

EXHIBIT A

DALLAS FLOODWAY EXTENSION CADILLAC LEVEE, TRACT CL-100A

Field Notes Describing a 73,074 Square Foot (1.678 Acre)
Tract of Land to be Acquired in City Block 4651

Being a 73,074 Square Foot (1.678 Acre) tract of unplatted land lying in the William J. Elliot Survey, Abstract No. 448, City of Dallas, Dallas County, Texas, in City Block 4651 and being a part of the property conveyed to Columbia Packing of Texas, Ltd., by deed recorded in Volume 93020, Page 5398 of the Deed Records of Dallas County, Texas and being more particularly described as follows:

NOTE: All coordinates shown are State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Realization of 2011; No Scale, No Projection.

NOTE: This is a retracement survey. All iron rods found are controlling.

BEGINNING at a one-inch diameter iron pipe (N=6958774.92; E=2494013.26) found at the Southwest corner of the herein described tract of land, *FROM WHICH* a ½-inch uncapped iron rod found at the Southwest corner of said Columbia Packing tract bears South 89°05'17" West a distance of 30.63 feet and having the following coordinates (N=6958774.43; E=2493982.65):

THENCE North 12°30'10" West, departing the last said North line of Eleventh street, over and across a portion of said Columbia Packing property a distance of 208.95 feet to the Northwest corner of the herein described tract of land (corner inaccessible, not monumented):

THENCE continuing over and across a portion of said Columbia Packing property the following courses and distances:

North 76°37'56" East a distance of 359.16 feet to the Northeast corner of the herein described tract of land, on a Curve to the Left (not monumented):

Southerly along said Curve, having a Radius of 170.00 feet, a Central Angle of 19°42'08", an Arc Length of 58.46 feet and a Chord which bears South 17°49'09" West a distance of 58.17 feet to a ½-inch diameter iron rod with "LIM" Cap found at the Point of Tangency:

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CADILLAC LEVEE, TRACT CL-100A**

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South 08°08'53" West a distance of 118.55 feet to a ½-inch diameter iron rod with "LIM" Cap found at an inside corner of the herein described tract of land:

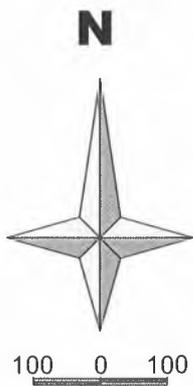
South 00°54'43" East a distance of 110.00 feet to a ½-inch diameter iron rod with "LIM" Cap found on the above referenced North line of Eleventh Street at the Southeast corner of the herein described tract of land *FROM WHICH* a ½-inch diameter uncapped iron rod found at the Southeast corner of said Columbia Packing property bears North 89°05'17" East a distance of 482.25 feet:

THENCE South 89°05'17" West with the last said North line of Eleventh Street a distance of 271.38 feet to the **POINT OF BEGINNING**, containing 73,074 Square Feet, or 1.678 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, Realization of 2011.

*Scott Holt
1/13/2023*





JOSEPH CARL ONDRUSEK AND
BARBARA ANN ONDRUSEK WOLFE
INST. NO. 201700218412

**BLOCK
4652**

**COLUMBIA PACKING
OF TEXAS, INC.
VOL. 93020, PG. 5398**

**BLOCK
4651**

UNPLATTED
W.S. BEATTY SURVEY, ABSTRACT NO. 57
WILLIAM J. ELLIOT SURVEY, ABSTRACT NO. 448

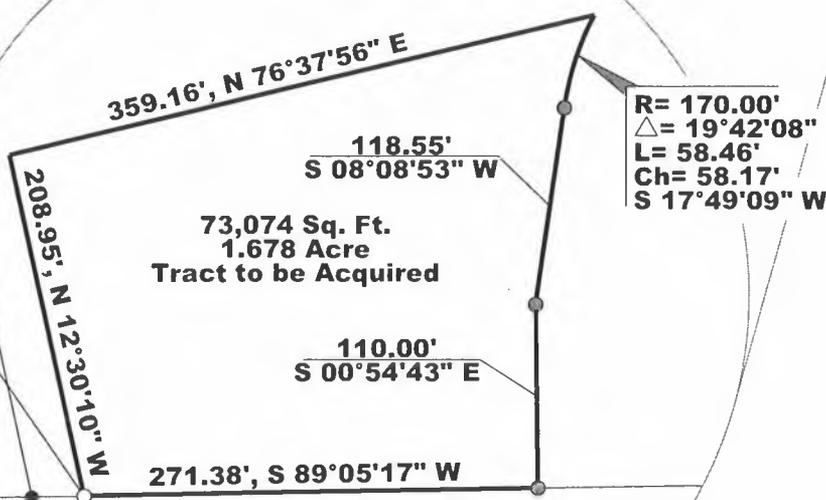
LOT 1
BLOCK A/4652
CORIA ADDITION
Int. No. 201100221932

NAYEB BROTHERS, LLC
INST. NO. 202000080943
UNPLATTED

ELEVENTH STREET

482.25'
N 89°05'17" E

1/2" I.R. Found
**CONTROLLING
MONUMENT**



1" I.P. Found
N=6958774.92
E=2494013.26
**CONTROLLING
MONUMENT &
POINT OF
BEGINNING**

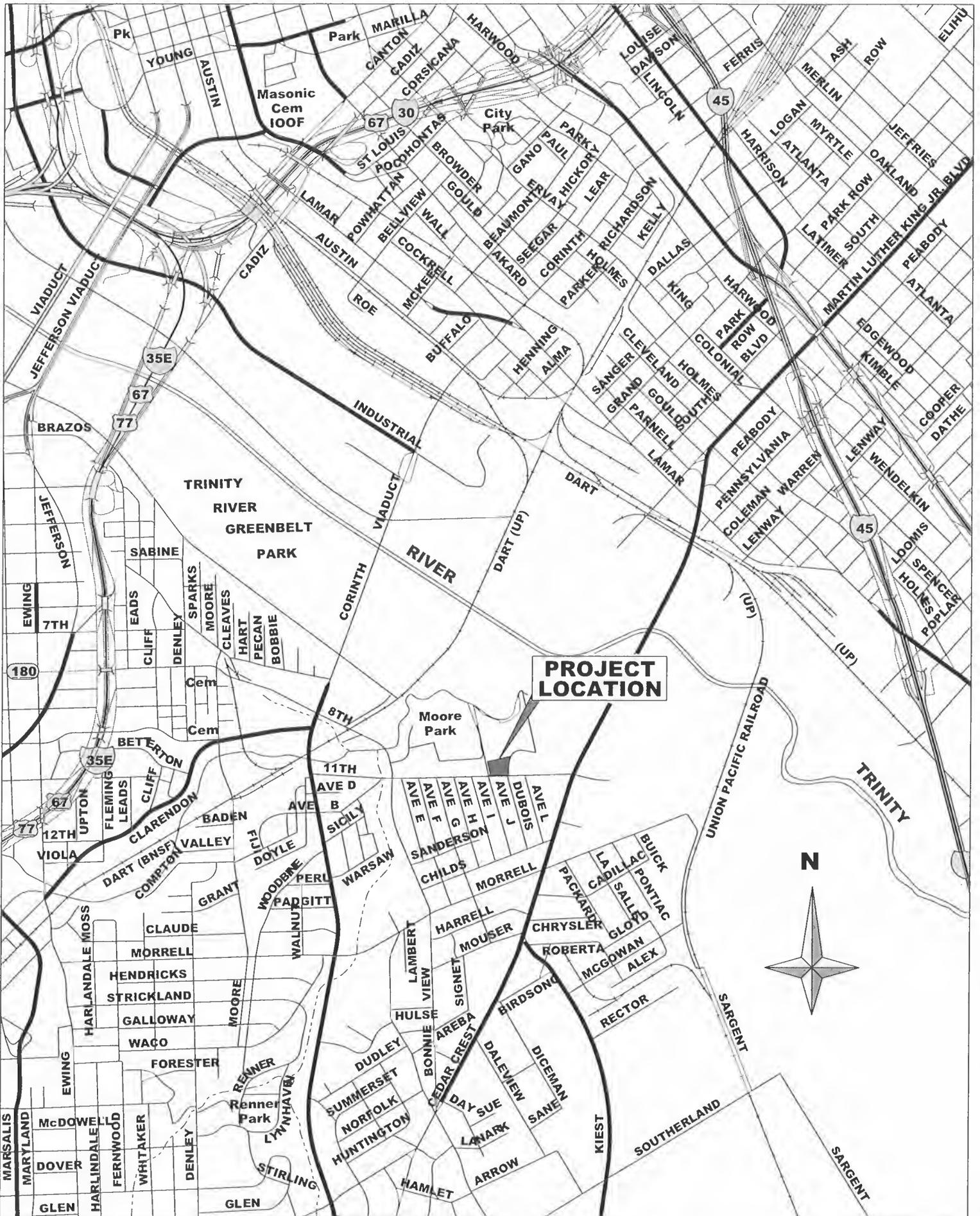
1/2" I.R. Found
N=6958774.43
E=2493982.65
**CONTROLLING
MONUMENT**

30.63'
S 89°05'17" W
ELEVENTH STREET
60-Foot Right-of-Way

● Indicates a 1/2-inch diameter iron rod found with cap marked "LIM ASSOC".

BASIS OF BEARINGS: Bearings are based on the State Plane Coordinate System Texas North Central Zone 4202, North American Datum of 1983, Realization of 2011.
All Coordinates are State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Realization of 2011: NO SCALE, NO PROJECTION.

DALLAS FLOODWAY EXTENSION			
		Property Acquisition	
		CADILLAC LEVEE: TRACT CL-100A	
DEPARTMENT OF PUBLIC WORKS			
SURVEY DIVISION CITY OF DALLAS, TEXAS			
OPER. NAME	DESIGN FILE NAME	SCALE	DATE
Holt	N:\ENGR\SURVEY\HOL\T1\Trinity\DFE\CL-100.dgn	As Noted	7-12-23
PARTY CHIEF	CALCULATIONS	FOLDER	FILE NO.
Prunty	Holt	BLOCK 4651	CL-100A



DALLAS FLOODWAY EXTENSION: PROPERTY ACQUISITION TRACT CL-100A