

EXHIBIT "A"
LEGAL DESCRIPTION
MEADOW RIDGE FARM, L.P.
PERMANENT RIGHT-OF-WAY DEDICATION FOR REEDER ROAD

BEING a 5.725 acre tract or parcel of land out of the Samuel Smith Survey, Abstract No. 450, City of Forney, Kaufman County, Texas and being part of a tract of land described to Meadow Ridge Farm, L. P. (Tract 1 and Tract 2) as recorded in Volume 3528, Page 121 of the Deed Records of Kaufman County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with red cap stamped "USA INC" found for the Southwest right-of-way corner of the platted Reeder Road (County Road 218) as platted with North Gateway Boulevard as recorded in Instrument No. 2015-0021968 of the Deed Records of Kaufman County, Texas;

THENCE South 44 degrees 59 minutes 14 seconds West, departing the Southwest corner of said Reeder Road and crossing said Meadow Ridge Farm, L.P. (Vol. 3528, Pg. 121) Tract 2 a distance of 166.06 feet to a 1/2 inch iron rod with red cap stamped "USA INC" set for corner, said point being at the beginning of a tangent curve to the left whose chord bears South 23 degrees 20 minutes 19 seconds West a chord distance of 435.31 feet;

THENCE in a Southwesterly direction along said curve to the left having a central angle of 43 degrees 17 minutes 49 seconds, a radius of 590.00 feet, an arc length of 445.85 feet to a 1/2 inch iron rod with red cap stamped "USA INC" set for corner;

THENCE South 01 degrees 41 minutes 25 seconds West a distance of 1,447.64 feet to a 1/2 inch iron rod with red cap stamped "USA INC" set for corner;

THENCE South 43 degrees 26 minutes 48 seconds East a distance of 36.00 feet to a 1/2 inch iron rod with red cap stamped "USA INC" set for a corner clip, said point being in the Northerly right-of-way line of Interstate Highway 80 (a variable width right-of-way);

THENCE North 88 degrees 26 minutes 59 seconds West along the Northerly right-of-way line of said Interstate Highway 80 a distance of 26.75 feet to a 5/8 inch iron rod found for corner, said point being the most Southwesterly corner of said Meadow Ridge Farm, L.P. Tract 2;

THENCE North 45 degrees 12 minutes 05 seconds West continuing along said Northerly right-of-way line of said Interstate Highway 80 and along the most Westerly line of said Meadow Ridge Farm L.P. Tract 2 for a total distance of 162.68 feet to a 1/2 inch iron rod with red cap stamped "USA INC" set for corner, said point being in a Prescriptive right-of-way for County Road 217;

THENCE North 01 degrees 41 minutes 25 seconds East departing said County Road 217 and the Westerly line of said Meadow Ridge Farm, L.P. Tract 2 and crossing said Tract 2 a distance of 1,361.93 feet to a 1/2 inch iron rod with red cap stamped "USA INC" set for corner, said point being at the beginning of a tangent curve to the right whose chord bears North 23 degrees 20 minutes 19 seconds East a chord distance of 523.85 feet;

THENCE in a Northeasterly direction along said curve to the right having a central angle of 43 degrees 17 minutes 49 seconds, a radius of 710.00 feet, an arc length of 536.53 feet to a 1/2 inch iron rod with red cap stamped "USA INC" set for corner;

THENCE North 44 degrees 59 minutes 14 seconds East a distance of 166.06 feet to a 1/2 inch iron rod with red cap stamped "USA INC" found, said point being in the Northwest right-of-way corner of said Reeder Road;

THENCE South 45 degrees 00 minutes 46 seconds East crossing said Reeder Road distance 120.00 feet to the POINT OF BEGINNING containing 249,366 square feet or 5.725 acres of land more or less.



USA PROFESSIONAL SERVICES GROUP, INC.

CIVIL ENGINEERS - SURVEYORS PLANNERS - LANDSCAPE ARCHITECTS
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1525 Viceroy Drive
Dallas, Texas 75235
(214) 634-3300

BEARING BASIS:

ALL BEARING ARE BASED ON NORTH GATEWAY BOULEVARD
& COUNTY ROAD 218 (REEDER ROAD) AS RECORDED IN
INSTRUMENT NO. 2015-0021968

PERMANENT
RIGHT-OF-WAY DEDICATION
REEDER ROAD

BEING 249,366 SQ. FT. / 5.725 ACRES
SAMUEL SMITH SURVEY, ABSTRACT NO. 450
CITY OF FORNEY, TEXAS
KAUFMAN COUNTY, TEXAS
JULY 2018