

EXHIBIT "A"
FIELD NOTES DESCRIBING AN 2,098 SQUARE FOOT (0.0482 ACRE)
ONCOR ELECTRIC DELIVERY COMPANY, LLC, EASEMENT
TO BE ACQUIRED FROM THE CITY OF DALLAS
AND BEING PART OF CITY OF DALLAS BLOCK 8/1440,
MERCANTILE NATIONAL BANK ADDITION,
IN THE THOMAS LAGOW SURVEY, ABSTRACT NO. 759,
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING an 2,098 square foot (0.0482 acre) tract of land situated in the Thomas Lagow Survey, Abstract Number 759, in the City of Dallas, Dallas County, Texas, and being a part of Block 8 (8/1440 Official City of Dallas Block Number) of Mercantile National Bank Addition to City of Dallas as shown on map or plat thereof recorded in Volume 250, Page 272, of the Deed Records of Dallas County, Texas (D.R.D.C.T.), said tract being part of that tract of land in Quitclaim Deed to the City of Dallas, as recorded in Instrument Number 201500252051, of the Official Public Records of Dallas County, Texas, and described as Tract #1 in Sheriff's Deed to the City of Dallas, as recorded in Volume 96209, Page 3540, D.R.D.C.T., and being more particularly described as follows:

BEGINNING at a 1/2-inch set iron rod with cap stamped "GLD" (hereafter referred to as "with cap") on the northeast line of said City of Dallas tract and the southwest right-of-way line of Bank Street (a 30 foot wide right-of-way), said iron rod being North 45 degrees 32 minutes 24 seconds West, a distance of 31.35 feet from the southeast corner of said Block 8/1440, said iron rod also being on the northerly line of that tract of land described in Deed without Warranty to Dallas Area Rapid Transit (DART) as recorded in Volume 2002171, Page 15334, D.R.D.C.T.;

THENCE South 44 degrees 32 minutes 45 seconds West, departing the northeast line of said City of Dallas tract and said southwest right-of-way line of Bank Street, over and across said City of Dallas tract and said Block 8/1440, a distance of 0.94 feet to a 1/2-inch set iron rod with cap and the point of curvature of a tangent circular curve to the right having a radius of 17.50 feet, whose chord bears South 82 degrees 33 minutes 23 seconds West, a distance of 21.55 feet;

THENCE Southwesterly, along said curve, continuing over and across said City of Dallas tract and said Block 8/1440, through a central angle of 76 degrees 01 minute 15 seconds, an arc distance of 23.22 feet to a 1/2-inch set iron rod with cap;

THENCE, continuing over and across said City of Dallas tract and said Block 8/1440, the following courses and distances:

North 59 degrees 25 minutes 59 seconds West, a distance of 45.94 feet to a 1/2-inch set iron rod with cap;

South 44 degrees 27 minutes 36 seconds West, a distance of 20.07 feet to a 1/2-inch set iron rod with cap;

North 45 degrees 32 minutes 24 seconds West, a distance of 29.50 feet to a 1/2-inch set iron rod with cap;

North 44 degrees 27 minutes 36 seconds East, a distance of 41.50 feet to a 1/2-inch set iron rod with cap;

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South 45 degrees 32 minutes 24 seconds East, a distance of 29.50 feet to a 1/2-inch set iron rod with cap;

South 44 degrees 27 minutes 36 seconds West, a distance of 5.98 feet to a 1/2-inch set iron rod with cap;

South 59 degrees 25 minutes 59 seconds East, a distance of 42.23 feet to a 1/2-inch set iron rod with cap and the point of curvature of a tangent circular curve to the left having a radius of 2.50 feet, whose chord bears North 82 degrees 33 minutes 23 seconds East, a distance of 3.08 feet;

Easterly, along said curve, through a central angle of 76 degrees 01 minute 15 seconds, an arc distance of 3.32 feet to a 1/2-inch set iron rod with cap;

North 44 degrees 32 minutes 45 seconds East, a distance of 0.92 feet to a 1/2-inch set iron rod with cap, said iron rod being on the aforementioned northeast line of said City of Dallas tract and said southwest right-of-way line of Bank Street, from which a 1/2-inch found iron rod with cap stamped "RPLS 2509" (controlling monument) for the common northeasterly corner of Block 3 (3/1441 Official City of Dallas Block Number) and the northwesterly corner of Block 4(4/1441 Official City of Dallas Block Number) of said Mercantile National Bank Addition, bears North 45 degrees 32 minutes 24 seconds West, a distance of 638.52 feet, and North 44 degrees 27 minutes 36 seconds East, a distance of 215.50 feet;

THENCE South 45 degrees 32 minutes 24 seconds East, with said northeast line of City of Dallas tract and said southwest right-of-way line of said Bank Street, a distance of 15.00 feet to the **POINT OF BEGINNING** and **CONTAINING** 2,098 square feet or 0.0482 acres of land, more or less.

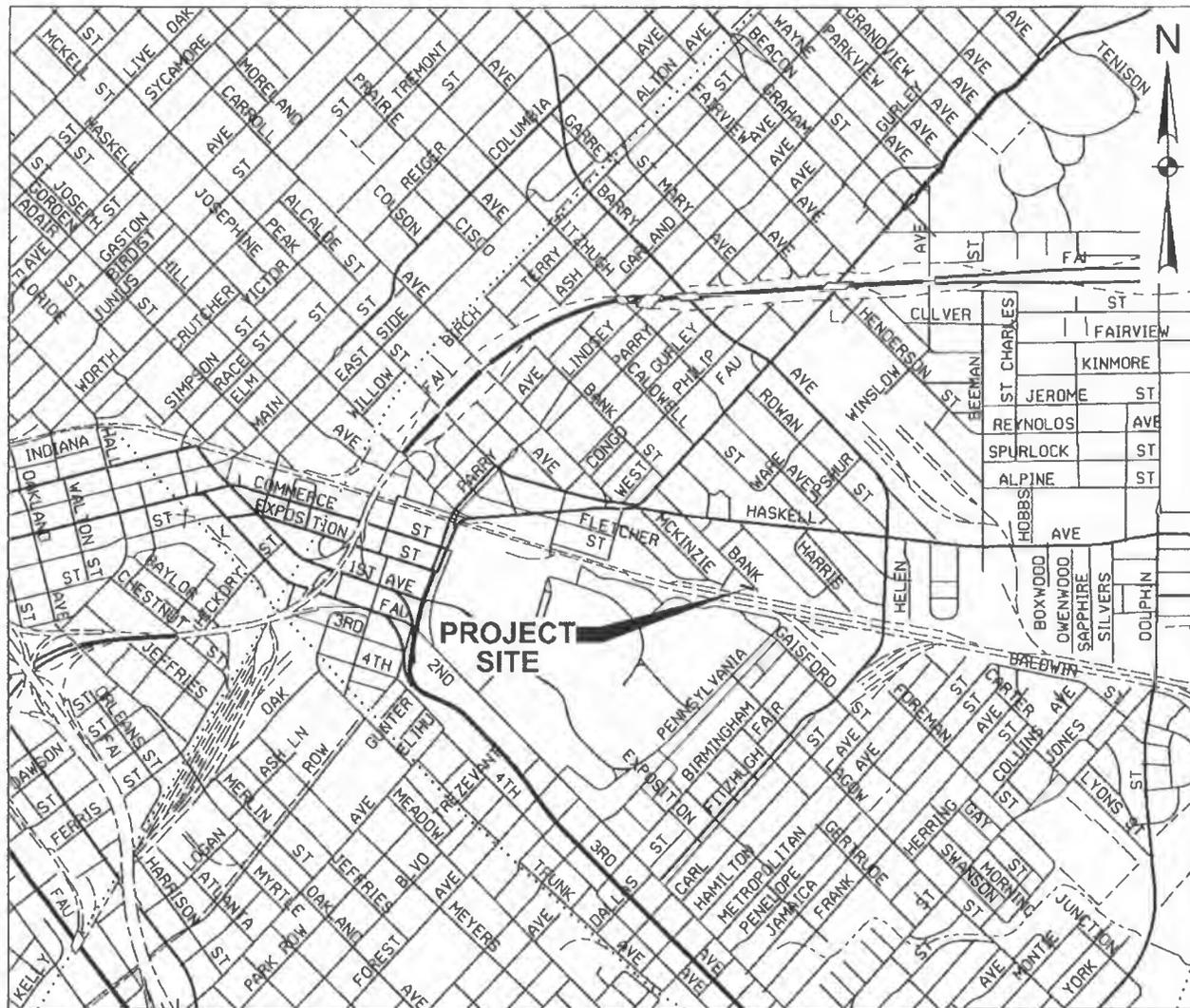
SUBJECT TO: Easement granted by James Glass, et al, to The Texas & Pacific Railroad Company, filed 03/16/1936, recorded in Volume 1941, Page 371, D.R.D.C.T.

BASIS OF BEARING: State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, U.S. Survey Feet; Surface Adjustment Scale Factor (SF) = 1.0001365060 (TxDOT Dallas Co. SF).

René M. Salinas

1/27/2024

MAPSCO NO. 46-K,L



LOCATION MAP
NOT TO SCALE