

EXHIBIT "A"
Parcel 28E
Oncor Easement
Walter Nutt Survey, Abstract No. 1086
City of Cedar Hill, Dallas County, Texas

BEING a 10,429 square foot (0.2394 acres) tract situated in the Walter Nutt Survey, Abstract No. 1086, in the City of Cedar Hill, Dallas County, Texas, being part of a tract of land described as Parcel W-28A and a part of a tract of land described as Parcel W-28B in Agreed Judgement to the City of Dallas, as recorded in Instrument No. 202000208057, of the Official Records of Dallas County, Texas (O.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod (controlling monument) found at the southwest corner of said Parcel W-28A, being in the north line of Wintergreen Road (variable width right-of-way);

1. **THENCE** North 00 degrees 42 minutes 59 seconds West, with the west line of said Parcel W-28A, at a distance of 4.95 feet passing the southeast corner of Wintergreen Acres, an addition to the City of Cedar Hill, as recorded in Volume 10, Page 337 of the Map Records of Dallas County, Texas, at a distance of 29.80 feet passing a 1/2-inch iron rod with cap stamped "TX REG NO 100189-00" found at the northwest corner of said Parcel W-28A and the southwest corner of said Parcel W-28B, continuing with the west line of said Parcel W-28B and with the east line of said Wintergreen Acres, a total distance of 69.80 feet to a 1/2-inch iron rod with cap stamped "TX REG NO 100189-00" found;
2. **THENCE** South 89 degrees 54 minutes 53 seconds East, departing the east line of said Wintergreen Acres, with the north line of said Parcel W-28B, at a distance of 462.43 feet passing the northwest line of said Parcel W-28A, continuing a total distance of 475.52 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" (hereafter referred to a "with cap") set;
3. **THENCE** South 24 degrees 27 minutes 32 seconds East, a distance of 9.69 feet to a 1/2-inch iron rod with cap set in easterly line of said Parcel W-28A and the westerly line of U.S. Highway No. 67 (US-67) (variable width right-of-way);
4. **THENCE** South 65 degrees 39 minutes 22 seconds West, with the easterly line of said Parcel W-28A and the westerly line of US-67, a distance of 27.04 feet to a 1/2-inch iron rod with cap set;
5. **THENCE** North 89 degrees 54 minutes 53 seconds West, departing the easterly line of said Parcel W-28A and the westerly line of US-67, with the north line of said Parcel W-28A and the south line of said Parcel W-28B, at a distance of 186.67 feet passing a 1/2-inch iron rod with cap stamped "TX REG NO 100189-00" found at the northernmost northwest corner of said Parcel W-28A, continuing a total distance of 434.64 feet to a 1/2-inch iron rod with cap set;

D. East
FIELD NOTES APPROVED:
5/8/2025



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6. **THENCE** South 00 degrees 42 minutes 59 seconds East, at a distance of 20.00 feet passing the south line of said Parcel W-28B and the north line of said Parcel W-28A, continuing a total distance of 49.80 feet a 1/2-inch iron rod with cap set in the south line of said Parcel W-28A and the north line of said Wintergreen Road;

7. **THENCE** North 89 degrees 54 minutes 53 seconds West, with the south line of said Parcel W-28A and the north line of said Wintergreen Road, a distance of 20.00 feet to the **POINT OF BEGINNING** and containing 10,429 square feet (0.2394 acres) of land.

A plat accompanies this legal description.

Bearings and coordinates used hereon are derived from the State Plane Coordinate System, Texas, North Central Zone 4202, American Datum 1983 (NAD83), adjustment realization 2011.



By: _____



Patrick J. Baldasaro
Registered Professional Land Surveyor
Texas No. 5504
PJB Surveying, LLC
TBPELS Firm No. 10194303

Date: _____

5.7.25

EXHIBIT "A"

	BEARING	DIST.
L1	N00°42'59"W	69.80'
L2	S24°27'32"E	9.69'
L3	S65°39'22"W	27.04'
L4	S00°42'59"E	49.80'
L5	N89°54'53"W	20.00'

Walter Nutt Survey
Abstract No. 1086

KCP Phoenix LP
Inst. No. 202200279027
O.R.D.C.T.
(Called 8.7735 Acres)

PARCEL 28E
10,429 Sq. Ft. (0.2394 acres)
Oncor Easement

City of Dallas
Parcel W-28B
Inst. No. 202000208057
O.R.D.C.T.

City of Dallas
Parcel W-28A
Inst. No. 202000208057
O.R.D.C.T.

Pinpoint Ventures, LLC
Inst. No. 201700208120
O.P.R.D.C.T.
(Called 1.658 Acres)

James G. Stevens Survey
Abstract No. 1675

P.O.B.
N=6,911,800.21
E=2,455,828.14
Grid



BASIS OF BEARINGS: State Plane Coordinate System,
Texas North Central Zone 4202, North American Datum
(NAD) 1983, adjustment realization 2011

DFW Ameritex Properties, LLC
Tract I
Inst. No. 201300293726
O.P.R.D.C.T.
(Called 1.751 Acres)

BLOCK A
WINTERGREEN ACRES
VOL. 10, PG. 337
M.R.D.C.T.

Part of Lots 1 & 2
Constantino M. Barreiro
and wife, Criseida M. Barreiro
Vol. 2003213, Pg. 1182
D.R.D.C.T.
(Called 0.98 Acres)

WINTERGREEN ROAD
(variable width right-of-way)
Approximate location of survey line

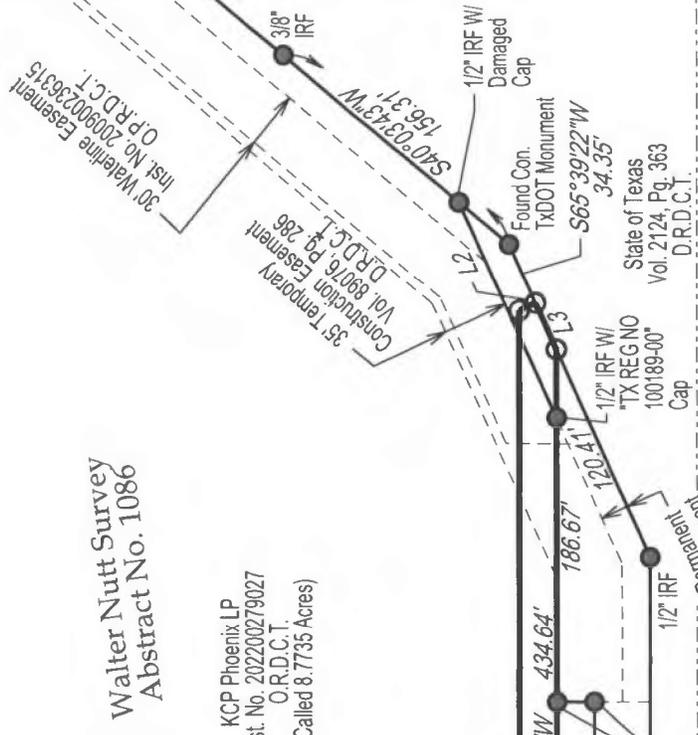
1/2" IRF W/ "MCCULLAH
SURVEYING" Cap

BLOCK 1
LOT 1
THE RAMADA ADDITION
VOL. 98154, PG. 11
D.R.D.C.T.

7718 Holdings, LLC
Inst. No. 202200046378
O.R.D.C.T.
(Called 1.317 Acres)

- - Found Monument as noted
- - 1/2" Iron rod w/ red cap stamped "PJB SURVEYING" set unless otherwise noted

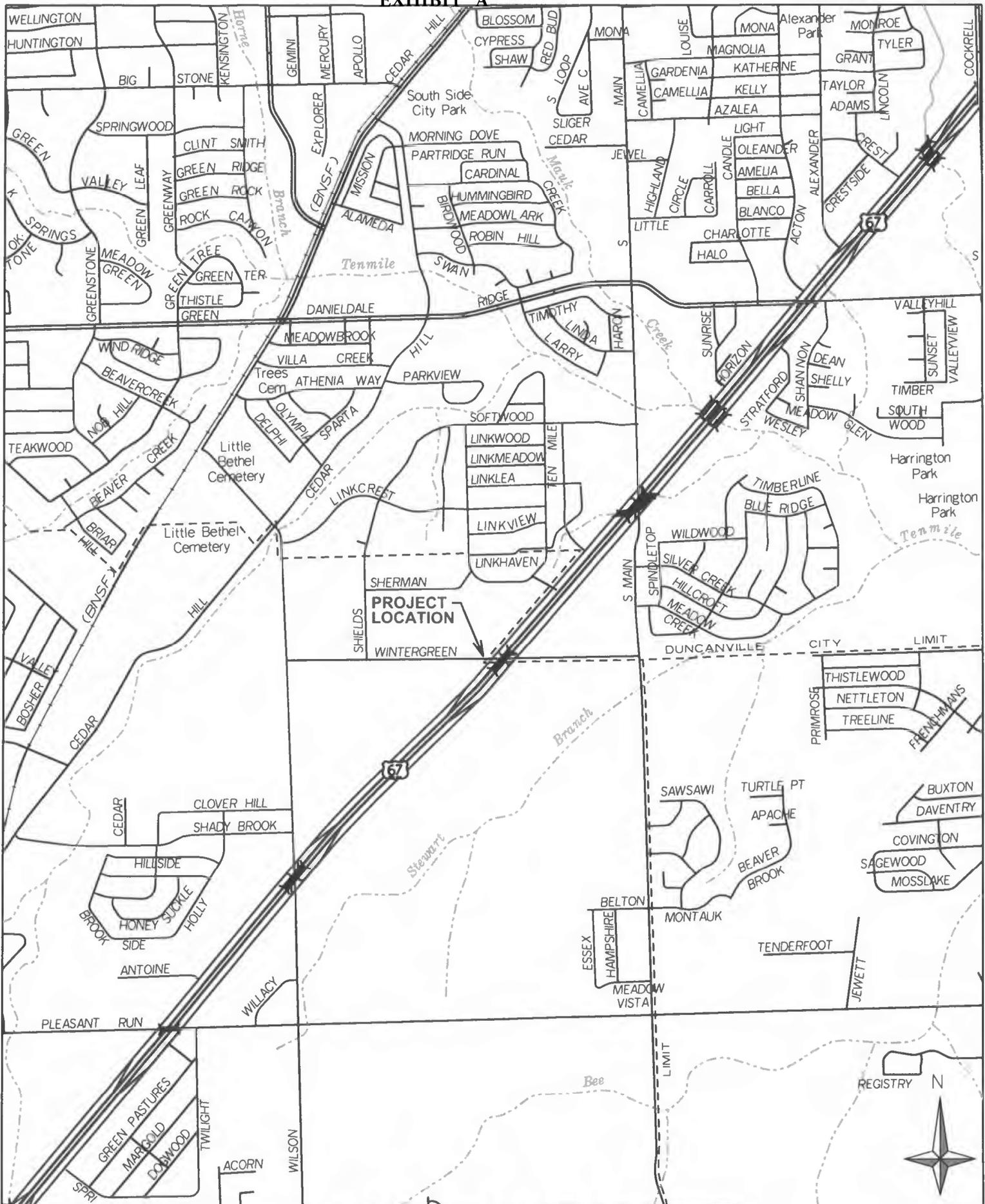
- Sq.Ft. - Square Feet
- IRF - Iron Rod Found
- CM - Controlling Monument
- O.P.R.D.C.T. - Official Public Records of Dallas County, Texas
- O.R.D.C.T. - Official Records of Dallas County, Texas
- M.R.D.C.T. - Deed Records of Dallas County, Texas
- Inst. No. - Instrument Number
- Vol./Pg. - Volume/Page



PARCEL 28E
ONCOR EASEMENT
WALTER NUTT SURVEY, ABSTRACT NO. 1086
CITY OF CEDAR HILL, DALLAS COUNTY, TEXAS

PREPARED BY:
PJB Surveying
200 W. BELMONT DR., SUITE D
ALLEN, TX. 75013
TBPLS 10194303

EXHIBIT "A"



LOCATION MAP
"NOT TO SCALE"