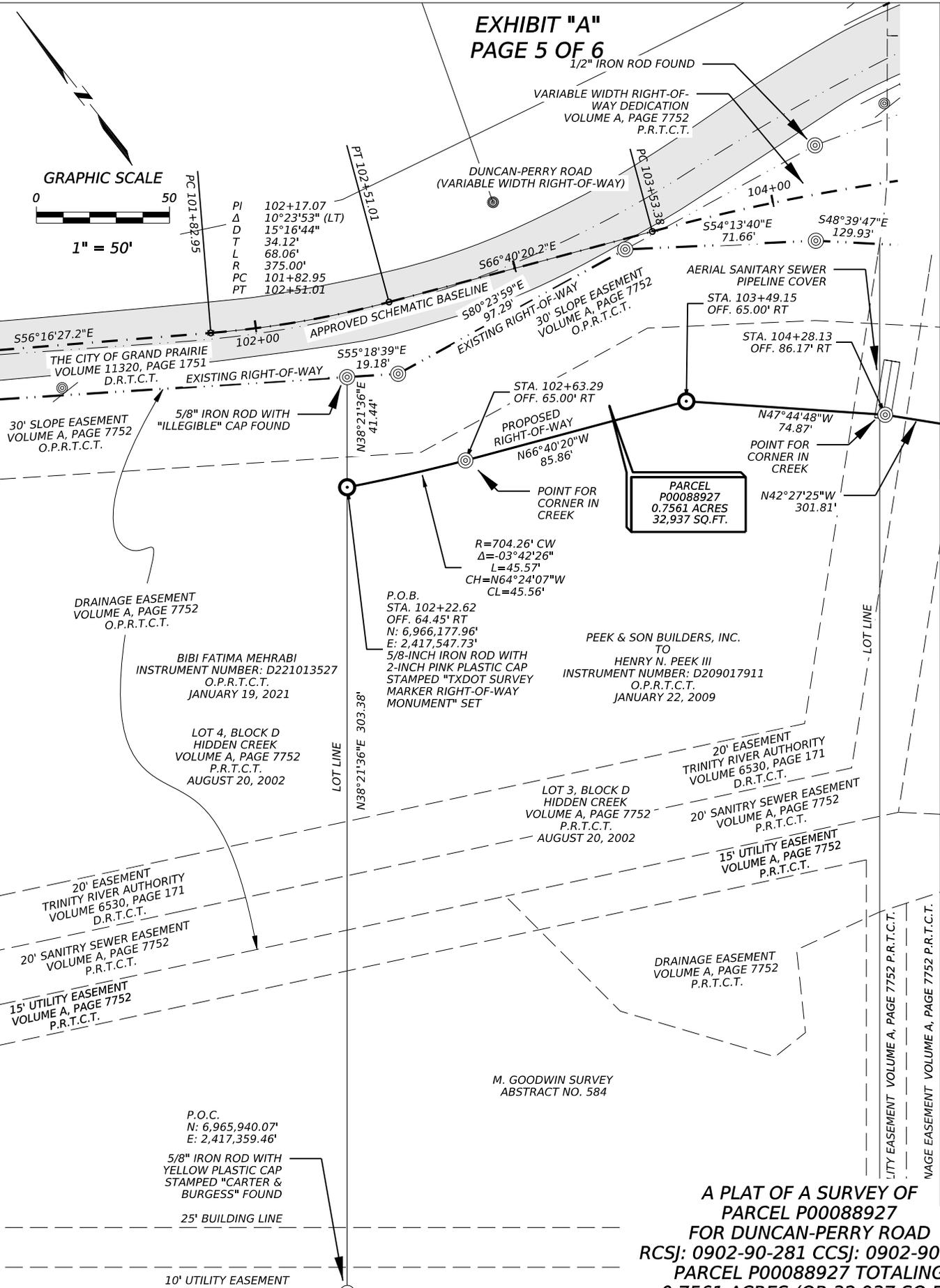
**EXHIBIT "A"**  
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1/2" IRON ROD FOUND  
VARIABLE WIDTH RIGHT-OF-WAY DEDICATION  
VOLUME A, PAGE 7752  
P.R.T.C.T.

DUNCAN-PERRY ROAD  
(VARIABLE WIDTH RIGHT-OF-WAY)



|    |                |
|----|----------------|
| PI | 102+17.07      |
| Δ  | 10°23'53" (LT) |
| D  | 15°16'44"      |
| T  | 34.12'         |
| L  | 68.06'         |
| R  | 375.00'        |
| PC | 101+82.95      |
| PT | 102+51.01      |



**PARCEL P00088927**  
0.7561 ACRES  
32,937 SQ.FT.

PEEK & SON BUILDERS, INC.  
TO  
HENRY N. PEEK III  
INSTRUMENT NUMBER: D209017911  
O.P.R.T.C.T.  
JANUARY 22, 2009

BIBI FATIMA MEHRABI  
INSTRUMENT NUMBER: D221013527  
O.P.R.T.C.T.  
JANUARY 19, 2021

LOT 4, BLOCK D  
HIDDEN CREEK  
VOLUME A, PAGE 7752  
P.R.T.C.T.  
AUGUST 20, 2002

LOT 3, BLOCK D  
HIDDEN CREEK  
VOLUME A, PAGE 7752  
P.R.T.C.T.  
AUGUST 20, 2002

20' EASEMENT  
TRINITY RIVER AUTHORITY  
VOLUME 6530, PAGE 171  
D.R.T.C.T.

20' SANITRY SEWER EASEMENT  
VOLUME A, PAGE 7752  
P.R.T.C.T.

15' UTILITY EASEMENT  
VOLUME A, PAGE 7752  
P.R.T.C.T.

20' EASEMENT  
TRINITY RIVER AUTHORITY  
VOLUME 6530, PAGE 171  
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VOLUME A, PAGE 7752  
P.R.T.C.T.

15' UTILITY EASEMENT  
VOLUME A, PAGE 7752  
P.R.T.C.T.

DRAINAGE EASEMENT  
VOLUME A, PAGE 7752  
P.R.T.C.T.

M. GOODWIN SURVEY  
ABSTRACT NO. 584

P.O.C.  
N: 6,965,940.07'  
E: 2,417,359.46'

5/8" IRON ROD WITH  
YELLOW PLASTIC CAP  
STAMPED "CARTER &  
BURGESS" FOUND

25' BUILDING LINE

10' UTILITY EASEMENT

BABBLING BROOK DRIVE  
(50' RIGHT-OF-WAY)  
VOLUME A, PAGE 7752  
O.P.R.T.C.T.

**A PLAT OF A SURVEY OF  
PARCEL P00088927  
FOR DUNCAN-PERRY ROAD  
RCSJ: 0902-90-281 CCSJ: 0902-90-129  
PARCEL P00088927 TOTALING  
0.7561 ACRES (OR 32,937 SQ.FT.)  
SITUATED IN THE M. GOODWIN SURVEY,  
ABSTRACT NO. 584  
TARRANT COUNTY, TEXAS  
AUGUST 05, 2024**



MATCH LINE (SHEET 6)

PitchfordAT

**EXHIBIT "A"**  
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DUNCAN-PERRY ROAD  
(VARIABLE WIDTH RIGHT-OF-WAY)  
THE CITY OF GRAND PRAIRIE  
VOLUME 11320, PAGE 1751  
D.R.T.C.T.

VARIABLE WIDTH RIGHT-OF-WAY DEDICATION  
VOLUME A, PAGE 7752  
P.R.T.C.T.

1/2" IRON ROD FOUND

APPROVED SCHEMATIC BASELINE

105+00

106+00

107+00

PI 106+32.52  
Δ 38°28'15" (RT)  
D 07°09'43"  
T 279.14'  
L 537.15'  
R 800.00'  
PC 103+53.38  
PT 108+90.53

APPROVED SCHEMATIC

GRAPHIC SCALE  
0 50

1" = 50'

S48°39'47"E  
129.93'

EXISTING RIGHT-OF-WAY

S41°12'17"E  
80.16'

VARIABLE WIDTH RIGHT-OF-WAY DEDICATION  
VOLUME A, PAGE 7752  
O.P.R.T.C.T.

S43°44'02"E  
116.51'

30' SLOPE EASEMENT  
VOLUME A, PAGE 7752  
O.P.R.T.C.T.

EXISTING RIGHT-OF-WAY

PROPOSED RIGHT-OF-WAY

N42°27'25"W  
301.81'

PARCEL  
P00088927  
0.7561 ACRES  
32,937 SQ.FT.

STA. 107+75.31  
OFF. 120.78' RT

LOT LINE  
S38°21'36"W 76.33'

DRAINAGE EASEMENT  
VOLUME A, PAGE 7752  
O.P.R.T.C.T.

ANGELA GRACE MULHEREN  
CHERYL DENISE WILLIAMS  
INSTRUMENT NUMBER: D220267248  
O.P.R.T.C.T.  
OCTOBER 16, 2020

LOT 1, BLOCK D  
HIDDEN CREEK  
VOLUME A, PAGE 7752  
P.R.T.C.T.  
AUGUST 20, 2002

PEEK & SON BUILDERS, INC.  
TO  
HENRY N. PEEK  
INSTRUMENT NUMBER: D206087656  
O.P.R.T.C.T.  
MARCH 29, 2006

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VOLUME A, PAGE 7752  
P.R.T.C.T.

LOT 2, BLOCK D  
HIDDEN CREEK  
VOLUME A, PAGE 7752  
P.R.T.C.T.  
AUGUST 20, 2002

25' BUILDING LINE

10' UTILITY EASEMENT

BABBLING BROOK DRIVE  
(50' RIGHT-OF-WAY)  
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AUGUST 05, 2024



Texas Department of Transportation