

EXHIBIT "A"
Parcel 15E
Oncor Easement
Young E. Brown Survey, Abstract No. 124
City of Cedar Hill, Dallas County, Texas

BEING a 1,985 square foot (0.0456 acres) tract situated in the Young E. Brown Survey, Abstract No. 124, in the City of Cedar Hill, Dallas County, Texas, being part of a tract of land described as Parcel W-15 in Warranty Deed to the City of Dallas, as recorded in Instrument No. 201300023576, of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), also being part of Lot 30 of Ten Mile Creek Estates, an addition to the City of Cedar Hill, as recorded in Volume 8, Page 253, of the Map Records of Dallas County, Texas and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with cap stamped "TX REG NO 100189-00" (controlling monument) found at the northeast corner of said Parcel W-15 and the southeast corner of Lots 30R1 and 30R2, Ten Mile Creek Estates Addition, an addition to the City of Cedar Hill, as recorded in Instrument No. 202000150003, O.P.R.D.C.T., being in the west line of Joe Wilson Road (variable width right-of-way);

1. **THENCE** South 01 degree 06 minutes 44 seconds East, with the east line of said Parcel W-15 and the west line of said Joe Wilson Road, a distance of 5.00 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" (hereafter referred to a "with cap") set;
2. **THENCE** South 88 degrees 40 minutes 57 seconds West, departing the east line of said Parcel W-15 and the west line of said Joe Wilson Road, a distance of 396.98 feet to a 1/2-inch iron rod with cap set;
3. **THENCE** North 01 degree 19 minutes 03 seconds West, a distance of 5.00 feet to a 1/2-inch iron rod with cap set in the north line of said Parcel W-15 and the south line of said Lot 30R1;
4. **THENCE** North 88 degrees 40 minutes 57 seconds East, with the north line of said Parcel W-15 and the south line of said Lot 30R1, a distance of 397.00 feet to the **POINT OF BEGINNING** and containing 1,985 square feet (0.0456 acres) of land.

Scott Hobbs
FIELD NOTES APPROVED:
5/8/2025



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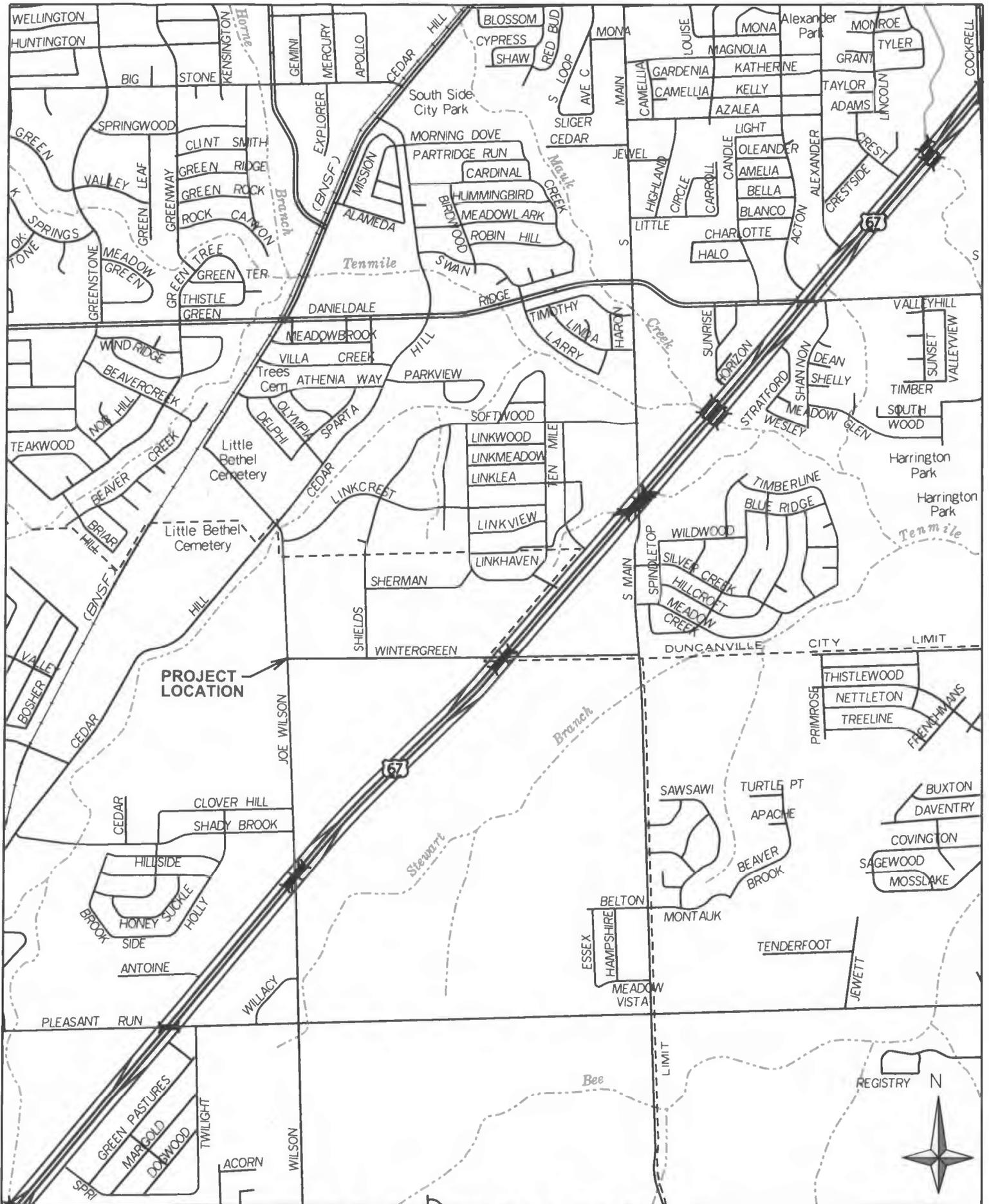
A plat accompanies this legal description.

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: 8.5.25



LOCATION MAP
"NOT TO SCALE"