

Exhibit A

Field Notes Describing an 831 Sq. Ft. (0.019 Ac.) Electric Utility Easement In Block 8414

Being an 831 Square Foot (0.019 Acre) tract of unplatted land lying in the J.D. Hamilton Survey, Abstract No. 647, City of Dallas, Dallas County, Texas, and lying in the property conveyed to the City of Dallas by deed recorded in Instrument Number 201600080665, and being more particularly described as follows:

All Coordinates shown are State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Adjustment Realization of 2011, No Scale, No Projection.

COMMENCING at a 5/8-inch diameter iron rod with cap marked "CITY OF DALLAS" set on the South line of said City of Dallas property, being also the Northwest corner of a tract of land conveyed to the City of Dallas by deed recorded in Volume 5165, Page 252 of the Deed Records of Dallas County, Texas and the Northeast corner of the Forest North Industrial Park addition, an addition to the City of Dallas recorded in Volume 73130, Page 816 of the Deed Records of Dallas County, Texas (N=7019119.44; E=2507955.34):

THENCE South 89°01'52" West with the common line between the first said City of Dallas property and said Forest North Industrial Park addition a distance of 219.10 feet to a 5/8-inch diameter iron rod with cap marked "CITY OF DALLAS" (hereinafter referred to as "5/8" I.R. w/COD Cap") set at the Southeast corner and **POINT OF BEGINNING** of the herein described tract of land (N=7019116.05; E=2507736.27):

THENCE South 89°01'52" West, continuing with the common property line a distance of 10.00 feet to a 5/8" I.R. w/COD Cap set at the Southwest corner of the herein described tract of land:

THENCE Northerly, departing said common property line, over and across a portion of said City of Dallas property the following courses and distances:

North 01°32'57" West a distance of 33.12 feet to a Mag Nail with metal washer stamped "CITY OF DALLAS" (hereinafter referred to as "Mag Nail w/COD Washer") set at an inside corner of the herein described tract of land:

South 89°03'46" West a distance of 5.12 feet to a Mag Nail w/COD Washer set at an outside corner of the herein described tract of land:

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North 00°56'14" West a distance of 25.00 feet to a 5/8" I.R. w/COD Cap set at the Northwest corner of the herein described tract of land:

North 89°03'46" East a distance of 20.00 feet to a 5/8" I.R. w/COD Cap set at the Northeast corner of the herein described tract of land:

South 00°56'14" East a distance of 25.00 feet to a Mag Nail w/COD washer set at an outside corner of the herein described tract of land:

South 89°03'46" West a distance 4.88 feet to a Mag Nail w/COD Washer set at an inside corner of the herein described tract of land:

THENCE South 01°32'57" East, continuing over and across a portion of said City of Dallas property a distance of 33.12 feet to the **POINT OF BEGINNING**, containing 831 Square Feet, or 0.019 Acres of land.

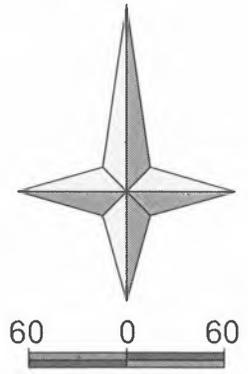
BASIS OF BEARINGS: Bearings are based on the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Adjustment Realization of 2011.

Scott Holt
12/15/2025

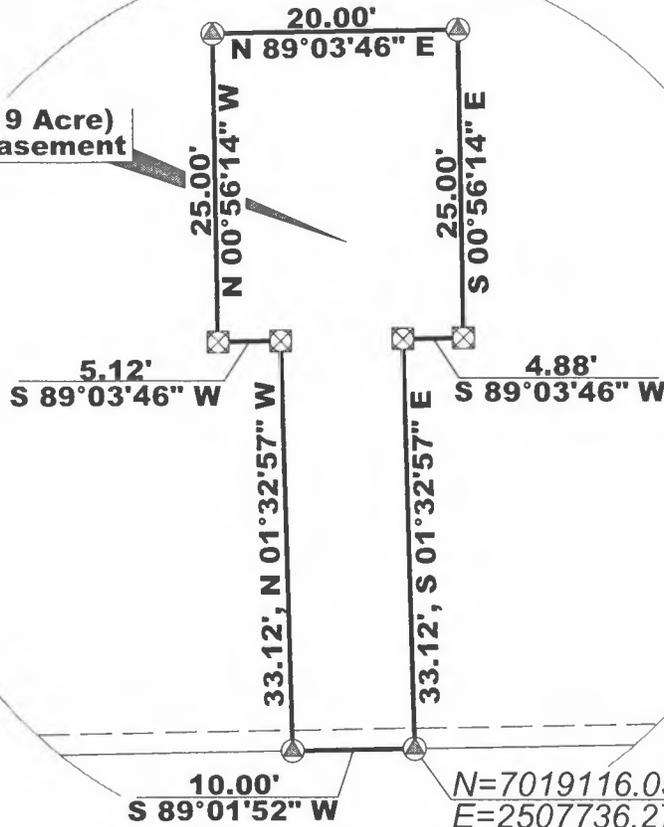


Exhibit A

N



831 Sq. Ft. (0.019 Acre)
Electric Utility Easement



**J.D. HAMILTON SURVEY
ABSTRACT #647**

**BLOCK
8414**

City of Dallas
Int. #201600080665

UNPLATTED

N=7019119.44
E=2507955.34
**POINT OF
COMMENCING**



31' Drainage & Utility
Easement, by Plat

11

**BLOCK
8411**

12

**FOREST NORTH
INDUSTRIAL PARK**
Vol. 73130, Pg. 816

City of Dallas
Vol. 5165, Pg. 252

UNPLATTED

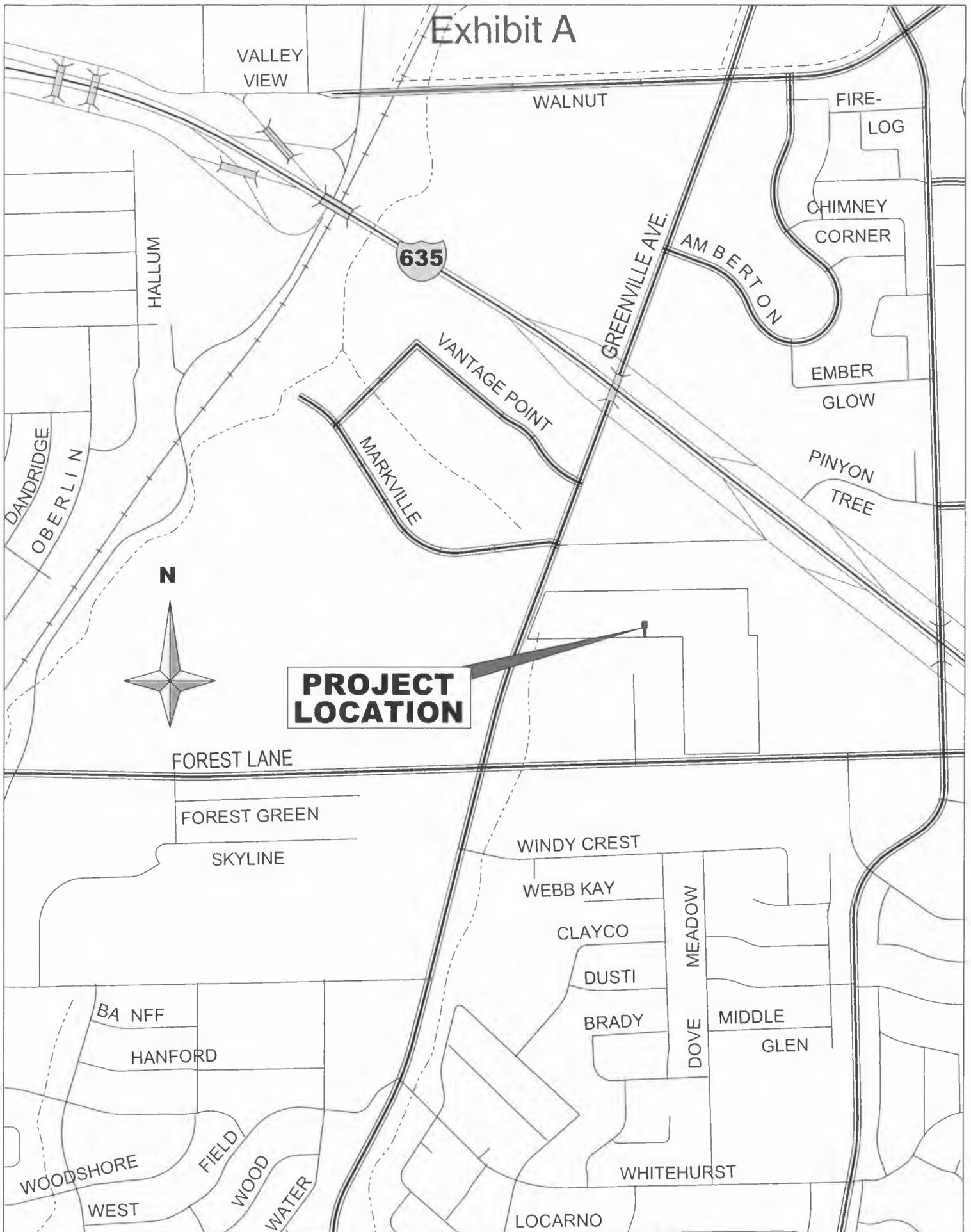
- ⊗ Indicates Mag Nail w/COD Washer.
- ⊙ Indicates a 5/8-Inch Dia. Iron Rod w/COD Cap.

BASIS OF BEARINGS: Bearings are based on the State Plane Coordinate System Texas North Central Zone 4202, North American Datum of 1983, Adjustment Realization of 2011.

All Coordinates are State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Adjustment Realization of 2011: NO SCALE, NO PROJECTION.

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|---------------------------------------|--|--|----------|
| | | 12000 GREENVILLE AVENUE Oncor Electric Utility Easement | |
| DEPARTMENT OF PUBLIC WORKS | | | |
| SURVEY DIVISION CITY OF DALLAS, TEXAS | | | |
| OPER.NAME | DESIGN FILE NAME | SCALE | DATE |
| Holt | N:\ENGR\HOLT\12000 GREENVILLE\DWJ Plat.dgn | As Noted | 12-15-25 |
| PARTY CHIEF | CALCULATIONS | FOLDER | FILE NO. |
| Prunty | Holt | Block 8114 | N/A |

Exhibit A



**PROJECT
LOCATION**

12000 GREENVILLE AVE. - ELEC. UTILITY EASEMENT