

EXHIBIT A – TRACT 1

FIELD NOTES DESCRIBING A 25,018 SQUARE FOOT (0.5743 ACRE) TRAIL EASEMENT IN JAMES McLAUGHLIN SURVEY, ABSTRACT NO. 845 CITY OF IRVING, DALLAS COUNTY, TEXAS, FROM THE CITY OF DALLAS

BEING a 25,018 square feet, 0.5743 acre tract of land situated in the James McLaughlin Survey, Abstract Number 845, City of Irving, Dallas County, Texas and being a portion of a called 16.97 acre tract of land described as "Tract 11" in deed to the City of Dallas, as recorded in Volume 73066, Page 1073 of the Deed Records, Dallas County, Texas (D.R.D.C.T.), said 25,018 square feet, 0.5743 acre tract of land being more particularly described by metes and bounds as follows.

COMMENCING at a set 5/8-inch iron rod with yellow cap stamped "DUNAWAY ASSOC." (hereinafter called 5/8-inch YCIR) for the intersection of the northwest corner of said Tract 11, the northeast corner of the remainder of a called 82.40 acre tract of land described as "Parcel B" in deed to Driver RE Irving, LLC, recorded in Instrument No. 201500110654, Official Public Records of Dallas County, Texas (O.P.R.D.C.T.) and the south right-of-way line of Proctor Street (an apparent 60' width right-of-way, no recording information found), said Point of Commencing being locatable by NAD83 Surface Coordinates North 6,989,444.53 and East 2,461,665.93,

South 89 degrees 51 minutes 07 seconds East, with the north line of said Tract 11 and the south right-of-way line of said Proctor Street, a distance of 341.07 feet to a 5/8-inch YCIR for the POINT OF BEGINNING of herein described tract of land, said Point of Beginning being locatable by NAD 83 Surface Coordinates North 6,989,443.65 and East 2,462,007.00,

THENCE South 89 degrees 51 minutes 07 seconds East, with the north line of said Tract 11 and the south right-of-way line of said Proctor Street, a distance of 25.62 feet to set 5/8-inch YCIR for corner, said corner being the beginning of a non-tangent curve to the right, having a radius of 512.50 feet, a central angle of 11 degrees 34 minutes 52 seconds and a chord bearing and distance of South 06 degrees 21 minutes 58 seconds East, a distance of 103.41 feet,

THENCE Southeasterly, departing the north line of said Tract 11 and the south right-of-way line of said Proctor Street and crossing said Tract 11, with said non-tangent curve to the right an arc length of 103.59 feet to a set 5/8-inch YCIR for the beginning of a non-tangent curve to the right, having a radius of 20.00 feet, a central angle of 144 degrees 10 minutes 28 seconds and a chord bearing and distance of South 01 degree 33 minutes 08 seconds West, a distance of 38.06 feet;

THENCE continuing across said Tract 11, the following courses and distances:

Southwesterly with said non-tangent curve to the right, an arc length of 50.33 feet to a set 5/8-inch YCIR for the beginning of a non-tangent curve to the right, having a radius of 512.50 feet, a central angle of 19 degrees 34 minutes 57 seconds and a chord bearing and distance of South 13 degrees 28 minutes 17 seconds West, a distance of 174.31 feet,

Southwesterly with said non-tangent curve to the right, an arc length of 175.16 feet to a set 5/8-inch YCIR for the beginning of a compound curve to the right, having a radius of 342.50 feet, a central angle of 20 degrees 42 minutes 34 seconds and a chord bearing and distance of South 33 degrees 36 minutes 56 seconds West, a distance of 123.12 feet,

Southwesterly with said compound curve to the right, an arc length of 123.79 feet to a set 5/8-inch YCIR for the beginning of a reverse curve to the left, having a radius of 150.50 feet, a central angle of 40 degrees 03 minutes 24 seconds and a chord bearing and distance of South 23 degrees 56 minutes 24 seconds West, a distance of 103.09 feet,

Southwesterly with said reverse curve to the left, an arc length of 105.22 feet to a set 5/8-inch YCIR for the beginning of a reverse curve to the right, having a radius of 462.50 feet, a central angle of 43 degrees 00 minutes 32 seconds and a chord bearing and distance of South 25 degrees 24 minutes 58 seconds West, a distance of 339.08 feet,

Southwesterly with said reverse curve to the right, an arc length of 347.17 feet to a set 5/8-inch YCIR for the beginning of a reverse curve to the left, having a radius of 987.50 feet, a central angle of 06 degrees 14 minutes 01 second and a chord bearing and distance of South 43 degrees 48 minute 13 seconds West, a distance of 107.38 feet;

Southwesterly with said reverse curve to the left, an arc length of 107.44 feet to a set 5/8-inch YCIR for the beginning of a reverse curve to the right, having a radius of 812.50 feet, a central angle of 00 degrees 32 minutes 51 seconds and a chord bearing and distance of South 40 degrees 57 minutes 38 seconds West, a distance of 7.76 feet,

Southwesterly with said reverse curve to the right, an arc length of 7.76 feet to a set 5/8-inch YCIR on the west line of said Tract 11 and the east line of said Driver RE Irving tract for the end of said curve, from which the south corner of said Tract 11 bears South 00 degrees 06 minutes 03 seconds East, passing a set 5/8-inch YCIR for a reference point on the west line of said Tract 11 and the east line of said Driver RE Irving tract at a distance of 203.79 feet, continuing for a total distance of 343.28 feet,

Continued



EXHIBIT A – TRACT 1

FIELD NOTES DESCRIBING A 25,018 SQUARE FOOT (0.5743 ACRE) TRAIL EASEMENT IN JAMES McLAUGHLIN SURVEY, ABSTRACT NO. 845 CITY OF IRVING, DALLAS COUNTY, TEXAS, FROM THE CITY OF DALLAS

Continued

THENCE North 00 degrees 06 minutes 03 seconds West, with the west line of said Tract 11 and the east line of said Driver Real Estate tract, a distance of 37.88 feet to a set 5/8-inch YCIR for corner, said corner being the beginning of a non-tangent curve to the right, having a radius of 1,012.50 feet, a central angle of 05 degrees 02 minutes 59 seconds and a chord bearing and distance of North 44 degrees 23 minutes 44 seconds East, a distance of 89.21 feet,

THENCE departing the west line of said Tract 11, crossing said Tract 11, the following courses and distances

Northeasterly with said non-tangent curve to the right, an arc length of 89.24 feet to a set 5/8-inch YCIR for the beginning of a reverse curve to the left, having a radius of 437.50 feet, a central angle of 43 degrees 00 minutes 32 seconds and a chord bearing and distance of North 25 degrees 24 minutes 58 seconds East, a distance of 320.75 feet,

Northeasterly with said reverse curve to the left, an arc length of 328.41 feet to a set 5/8-inch YCIR for the beginning of a reverse curve to the right, having a radius of 175.50 feet, a central angle of 40 degrees 03 minutes 24 seconds and a chord bearing and distance of North 23 degrees 56 minutes 24 seconds East, a distance of 120.21 feet,

Northeasterly with said reverse curve to the right, an arc length of 122.70 feet to a set 5/8-inch YCIR for the beginning of a reverse curve to the left, having a radius of 317.50 feet, a central angle of 20 degrees 42 minutes 34 seconds and a chord bearing and distance of North 33 degrees 36 minutes 56 seconds East, a distance of 114.14 feet;

Northeasterly with said reverse curve to the left, an arc length of 114.76 feet to a set 5/8-inch YCIR for the beginning of a compound to the left, having a radius of 487.50 feet, a central angle of 20 degrees 49 minutes 57 seconds and a chord bearing and distance of North 12 degrees 50 minutes 47 seconds East, a distance of 176.28 feet,

Northeasterly with said compound curve to the left, an arc length of 177.25 feet to a set 5/8-inch YCIR for the beginning of a non-tangent curve to the right, having a radius of 20.00 feet, a central angle of 43 degrees 51 minutes 58 seconds and a chord bearing and distance of North 01 degree 33 minutes 08 seconds East, a distance of 14.94 feet,

Northeasterly with said non-tangent curve to the right, an arc length of 15.31 feet to a set 5/8-inch YCIR for the beginning of a non-tangent curve to the left, having a radius of 487.50 feet, a central angle of 13 degrees 28 minutes 22 seconds and a chord bearing and distance of North 06 degrees 03 minutes 44 seconds West, a distance of 114.37 feet,

THENCE Northwesterly, continuing across said Tract 11 and with said non-tangent curve to the left, an arc length of 114.63 feet to the POINT OF BEGINNING and containing 25,018 square feet (0.5743 acres) of land, more or less

All bearings are based on the Texas State Plane Coordinate System, North Central Zone, NAD83

All distances and coordinates shown are surface values and may be converted to grid by dividing by a combined scale factor of 0.999863513

I, Hal Mollenkopf, a Registered Professional Land Surveyor in the State of Texas, hereby certify that this description and plat represent an actual survey made on the ground under my supervision in the month of February, 2022

B005250 001

PAGE 2 OF 4

 **DUNAWAY**

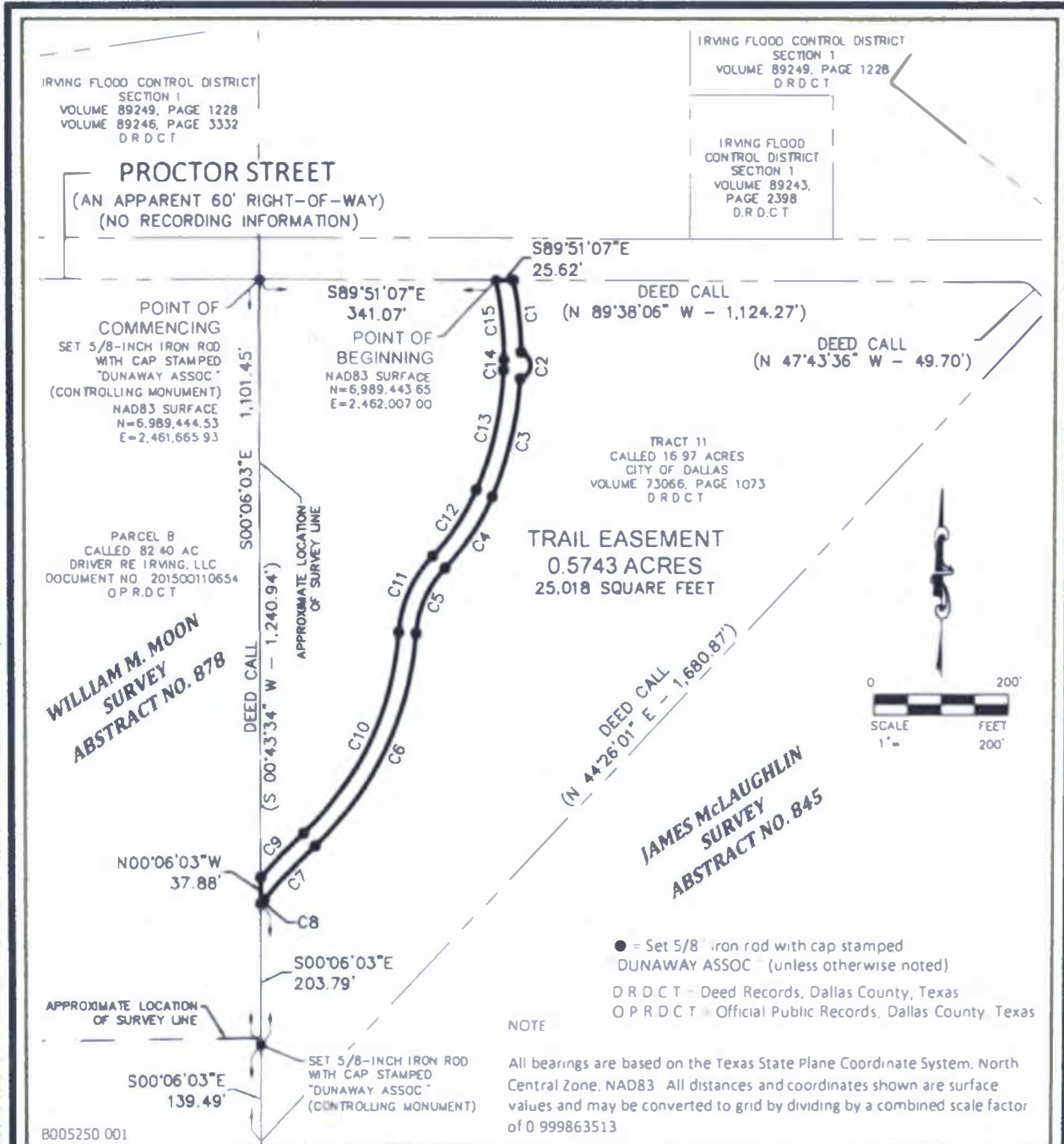
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Tel 817.335.1121
FIRM REGISTRATION 10098100



TRAIL EASEMENT
25,018 SQUARE FEET (0.5743 ACRES)

CITY OF DALLAS
VOLUME 73066, PAGE 1073, D R D C T
SITUATED IN THE
JAMES McLAUGHLIN SURVEY,
ABSTRACT NO. 845, CITY OF IRVING,
DALLAS COUNTY, TEXAS

EXHIBIT A - TRACT 1



B005250 001



TRAIL EASEMENT
25,018 SQUARE FEET (0.5743 ACRES)

CITY OF DALLAS
VOLUME 73066, PAGE 1073, D.R.D.C.T
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DALLAS COUNTY, TEXAS

EXHIBIT A – TRACT 1

Curve Table				
Curve Number	Central Angle	Radius	Arc Length	Chord Bearing and Distance
C1	11°34'52"	512.50	103.59	S06°21'58"E 103.41'
C2	144°10'28"	20.00	50.33	S01°33'08"W 38.06'
C3	19°34'57"	512.50	175.16	S13°28'17"W 174.31'
C4	20°42'34"	342.50	123.79	S33°36'56"W 123.12'
C5	40°03'24"	150.50	105.22	S23°56'24"W 103.09'
C6	43°00'32"	462.50	347.17	S25°24'58"W 339.08'
C7	6°14'01"	987.50	107.44	S43°48'13"W 107.38'
C8	0°32'51"	812.50	7.76	S40°57'38"W 7.76'
C9	5°02'59"	1012.50	89.24	N44°23'44"E 89.21'
C10	43°00'32"	437.50	328.41	N25°24'58"E 320.75'
C11	40°03'24"	175.50	122.70	N23°56'24"E 120.21'
C12	20°42'34"	317.50	114.76	N33°36'56"E 114.14'
C13	20°49'57"	487.50	177.25	N12°50'47"E 176.28'
C14	43°51'58"	20.00	15.31	N01°33'08"E 14.94'
C15	13°28'22"	487.50	114.63	N06°03'44"W 114.37'

D R D C T = Deed Records, Dallas County, Texas

O P R D C T = Official Public Records, Dallas County, Texas

NOTE

All bearings are based on the Texas State Plane Coordinate System, North Central Zone, NAD83. All distances and coordinates shown are surface values and may be converted to grid by dividing by a combined scale factor of 0.999863513.

B005250.001

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02-23-22

TRAIL EASEMENT

25,018 SQUARE FEET (0.5743 ACRES)

CITY OF DALLAS
VOLUME 73066, PAGE 1073, D R D C T
SITUATED IN THE
JAMES MCLAUGHLIN SURVEY,
ABSTRACT NO. 845, CITY OF IRVING,
DALLAS COUNTY, TEXAS

APPROVED BY JAMES MCLAUGHLIN, CIVIL ENGINEER, LICENSE NO. 10098100, REGISTERED PROFESSIONAL SURVEYOR, STATE OF TEXAS, NO. 5439, EXPIRES 02/23/22

PLANNED BY: James O'Connell, City of Wagoner, February 27, 1977 at 8:00 A.M. Scale: 1" = 100' (Horizontal) 1" = 10' (Vertical) Project: 4001/003/2001/27/001 Survey: 4001/003/2001/27/001 Date: 02/27/77 10:00 AM

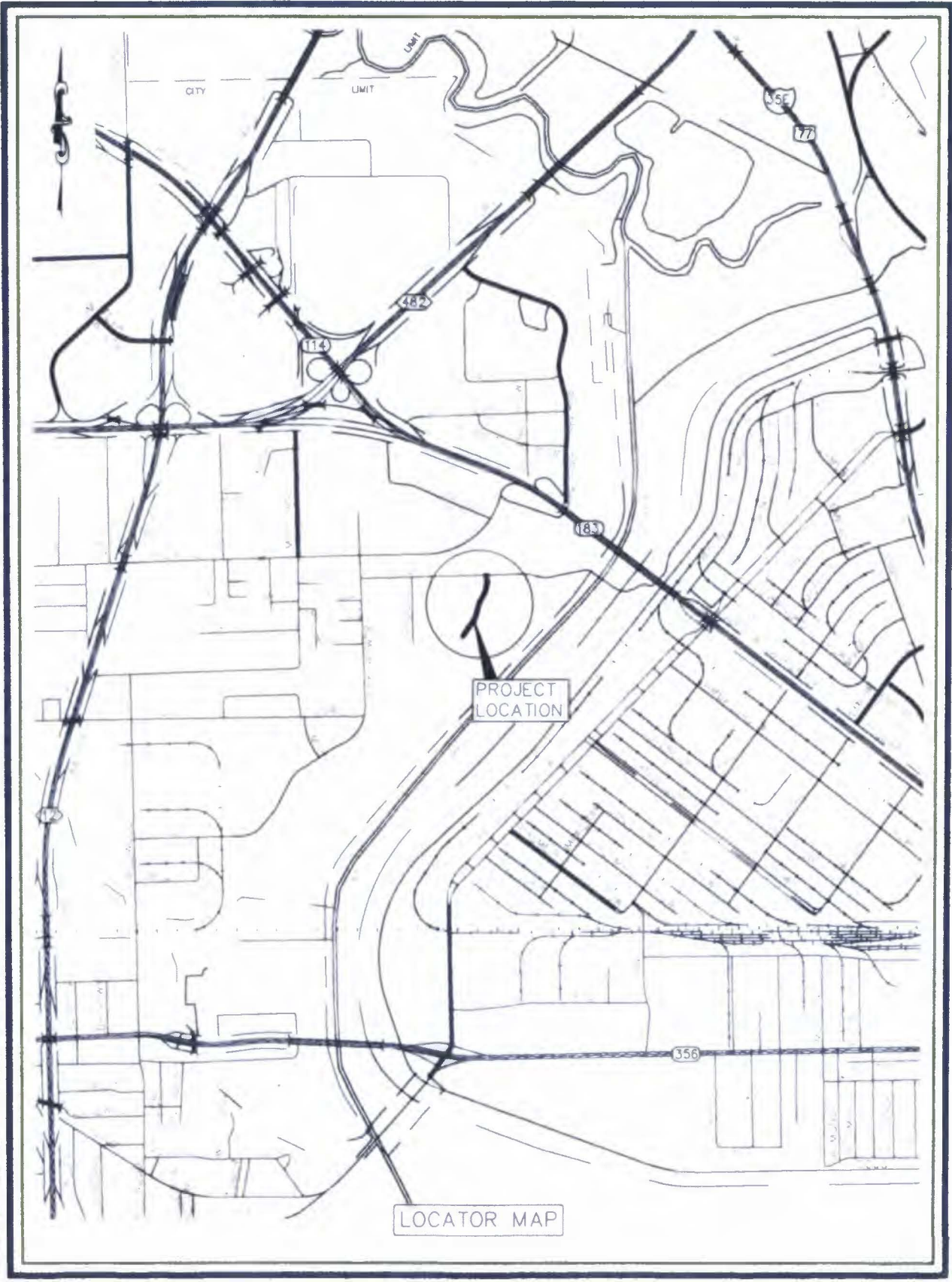


EXHIBIT A – TRACT 2

FIELD NOTES DESCRIBING A 27,404 SQUARE FOOT (0.6291 ACRE) TRAIL EASEMENT IN THE JOHN HOWELL SURVEY, ABSTRACT NO. 584 AND THE HARVEY V. NEWTON SURVEY, ABSTRACT NO. 1075, CITY BLOCK NO. 8675 AND 8677, CITY OF DALLAS, DALLAS COUNTY, TEXAS, FROM THE CITY OF DALLAS

BEING a 27,404 square feet, 0.6291 acre tract of land situated in the John Howell Survey, Abstract Number 584 and the Harvey V. Newton Survey, Abstract No. 1075, City Block No. 8675 and 8677, City of Dallas, Dallas County, Texas and being a portion of a called 7.10 acre tract of land described in deed to the City of Dallas, as recorded in Volume 73114, Page 1084 of the Deed Records, Dallas County, Texas (D.R.D.C.T.), said 27,404 square feet, 0.6291 acre tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a set 5/8-inch iron rod with yellow cap stamped "DUNAWAY ASSOC." (hereinafter called 5/8-inch YCIR) for the northwest corner of said City of Dallas tract and an ell corner of a called 85.1411 acre tract of land described as "Tract 1" in deed to Irving Flood Control District Section 1, as recorded in Volume 89234, Page 4281, D.R.D.C.T., said POINT OF COMMENCING being locatable by NAD83 Surface Coordinates North 6,994,112.96 and East 2,462,968.16;

North 89 degrees 00 minutes 30 seconds East, with the north line of said City of Dallas tract and along said Tract 1, a distance of 155.08 feet to a point for corner for the POINT OF BEGINNING of herein described tract of land, said POINT OF BEGINNING being locatable by NAD 83 Surface Coordinates North 6,994,115.64 and East 2,463,123.22;

THENCE North 89 degrees 00 minutes 30 seconds East, with the north line of said City of Dallas tract and along said Tract 1, a distance of 30.00 feet to a point for corner, said corner being the beginning of a non-tangent curve to the right, having a radius of 265.00 feet, a central angle of 34 degrees 38 minutes 43 seconds and a chord bearing and distance of South 15 degrees 49 minutes 38 seconds West, a distance of 157.81 feet,

THENCE Southwesterly, departing the north line of said City of Dallas tract and said Tract 1 and crossing City of Dallas tract, with said non-tangent curve to the right an arc length of 160.24 feet to a point for corner for the beginning of a reverse curve to the left, having a radius of 135.00 feet, a central angle of 06 degrees 02 minutes 53 seconds and a chord bearing and distance of South 30 degrees 07 minutes 36 seconds West, a distance of 14.24 feet,

THENCE continuing across said City of Dallas tract, the following courses and distances

Southwesterly with said reverse curve to the left, an arc length of 14.25 feet to a point for corner for the end of said curve;

North 62 degrees 53 minutes 50 seconds West, a distance of 2.50 feet to a point for corner for the beginning of a non-tangent curve to the left, having a radius of 137.50 feet, a central angle of 17 degrees 56 minutes 36 seconds and a chord bearing and distance of South 18 degrees 07 minutes 51 seconds West, a distance of 42.89 feet,

Southwesterly with said non-tangent curve to the left, an arc length of 43.06 feet to a point for corner for the beginning of a compound curve to the left, having a radius of 287.50 feet, a central angle of 43 degrees 55 minutes 56 seconds and a chord bearing and distance of South 12 degrees 48 minutes 13 seconds East, a distance of 215.08 feet,

Southeasterly with said compound curve to the left, an arc length of 220.45 feet to a set 5/8-inch YCIR for the end of said curve,

North 51 degrees 33 minutes 08 seconds East, a distance of 16.25 feet to a set 5/8-inch YCIR for the beginning of a curve to the left, having a radius of 71.50 feet, a central angle of 33 degrees 11 minutes 26 seconds and a chord bearing and distance of North 34 degrees 57 minutes 09 seconds East, a distance of 40.84 feet,

Northeasterly with said curve to the left, an arc length of 41.42 feet to a set 5/8-inch YCIR for the beginning of a non-tangent curve to the right, having a radius of 27.00 feet, a central angle of 228 degrees 30 minutes 52 seconds and a chord bearing and distance of North 39 degrees 20 minutes 45 seconds East, a distance of 49.23 feet,

Northeasterly with said non-tangent curve to the right, an arc length of 107.68 feet to a point for corner for the beginning of a compound curve to the right, having a radius of 43.50 feet, a central angle of 33 degrees 54 minutes 40 seconds and a chord bearing and distance of South 04 degrees 36 minutes 55 seconds East, a distance of 25.37 feet,

Southwesterly with said compound curve to the right, an arc length of 25.75 feet to a point for corner for the beginning of a compound curve to the right, having a radius of 21.00 feet, a central angle of 33 degrees 57 minutes 13 seconds and a chord bearing and distance of South 33 degrees 10 minutes 48 seconds West, a distance of 12.26 feet,

Continued.



Scott Holt
FIELD NOTES APPROVED:
3/22/23

EXHIBIT A – TRACT 2

FIELD NOTES DESCRIBING A 27,404 SQUARE FOOT (0.6291 ACRE) TRAIL EASEMENT IN THE JOHN HOWELL SURVEY, ABSTRACT NO. 584 AND THE HARVEY V. NEWTON SURVEY, ABSTRACT NO. 1075, CITY BLOCK NO. 8675 AND 8677, CITY OF DALLAS, DALLAS COUNTY, TEXAS, FROM THE CITY OF DALLAS

Continued.....

Southwesterly with said compound curve to the right, an arc length of 12.44 feet to a set 5/8-inch YCIR for the beginning of a non-tangent curve to the right curve, having a radius of 96.50 feet, a central angle of 39 degrees 35 minutes 15 seconds and a chord bearing and distance of South 31 degrees 45 minutes 17 seconds West, a distance of 65.36 feet, Southwesterly with said non-tangent curve to the right, an arc length of 66.68 feet to a set 5/8-inch YCIR for the end of said curve;

South 51 degrees 33 minutes 08 seconds West, a distance of 16.77 feet to a set 5/8-inch YCIR for the beginning of a non-tangent curve to the right, having a radius of 142.50 feet, a central angle of 41 degrees 21 minutes 27 seconds and a chord bearing and distance of South 18 degrees 33 minutes 13 seconds East, a distance of 100.64 feet;

Southeasterly with said non-tangent curve to the right, an arc distance of 102.86 feet to a point for corner for the end of said curve,

South 02 degrees 07 minutes 30 seconds West, a distance of 35.17 feet to a point for corner,

South 87 degrees 52 minutes 30 seconds East, a distance of 2.50 feet to a point for corner,

South 02 degrees 07 minutes 30 seconds West, a distance of 188.44 feet to a point for corner,

North 87 degrees 52 minutes 30 seconds West, a distance of 2.50 feet to point for corner,

South 02 degrees 07 minutes 30 seconds West, a distance of 43.80 feet to a point for corner,

South 66 degrees 07 minutes 56 seconds East, a distance of 36.38 feet to a point for corner for the beginning of curve to the left, having a radius of 96.00 feet, a central angle of 04 degrees 46 minutes 04 seconds and a chord bearing and distance of South 68 degrees 30 minutes 56 seconds East, a distance of 7.99 feet,

Southeasterly with said curve to the left, an arc length of 7.99 feet to a point for corner on the south line of said City of Dallas tract and said Tract 1 for the end of said curve,

THENCE South 89 degrees 00 minutes 30 seconds West, with the south line of said City of Dallas tract and along said Tract 1, a distance of 19.82 feet to a point for corner,

THENCE North 66 degrees 07 minutes 56 seconds West, departing the south line of said City of Dallas tract and said Tract 1, crossing said City of Dallas tract, a distance of 23.18 feet to a point for corner,

THENCE South 02 degrees 07 minutes 30 seconds West, continuing across said City of Dallas tract, a distance of 9.76 feet to a set 5/8-inch YCIR on the south line of said City of Dallas tract and said Tract 1 for corner,

THENCE South 89 degrees 00 minutes 30 seconds West, with the south line of said City of Dallas tract and said Tract 1, a distance of 25.04 feet to a set 5/8-inch YCIR for corner, from which a set 5/8-inch YCIR for the southwest corner of said City of Dallas tract and an ell corner of said Tract 1, bears South 89 degrees 00 minutes 30 seconds West, a distance of 150.55 feet,

THENCE North 02 degrees 07 minutes 30 seconds East, departing the south line of said City of Dallas tract and said Tract 1, crossing said City of Dallas tract, a distance of 63.54 feet to a point for corner,

THENCE continuing across said City of Dallas tract, the following courses and distances

North 87 degrees 52 minutes 30 seconds West, a distance of 2.50 feet to a point for corner,

North 02 degrees 07 minutes 30 seconds East, a distance of 188.44 feet to a point for corner,

South 87 degrees 52 minutes 30 seconds East, a distance of 2.50 feet to a point for corner;

North 02 degrees 07 minutes 30 seconds East, a distance of 35.17 feet to a point for corner for the beginning of a curve to the left, having a radius of 117.50 feet, a central angle of 41 degrees 42 minutes 24 seconds and a chord bearing and distance of North 18 degrees 43 minutes 42 seconds West, a distance of 83.65 feet;

Continued.....

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EXHIBIT A – TRACT 2

FIELD NOTES DESCRIBING A 27,404 SQUARE FOOT (0.6291 ACRE) TRAIL EASEMENT IN THE JOHN HOWELL SURVEY, ABSTRACT NO. 584 AND THE HARVEY V. NEWTON SURVEY, ABSTRACT NO. 1075, CITY BLOCK NO. 8675 AND 8677, CITY OF DALLAS, DALLAS COUNTY, TEXAS, FROM THE CITY OF DALLAS

Continued...

Northwesterly with said curve to the left, an arc distance of 85.53 feet to a point for corner for the beginning of a reverse curve to the right, having a radius of 312.50 feet, a central angle of 48 degrees 44 minutes 39 seconds and a chord bearing and distance of North 15 degrees 12 minutes 34 seconds West, a distance of 257.91 feet,

Northwesterly with said reverse curve to the right, an arc length of 265.86 feet a point for corner for the beginning of a compound curve to the right, having a radius of 162.50 feet, a central angle of 17 degrees 56 minutes 36 seconds and a chord bearing and distance of North 18 degrees 07 minutes 52 seconds East, a distance of 50.68 feet,

Northeasterly with said compound curve to the right, an arc length of 50.89 feet to a point for corner for the end of said curve,

North 62 degrees 53 minutes 50 seconds West, a distance of 2.50 feet to a point for corner for the beginning of a non-tangent curve to the right, having a radius of 165.00 feet, a central angle of 06 degrees 02 minutes 53 seconds and a chord bearing and distance of North 30 degrees 07 minutes 36 seconds East, a distance of 17.41 feet,

Northeasterly with said non-tangent curve to the right, an arc distance of 17.42 feet to a point for corner for the beginning of a reverse curve to the left, having a radius of 235.00 feet, a central angle of 34 degrees 42 minutes 34 seconds and a chord bearing and distance of North 15 degrees 47 minutes 42 seconds East, a distance of 140.20 feet,

THENCE Northeasterly with said reverse curve to the left, an arc distance of 142.36 feet to the POINT OF BEGINNING and containing 27,404 square feet (0.6291 acres) of land, more or less

The basis of bearings for this survey is the Texas State Coordinate System, North Central Zone, based upon GPS measurements. Distances, coordinates and areas hereon are surface values. A combined scale factor of 0.999863513 was used for this project.

I, Hal Mollenkopf, a Registered Professional Land Surveyor in the State of Texas, hereby certify that this description and plat represent an actual survey made on the ground under my supervision in the month of February, 2022.

B005250.001

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Tel: 817.335.1121
FIRM REGISTRATION 10098100



03-07-23

TRAIL EASEMENT

27,404 SQUARE FEET (0.6291 ACRES)
BLOCKS 8675 AND 8677

CITY OF DALLAS

VOLUME 73114, PAGE 1084, D.R.D.C.T.

SITUATED IN THE

JOHN HOWELL SURVEY, ABSTRACT NO. 584

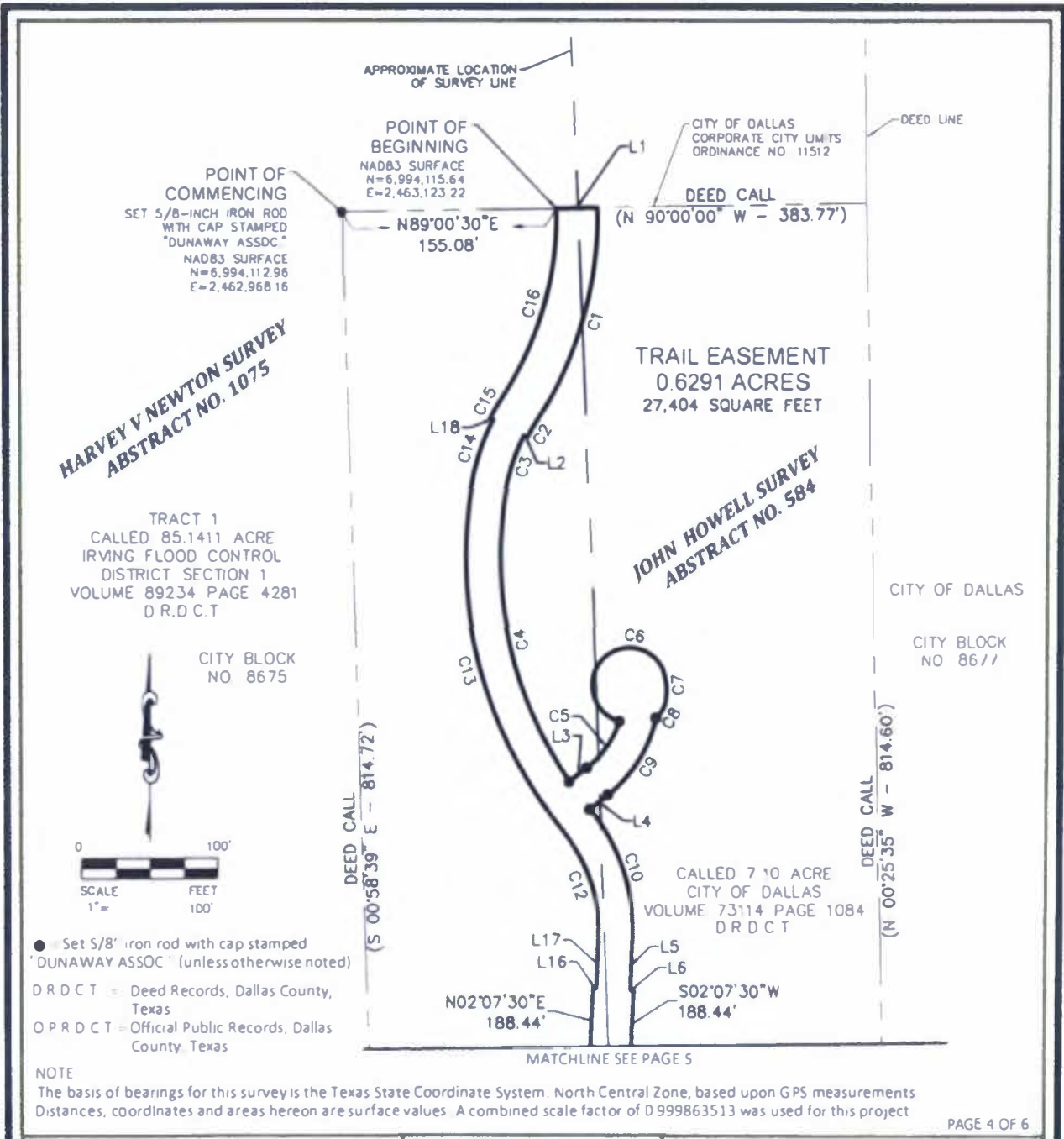
AND THE

HARVEY V. NEWTON SURVEY,

ABSTRACT NO. 1075,

CITY OF DALLAS, DALLAS COUNTY, TEXAS

EXHIBIT A - TRACT 2



B005250.001

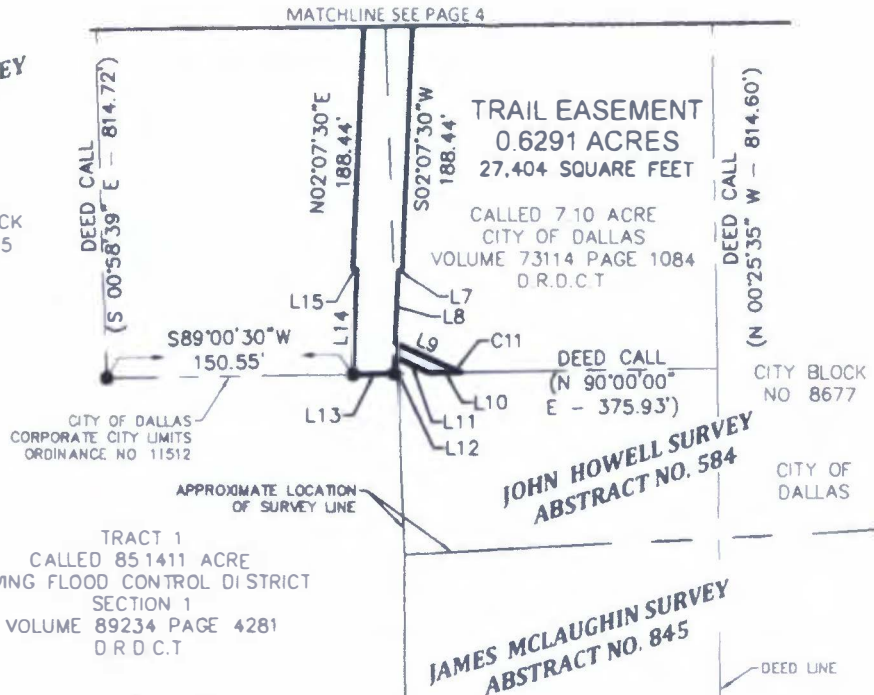
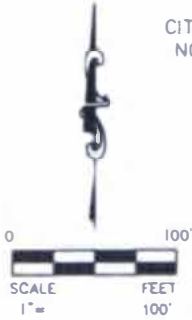


TRAIL EASEMENT
27,404 SQUARE FEET (0.6291 ACRES)
BLOCKS 8675 AND 8677
CITY OF DALLAS
VOLUME 73114, PAGE 1084, D.R.D.C.T
SITUATED IN THE
JOHN HOWELL SURVEY, ABSTRACT NO. 584
AND THE
HARVEY V. NEWTON SURVEY,
ABSTRACT NO 1075,
CITY OF DALLAS, DALLAS COUNTY, TEXAS

EXHIBIT A – TRACT 2

**HARVEY V NEWTON SURVEY
ABSTRACT NO. 1075**

CITY BLOCK
NO 8675



Line Number	Bearing	Distance
L1	N89°00'30"E	30.00'
L2	N62°53'50"W	2.50'
L3	N51°33'08"E	16.25'
L4	S51°33'08"W	16.77'
L5	S02°07'30"W	35.17'
L6	S87°52'30"E	2.50'
L7	N87°52'30"W	2.50'
L8	S02°07'30"W	43.80'
L9	S66°07'56"E	36.38'
L10	S89°00'30"W	19.82'

Line Number	Bearing	Distance
L11	N66°07'56"W	23.18'
L12	S02°07'30"W	9.76'
L13	S89°00'30"W	25.04'
L14	N02°07'30"E	63.54'
L15	N87°52'30"W	2.50'
L16	S87°52'30"E	2.50'
L17	N02°07'30"E	35.17'
L18	N62°53'50"W	2.50'

● = Set 5/8" iron rod with cap stamped "DUNAWAY ASSOC" (unless otherwise noted)
D.R.D.C.T. = Deed Records, Dallas County, Texas
O.P.R.D.C.T. = Official Public Records, Dallas County, Texas

NOTE
The basis of bearings for this survey is the Texas State Coordinate System, North Central Zone, based upon GPS measurements. Distances, coordinates and areas herein are surface values. A combined scale factor of 0.999863513 was used for this project.

PAGE 5 OF 6

B005250 001



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03-07-23

TRAIL EASEMENT
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BLOCKS 8675 AND 8677
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AND THE
HARVEY V. NEWTON SURVEY,
ABSTRACT NO. 1075,
CITY OF DALLAS, DALLAS COUNTY, TEXAS

EXHIBIT A – TRACT 2

Curve Table				
Curve Number	Central Angle	Radius	Arc Length	Chord Bearing and Distance
C1	34°38'43"	265.00	160.24	S15°49'38"W 157.81'
C2	6°02'53"	135.00	14.25	S30°07'36"W 14.24'
C3	17°56'36"	137.50	43.06	S18°07'51"W 42.89'
C4	43°55'56"	287.50	220.45	S12°48'13"E 215.08'
C5	33°11'26"	71.50	41.42	N34°57'09"E 40.84'
C6	228°30'52"	27.00	107.68	N39°20'45"E 49.23'
C7	33°54'40"	43.50	25.75	S04°36'55"E 25.37'
C8	33°57'13"	21.00	12.44	S33°10'48"W 12.26'
C9	39°35'15"	96.50	66.68	S31°45'17"W 65.36'
C10	41°21'27"	142.50	102.86	S18°33'13"E 100.64'
C11	4°46'04"	96.00	7.99	S68°30'56"E 7.99'
C12	41°42'24"	117.50	85.53	N18°43'42"W 83.65'
C13	48°44'39"	312.50	265.86	N15°12'34"W 257.91'
C14	17°56'36"	162.50	50.89	N18°07'52"E 50.68'
C15	6°02'53"	165.00	17.42	N30°07'36"E 17.41'
C16	34°42'34"	235.00	142.36	N15°47'42"E 140.20'

NOTE

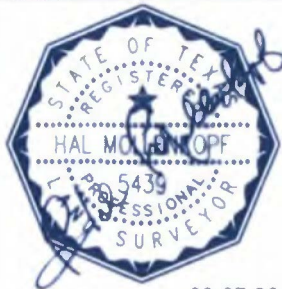
The basis of bearings for this survey is the Texas State Coordinate System, North Central Zone, based upon GPS measurements. Distances, coordinates and areas hereon are surface values. A combined scale factor of 0.999863513 was used for this project.

B005250.001

PAGE 6 OF 6



550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121
FIRM REGISTRATION 10098100



03-07-23

TRAIL EASEMENT

27,404 SQUARE FEET (0.6291 ACRES)
BLOCKS 8675 AND 8677
CITY OF DALLAS
VOLUME 73114, PAGE 1084, D.R.D.C.T.
SITUATED IN THE
JOHN HOWELL SURVEY, ABSTRACT NO. 584
AND THE
HARVEY V. NEWTON SURVEY,
ABSTRACT NO. 1075,
CITY OF DALLAS, DALLAS COUNTY, TEXAS

PLOTTED BY: JAMES CARROLL ON: Tuesday, March 07, 2023 AT: 9:44:11 AM IN: L:\Projects\1800575030 - 301001\1800575030.dwg
 PLOTTED BY: JAMES CARROLL ON: Tuesday, March 07, 2023 AT: 9:44:11 AM IN: L:\Projects\1800575030 - 301001\1800575030.dwg

FILED BY: omet's Corridor ON Tuesday, March 11, 2023 AT 9:05 AM FILED AT: 104500\1005\000\5256\00 Survey Draw.qdt 18005750.00 - Campton Trgs. Easement DWG 18005750.dwg

