

# EXHIBIT A

## FIELD NOTES DESCRIBING 1,112 SQUARE FOOT (0.026 ACRE) TRACT OF LAND IN CITY BLOCK 1451 CITY OF DALLAS, DALLAS COUNTY, TEXAS

Being a 1,112 Square foot (0.026 acre) tract of land located in the Thomas Lagow Survey, Abstract No. 759, in the City of Dallas, Dallas County, Texas, being a part of a tract of land described in Warranty deed to City of Dallas, according to the deed thereof recorded in Volume 4508, Page 244, Deed Records of Dallas County, Texas, said tract being a portion of Lot 20, Block 1451, D. Rowen's Addition, an addition to the City of Dallas, according to the plat thereof recorded in Volume 1, Page 18, of the Map Records of Dallas County, Texas, said 0.026 acre tract being more particularly described as follows;

**BEGINNING** at a 1/2 inch iron rod found for the controlling monument (C.M.) on the intersecting southerly line of the remainder of said Dallas tract and easterly line of Crosstown Expressway (a variable width right-of-way) and being the northwest corner of a tract of land deeded to James Lee according to the deed thereof recorded in Instrument No. 201900166107 of the Official Public Records of Dallas County, Texas, from which an "X" cut found bears S. 02°48'31" E., 143.50 feet for the southwest corner of said Lee tract and being at the northeast intersection of said Crosstown Expressway and S. Haskell Avenue (90 foot right-of-way);

**THENCE** N. 02°48'31" W., with said east line of Crosstown Expressway, a distance of 49.05 feet to a 1/2 inch iron rod with cap marked "KSC 4125" set for corner;

**THENCE** S. 44°52'30" E., departing said Crosstown Expressway with the common line of Lots 20 and 24 said D. Rowen's Addition same being the easterly line of said City of Dallas tract, a distance of 67.69 feet to a 1/2 inch iron rod with cap marked "KSC 4125" set for the most east corner of said City of Dallas tract, the most north corner of said Lee tract, and being the common corner of Lots 20, 21, 23, and 24, from which a 5/8 inch iron rod found bears N. 46°15'05" W., a distance of 1.46 feet;

**THENCE** S. 88°42'27" W., over and across said Lot 20 and with the common line of said Lee tract and City of Dallas tract, a distance of 45.37 feet to the **POINT OF BEGINNING** and containing 1,112 square feet or (0.026 acres) of land, more or less.

**BASIS OF BEARINGS:** Bearings on this survey are the Texas State Plane Coordinate System, NAD83, Texas North Central Zone, 4202, based upon GPS measurements, according to the Leica GPS Reference Network.

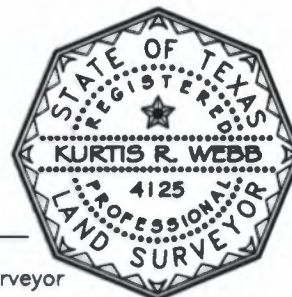
**Surveyor's Notes:**

1. C.M. ~ Denotes Controlling Monuments.
2. The basis of bearings for this survey is the State Plane Coordinate System, NAD83, Texas North Central Zone, 4202, based upon GPS measurements, according to the Leica GPS Reference Network.

<b>KEETON SURVEYING COMPANY</b>		
H.B. KEETON	M.S. "STEVE" KEETON	
REGISTERED PROFESSIONAL LAND SURVEYORS		
2037 DALWORTH STREET GRAND PRAIRIE, TEXAS		
PHONE: (972) 641-0843 TBPELS FIRM NO. 10090500		
E-MAIL: ksc4019@sbcglobal.net		
DATE: 01/17/2023	SCALE: 1"=20'	FILE: PT-24-
REV: 03/28/2023		
FOLDER:	CITY FILE NO.	
K-2023 LAND-PROJECTS/D ROWENS ADD		



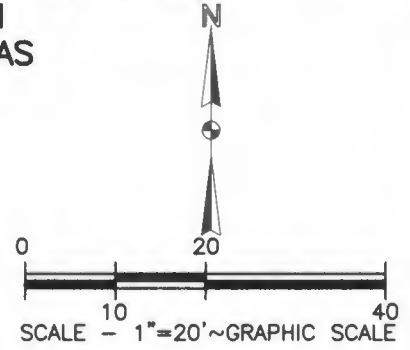
Kurtis R. Webb  
Registered Professional Land Surveyor  
Registration No. 4125



Date: 01/17/2023      03/28/2023  
Revised:

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## FIELD NOTES DESCRIBING 1,112 SQUARE FOOT (0.026 ACRE) TRACT OF LAND IN CITY BLOCK 1451 CITY OF DALLAS, DALLAS COUNTY, TEXAS



PART OF  
LOTS 23 AND 24  
BLOCK 1451  
D. ROWEN'S ADDITION  
VOL. 1, PG. 18  
M.R.D.C.T.  
DEENNA ASHLY NELSON  
AFFIDAVIT OF HEIRSHIP  
INST. NO. 202100257258  
O.P.R.D.C.T.

PART OF  
LOT 20  
BLOCK 1451  
1,112 SQ. FT.  
0.026 ACRES

PART OF  
LOT 20  
BLOCK 1451  
D. ROWEN'S ADDITION  
VOL. 1, PG. 18  
M.R.D.C.T.  
CITY OF DALLAS  
VOL. 4508, PG. 244  
D.R.D.C.T.

LOT 24  
LOT 23  
EJAZ INVESTMENT GROUP, INC.  
INST. NO. 201300175598  
O.P.R.D.C.T.

**Legend:**  
FIR ~ FOUND IRON ROD  
SIR ~ SET IRON ROD WITH  
"KSC 4125" ~ KEETON  
SURVEYING COMPANY R.P.L.S.  
4125  
D.R.D.C.T. ~ DEED RECORDS  
DALLAS COUNTY, TEXAS  
M.R.D.C.T. ~ MAP RECORDS  
DALLAS COUNTY, TEXAS  
O.P.R.D.C.T. ~ OFFICIAL PUBLIC  
RECORDS OF DALLAS COUNTY,  
TEXAS  
P.O.B. ~ POINT OF BEGINNING  
N.T.S. ~ NOT TO SCALE  
C.M. ~ CONTROLLING  
MONUMENT

**Surveyor's Notes:**  
1. C.M. ~ Denotes Controlling Monuments.  
2. The basis of bearings for this survey is  
the Texas State Plane Coordinate System,  
NAD83, Texas North Central Zone, 4202,  
based upon GPS measurements, according  
to the Leica GPS Reference Network.

P.O.B.  
C.M.  
FIR 1/2"

JAMES LEE  
INST. NO. 201900166107  
O.P.R.D.C.T.

PART OF  
LOTS 20 AND 21, BLOCK 1451  
D. ROWEN'S ADDITION  
VOL. 1, PG. 18  
M.R.D.C.T.

CITY OF DALLAS  
VOL. 4508, PG. 244  
D.R.D.C.T.

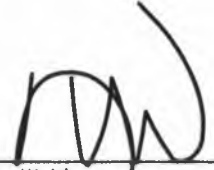
S02°48'31"E  
143.50'  
N.T.S.

CROSSTOWN EXPRESSWAY  
(A VARIABLE WIDTH RIGHT-OF-WAY)

THOMAS LOGOW SURVEY  
A-759



01/17/2023  
Date: \_\_\_\_\_  
03/28/2023  
Revised: \_\_\_\_\_

  
Kurtis R. Webb  
Registered Professional Land Surveyor  
Registration No. 4125

C.M.  
FND. "X"  
CUT

S. HASKELL AVENUE  
(90' RIGHT-OF-WAY)