

Exhibit A
FIELD NOTES DESCRIBING A 10,071 SQUARE FOOT (0.231 ACRE)
WATER EASEMENT
CITY BLOCK 7513
DAVID BARROW SURVEY, ABSTRACT NO. 177
DALLAS COUNTY, TEXAS

BEING a 10,071 square foot (0.231 acre) tract of land located in the David Barrow Survey, Abstract No. 177, Dallas, Dallas County Texas, being a portion of City of Dallas Block 7513, and being part of Orbiter Park, a called 278,457 square parcel foot parcel (Tract 1) described in Deed to the City of Dallas, recorded in Volume 75203, Page 1087, Deed Records Dallas County Texas (DRDCT), said 10,071 square foot parcel being more particularly described by metes and bounds as follows:

COMMENCING at a found 1/2-inch iron rod for the most easterly corner of that called 13.648 acre tract described in Special Warranty Deed to Royal Oak Development Company, Inc. recorded in Volume 83247, Page 4581, DRDCT, being located South 34 degrees 56 minutes 57 seconds East, 23.5 feet from the most southerly corner of Urban Reserve Addition, an Addition to the City of Dallas recorded in Volume 2005186, Page 0236, Official Public Records Dallas County Texas (OPRDCT);

THENCE South 44 degrees 03 minutes 22 seconds West with the line common to Orbiter Park and the Royal Oaks Development tract, a distance of 78.93 feet to a set 5/8-inch iron rod with blue plastic cap marked "PACHECO KOCH EASEMENT" (set iron rod) for the **POINT OF BEGINNING** of the herein described parcel, (N = 7,014,313.104, E = 2,501,666.192, Grid);

THENCE South 78 degrees 58 minutes 12 seconds East, a distance of 153.94 feet to a set iron rod;

THENCE South 67 degrees 37 minutes 16 seconds East, a distance of 316.88 feet to a set iron rod;

THENCE South 58 degrees 13 minutes 19 seconds East, a distance of 132.55 feet to a set iron rod on the westerly line of Royal Lane Village, an Addition to the City of Dallas recorded Volume 91083, Page 145, DRDCT;

THENCE South 44 degrees 25 minutes 53 seconds West, with said westerly line, a distance of 11.35 feet to a set iron rod for the southeast corner of said Royal Lane Village, and being on the northerly right of way line for Royal Lane (100-foot right of way), being the northwest corner of that 100' Easement for Street Purposes described as Tract I, in Volume 69139, Page 1857, DRDCT, and the northeast corner of Tract 3 described in Warranty Deed to the City of Dallas as recorded in Volume 75203, page 1087, DRDCT;

 **FIELD NOTES APPROVED:**
[Signature] 3/7/19

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WATER EASEMENT
CITY BLOCK 7513
DAVID BARROW SURVEY, ABSTRACT NO. 177
DALLAS COUNTY, TEXAS

THENCE westerly with said right of way line and along the arc of a curve to the left, having a central angle of 23 degrees 33 minutes 12 seconds, a radius of 1482.39 feet, an arc length of 609.39 feet, and a chord of North 69 degrees 53 minutes 57 seconds West, 605.10 feet to a set iron rod, being the southwest corner of Orbiter Park and the southeast corner for said Royal Oaks Development tract;

THENCE North 44 degrees 03 minutes 22 seconds East with the line common to said tracts, a distance of 27.90 feet to the **POINT OF BEGINNING**;

CONTAINING 10,071 square feet, or 0.231 acre of land, more or less.

Basis of bearing is the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983.

(A survey plat of even survey date herewith accompanies this description.)

The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the easement tract described.

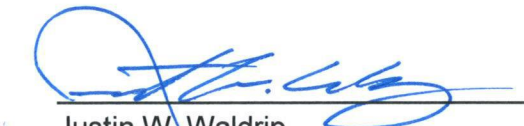
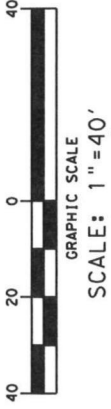

Justin W. Waldrip _____ Date 1/30/19
Registered Professional Land Surveyor No. 6179
Pacheco Koch Consulting Engineers, Inc.
7557 Rambler Road, #1400, Dallas, Texas 75231
(972) 235-3031
TX Reg. Surveying Firm LS-100080-00



Exhibit A

MATCHLINE (PAGE 4 OF 4)



BLOCK 7513
ORBITER PARK
CITY OF DALLAS
TRACT 1
(VOL. 75203, PG. 1087)
(D.R.D.C.T.)

WATER EASEMENT
10,071 SF
(0.231 ACRE)

S67° 37' 16" E 316.88'

DAVID BARROW SURVEY
NO. 177
ABSTRACT

ROYAL LANE
(100' RIGHT-OF-WAY)
TRACT 3
(VOL. 75203, PG. 1087)
(D.R.D.C.T.)

D = 23° 33' 12"
R = 1482.39'
L = 609.39'
CB = N69° 53' 57" W
CL = 605.10'

S78° 58' 12" E 153.94'

N44° 03' 22" E
27.90'

URBAN RESERVE ADDITION
(VOL. 2005186, PG. 236)
(O.P.R.D.C.T.)

POINT OF BEGINNING
COMMENCING
1/2" IRON ROD
FND (C.M.)

BLOCK 7515
13.648 ACRES
ROYAL OAKS DEVELOPMENT
COMPANY, INC.
TRACT 1
(VOL. 83247, PG. 4581)
(D.R.D.C.T.)
30' WATER LINE EASEMENT
(VOL. 85203, PG. 4306)
(D.R.D.C.T.)
20' WASTE WATER
EASEMENT
(VOL. 4475, PG. 21)
(D.R.D.C.T.)

50' SLOPE EASEMENT
(VOL. 69139, PG. 1869)
(D.R.D.C.T.)
15' WATER
EASEMENT
(VOL. 88144, PG. 2333)
(D.R.D.C.T.)

TRACT II
(100' EASEMENT FOR STREET PURPOSES)
(VOL. 69139, PG. 1857)
(D.R.D.C.T.)

CITY OF DALLAS DRAINAGE EASEMENT
(VOL. 69139, PG. 1880)
(D.R.D.C.T.)

BLOCK 7515
ROYAL OAKS COUNTRY CLUB
(VOL. 83247, PG. 4594)
(D.R.D.C.T.)

TRACT III
20' SLOPE ESMT
(VOL. 69139, PG. 1869)
(D.R.D.C.T.)

WATER EASEMENT

TO BE ACQUIRED BY THE CITY OF DALLAS
IN CITY BLOCK 7513
DAVID BARROW SURVEY - ABSTRACT NO. 177
DALLAS COUNTY, TEXAS
FROM THE CITY OF DALLAS
PAGE 3 OF 4

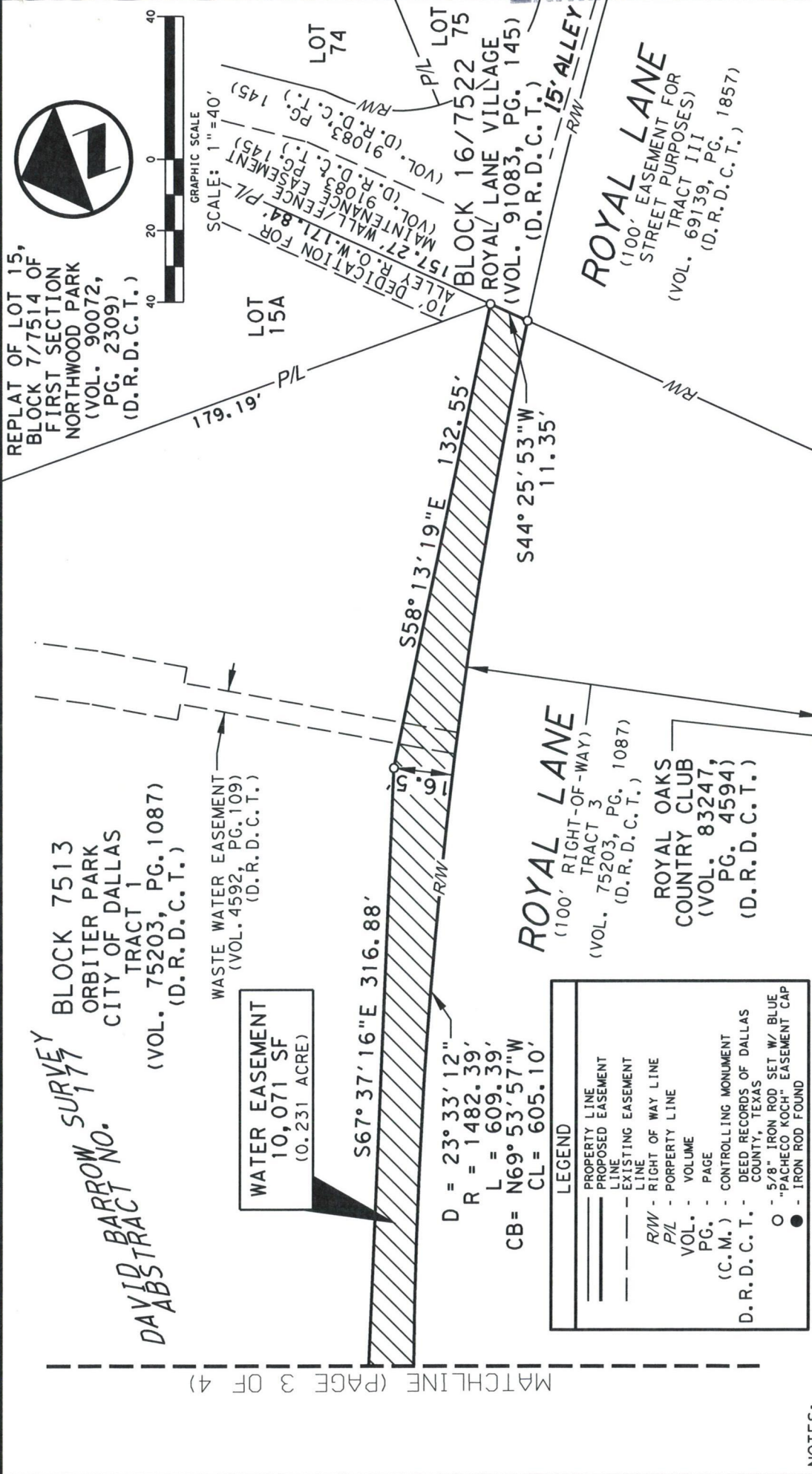


7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

DRAWN BY CRK/CTP	CHECKED BY JPH/JWW	SCALE 1"=40'	DATE JAN 2019	JOB NUMBER 3505.14.013
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LEGEND

- PROPERTY LINE
- PROPOSED EASEMENT LINE
- - - EXISTING EASEMENT LINE
- R/W - RIGHT OF WAY LINE
- P/L - PROPERTY LINE
- VOL. - VOLUME
- PG. - PAGE
- (C.M.) - CONTROLLING MONUMENT
- D.R.D.C.T. - DEED RECORDS OF DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. - OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
- - 5/8" IRON ROD SET W/ BLUE "PACHECO KOCH" EASEMENT CAP
- - IRON ROD FOUND



WATER EASEMENT
 TO BE ACQUIRED BY THE CITY OF DALLAS
 IN CITY BLOCK 7513
 DAVID BARROW SURVEY - ABSTRACT NO. 177
 DALLAS COUNTY, TEXAS
 FROM THE CITY OF DALLAS
 PAGE 4 OF 4

Pacheco Koch
 7557 RAMBLER ROAD, SUITE 1400
 DALLAS, TX 75231 972.235.3031
 TX REG. ENGINEERING FIRM F-469
 TX REG. SURVEYING FIRM LS-10008000

DRAWN BY CRK/CTP	CHECKED BY JPH/JWW	SCALE 1"=40'	DATE JAN 2019	JOB NUMBER 3505.14.013
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DAVID BARROW SURVEY NO. 177
 BLOCK 7513
 ORBITER PARK
 CITY OF DALLAS
 TRACT 1
 (VOL. 75203, PG. 1087)
 (D.R.D.C.T.)

WASTE WATER EASEMENT
 (VOL. 4592, PG. 109)
 (D.R.D.C.T.)

WATER EASEMENT
 10,071 SF
 (0.231 ACRE)

REPLAT OF LOT 15,
 BLOCK 7/7514 OF
 FIRST SECTION
 NORTHWOOD PARK
 (VOL. 90072,
 PG. 2309)
 (D.R.D.C.T.)

LOT 15A
 P/L
 171.61'

LOT 74
 P/L
 LOT 75

ALLEY R.O.W. 171.84'
 10' DEDICATION FOR
 MAINTENANCE EASEMENT
 (VOL. 91083, PG. 145)
 (D.R.D.C.T.)

157.27' WALL/FENCE
 (VOL. 91083, PG. 145)
 (D.R.D.C.T.)

10' DEDICATION FOR
 MAINTENANCE EASEMENT
 (VOL. 91083, PG. 145)
 (D.R.D.C.T.)

ROYAL LANE VILLAGE
 (VOL. 91083, PG. 145)
 (D.R.D.C.T.)

15' ALLEY
 (D.R.D.C.T.)

ROYAL LANE
 (100' EASEMENT FOR
 STREET PURPOSES)
 (VOL. 69139, PG. 1857)
 (D.R.D.C.T.)

ROYAL LANE
 (100' RIGHT-OF-WAY)
 TRACT 3
 (VOL. 75203, PG. 1087)
 (D.R.D.C.T.)

ROYAL OAKS
 COUNTRY CLUB
 (VOL. 83247,
 PG. 4594)
 (D.R.D.C.T.)

LEGEND
 ——— PROPERTY LINE
 - - - - PROPOSED EASEMENT LINE
 - - - - EXISTING EASEMENT LINE
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 D.R.D.C.T. - DEED RECORDS OF DALLAS COUNTY, TEXAS
 ○ - 5/8" IRON ROD SET W/ BLUE "PACHECO KOCH" EASEMENT CAP
 ● - IRON ROD FOUND

NOTES:
 1. A metes and bounds description of even survey date herewith accompanies this plat of survey.
 2. Bearing system for this survey is based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (2011 Adj.).

JUSTIN W. WALDRIP!
 Justin W. Waldrip
 Registered Professional Land Surveyor, hereby declares that this plat of survey accurately sets out the metes and bounds of the easement tract described.

Justin W. Waldrip
 Registered Professional Land Surveyor No. 6179
 Date 1/30/19

MATCHLINE (PAGE 3 OF 4)