

# EXHIBIT A

**FIELD NOTES DESCRIBING A 6,416 SQUARE FOOT  
(0.1473) SUBSURFACE ONCOR EASEMENT FROM 12' BELOW SURFACE  
TO 30' BELOW SURFACE  
BEING PART OF LOT 1 & 2,  
IN CITY BLOCK 1/3440, DALLAS ZOO EWING  
WILLIAM H. HORD SURVEY, ABSTRACT NO. 560  
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

**DESCRIPTION** of a 6,416 square foot (0.1473 acre) tract of land situated in the William H. Hord Survey, Abstract No. 560, City of Dallas, Dallas County, Texas; said tract being part of Lot 1 & 2, Block 1/3340, Dallas Zoo Ewing, an addition to the City of Dallas, Texas according to the plat recorded in Instrument No. 201200127129 in the Official Public Records of Dallas County, Texas; said tract being part of that certain tract of land described in Warranty Deed to City of Dallas recorded in Volume 2603, Page 402, Volume 87194, Page 3114 and Volume 90057, Page 4832 Deed Records of Dallas County, Texas and part of a 50-foot wide Water Main Reservation dedicated by said Dallas Zoo Ewing plat; same being all of that certain portion of Closed and Vacated Fifteenth Street situated in said Lot 1, Block 1/3340, Close and Vacate authorized by Ordinance No. 21852 recorded in Volume 93209, Page 4770 in the said Deed Records; said 6,416 square foot (0.1473 acre) tract being more particularly described as follows (

*Wendy Hord*  
FIELD NOTES APPROVED:  
1/21/2025

**BEGINNING**, at a "+" cut in concrete found at the intersection of the west right-of-way line of Ewing Avenue (a variable width right-of-way formerly Lancaster Road, Dallas Lancaster Road & Waxahachie Road-60-feet of right-of-way by Book 12, Pages 1-5, Ordinance Book Records of Dallas County, Texas) and the southeast line of the Chicago, Texas & Mexican Central Railway Company recorded in Volume 51, Page 528 of the said Deed Records (currently in use by Dallas Area Rapid Transit, no record of conveyance found); said point also being the northernmost corner of said Lot 1;



**THENCE**, departing the said southeast line of the Chicago, Texas & Mexican Central Railway Company tract and along the said west line of Ewing Avenue and the northernmost east line of said Lot 1 and 2, the following two (2) calls:

South 05 degrees, 50 minutes, 29 seconds East, at a distance of 322.91 feet passing the southeast corner of said Lot 1 and the north corner of said Lot 2, continuing in all a total distance of 382.85 feet to a point for corner;

South 23 degrees, 30 minutes, 04 seconds East, a distance of 156.02 feet to a point for corner;

**THENCE**, departing the said west line of Ewing Avenue and the said east line of Lot 2 and into, over and across said Lot 1 and 2, the following five (5) calls:

South 66 degrees, 29 minutes, 56 seconds West, a distance of 10.00 feet to a point for corner;

North 23 degrees, 30 minutes, 04 seconds West, a distance of 157.57 feet to a point for corner;

North 05 degrees, 50 minutes, 29 seconds West, a distance of 327.62 feet to a point for corner;

South 84 degrees, 09 minutes, 31 seconds West, a distance of 28.46 feet to a point for corner;

North 05 degrees, 50 minutes, 29 seconds West, a distance of 25.34 feet to a point for corner in the said southeast line of the Chicago, Texas & Mexican Central Railway Company;



# EXHIBIT A

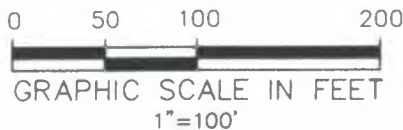
## LINE TABLE

LINE	BEARING	LENGTH
L1	S 84°09'31" W	28.46'
L2	N 05°50'29" W	25.34'
L3	N 44°53'33" E	49.68'

## LEGEND

	PROPERTY LINE
	EASEMENT LINE
	R/W RIGHT-OF-WAY LINE
	P/L PROPERTY LINE
	POINT FOR CORNER
(C.M.)	CONTROLLING MONUMENT
	1/2-INCH IRON ROD W/ "PACHECO KOCH" CAP FOUND
D.R.D.C.T.	DEED RECORDS DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS
O.B.R.D.C.T.	OFFICIAL BOOK RECORDS DALLAS COUNTY, TEXAS

**MARSALIS AVENUE**



## NOTES:

- Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (Adjustment Realization 2011), Texas North Central Zone 4202. Distances reported have been scaled by applying the TxDOT Dallas County combined scale factor of 1.000136506.



Kyle Coleman Harris  
 Registered Professional  
 Land Surveyor No. 6266

1/16/24  
 Date

**Westwood**

7557 RAMBLER ROAD, SUITE 1400  
 DALLAS, TX 75231 T: 972.235.3031  
 TBPELS ENGINEERING FIRM NO 11756  
 TBPELS SURVEYING FIRM NO 10074301

Westwood Professional Services, Inc.

westwoodps.com

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
LAH	KCH	1"=100'	JAN 2025	2499-21.629

## POINT OF BEGINNING

"+" CUT IN CONCRETE FOUND (C.M.)

**CHICAGO, TEXAS & MEXICAN CENTRAL RAILWAY COMPANY**  
 (VOL. 51, PG. 528, D.R.D.C.T.)  
 (CURRENTLY IN USE AS A DART RAILWAY - NO RECORD OF CONVEYANCE FOUND)

LOT 1, BLOCK 3395  
 SOUTH EWING ADDITION  
 (2014-00272686)  
 ABANDONED HANSZEN STREET  
 AUTHORIZED BY ORDINANCE 28173  
 (EASEMENTS RETAINED)  
 (INST NO 20100296460, O.P.R.D.C.T.)

**SUBSURFACE ONCOR EASEMENT FROM 12' BELOW SURFACE TO 30' BELOW SURFACE 6,416 SQUARE FOOT (0.1473 ACRE)**

LOT 1, BLOCK 3395  
 EWING VILLAS  
 (VOL. 2003211, PG. 638)  
 (D.R.D.C.T.)

FENTON DALLAS LLC  
 (DOC NO. 202200316127)  
 (O.R.D.C.T.)

LOT 2,  
 BLOCK 1/3440  
 DALLAS ZOO EWING  
 (INST. NO. 201200127129)  
 (O.P.R.D.C.T.)  
 CITY OF DALLAS  
 (VOL. 2603, PG. 402)  
 (D.R.D.C.T.)

FIELD NOTES DESCRIBING A 6,416 SQUARE FOOT (0.1473) SUBSURFACE ONCOR EASEMENT FROM 12' BELOW SURFACE TO 30' BELOW SURFACE PART OF LOT 1 & 2, IN CITY BLOCK 1/3440, DALLAS ZOO EWING, WILLIAM H. HORD SURVEY, ABSTRACT NO. 560, CITY OF DALLAS, DALLAS COUNTY, TEXAS  
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