

Exhibit A

Tract 1

Field Notes Describing 2,077 Square Foot (0.0477 Acre) Drainage Easement Block G/2868

BEING a 2,077 square foot (0.0477 acres) tract situated in the A. McCommas Survey, Abstract No. 911, in the City of Dallas, Dallas County, Texas, in City Block G/2868, being part of a tract of land described in deed to STACP-RC, as recorded in Instrument No. 202000290337, of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and being part of Lot 2A of Saint Thomas Aquinas School Addition, as recorded in Instrument No. 201600245130, O.P.R.D.C.T., and being more particularly described as follows:



BEGINNING at a 1/2-inch iron rod with red cap stamped “PJB SURVEYING” set on a south interior line of said Lot 2A, being in the north of Lot 1 of Alderson Subdivision, as recorded in Vol. 20, Pg. 25, Map Records of Dallas County (M.R.D.C.T.), from which a 3/8-inch iron rod (controlling monument) found for the southwest corner of said Lot 1, bears South 89 degrees 03 minutes 11 seconds West, 25.85 feet and South 00 degrees 56 minutes 49 seconds East, 121.63 feet;

1. **THENCE** North 58 degrees 37 minutes 09 seconds West, departing the south line of said Lot 2A and the north line of said Lot 1 and across said Lot 2A, a distance of 30.60 feet to a 1/2-inch iron rod with red cap stamped “PJB SURVEYING” set in the west line of said Lot 2A and the east right-of-way line of Alderson Street (Vol. 11, Pg. 319, M.R.D.C.T.) (50 foot right-of-way);
2. **THENCE** North 00 degrees 56 minutes 49 seconds West, along the west line of said Lot 2A and the east right-of-way line of said Alderson Street, a distance of 30.96 feet to a 1/2-inch iron rod with red cap stamped “PJB SURVEYING” set in the west line of said Lot 2A and the east right-of-way line of Alderson Street (Vol. 11, Pg. 319, M.R.D.C.T.) (50 foot right-of-way) at the beginning of a curve to the left, having a radius of 137.30 feet and a central angle of 01 degrees 55 minutes 02 seconds;
3. **THENCE** continuing with said west line of said Lot 2A, the east right-of-way line of said Alderson Street and with said curve to the left, an arc distance of 4.59 feet (Chord Bearing North 01 degrees 54 minutes 22 seconds West – 4.59 feet) to a 1/2-inch iron rod with red cap stamped “PJB SURVEYING” set in the west line of said Lot 2A and the east right-of-way line of Alderson Street, from which a 1/2-inch capped iron rod stamped CAPLUCS found at the beginning of a curve to the left bears a Chord Bearing of North 16 degrees 42 minutes 03 seconds West – 65.67 feet;
4. **THENCE** South 60 degrees 30 minutes 02 seconds East, departing the west line of said Lot 2A and the east right-of-way line of said Alderson Street and across said Lot 2A, a distance of 102.45 feet to a 1/2-inch iron rod with red cap stamped “PJB SURVEYING” set in a south interior line of said Lot 2A and the north line of said Lot 1;

**Field Notes Describing 2,077 Square Foot (0.0477 Acre)
Drainage Easement
Block G/2868**

5. **THENCE** South 89 degrees 03 minutes 11 seconds West, along the said south interior line of Lot 2A and the north line of said Lot 1, a distance of 62.39 feet to the **POINT OF BEGINNING** and containing 2,077 square feet (0.0477 acres) of land **OF WHICH** approximately 230 square feet of land is in a presently used 8 foot drainage channel as recorded in said Alderson Subdivision and as shown on City of Dallas drawing number 421Q-168, dated 1941.

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: *Dwayne H. Copeland*
Dwayne H. Copeland
Registered Professional Land Surveyor
Texas No. 5470
PJB Surveying, LLC
TBPLS Firm No. 10194303

Date: *1/07/2012*



A. McCommas Survey
Abstract No. 911

MARTEL AVENUE
(50' Right-of-Way)
(VOL. 11, PG. 319 M.R.D.C.T.)

DELTA = 01° 55' 02" (LT)
R = 137.30
L = 4.59
CB = N 01° 54' 22" W
LC = 4.59

ALDERSON STREET
(50' Right-of-Way)
(VOL. 11, PG. 319 M.R.D.C.T.)

Found 1 1/2" Capped
Iron Rod stamped
CAPLUCS (CM)

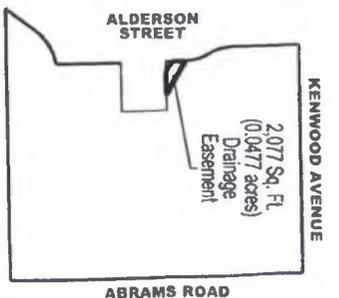
DELTA = 27° 40' 18" (LT)
R = 137.30
L = 66.31
CB = N 16° 42' 03" W
LC = 65.67

8.0' DRAINAGE EASEMENT
FILED IN CITY OF DALLAS
PUBLIC WORKS VAULT
FILE 4210, #168

STACP-RC
Inst. No. 202000290337
O.P.R.D.C.T.

2,077 Sq. Ft.
(0.0477 acres)
Drainage
Easement

SAINT THOMAS AQUINAS
LOT 2A, BLOCK G/2868
INST. NO. 201600245130
O.P.R.D.C.T.



WILSHIRE HEIGHTS
NO. 6 ADDITION
BLOCK 18
VOL. 11, PG. 319
M.R.D.C.T.

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

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

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

S 00° 56' 49" E
121.63'

N 0° 56' 49" W
16.36'

N 00° 56' 49" W
30.96'

S 89° 03' 11" W
25.85'

N 58° 37' 09" W
30.80'

S 60° 30' 02" E
102.45'

S 89° 03' 11" W
62.39'

S 89° 03' 11" W
42.19'

N 00° 56' 49" W
121.63'

P.O.B.
N=6,990,988.435
E=2,504,832.032

Sandra Raley Aikin
Inst. No. 201600271719
O.P.R.D.C.T.



DRAINAGE EASEMENT
SAINT THOMAS AQUINAS
SCHOOL ADDITION
LOT 2A, BLOCK G/2868
A. McCOMMAS SURVEY, ABSTRACT NO. 911
CITY OF DALLAS, DALLAS COUNTY, TEXAS

PREPARED BY:
PUB SURVEYING
200 W. BELMONT DR. SUITE D
ALLEN, TX 75013
TRBS 10194503

Exhibit A

Tract 2

Field Notes Describing 4,975 Square Foot (0.1142 Acre) Drainage Easement Block G/2868

BEING a 4,975 square foot (0.1142 acres) tract situated in the A. McCommas Survey, Abstract No. 911, in the City of Dallas, Dallas County, Texas, in City Block G/2868, being part of a tract of land described in affidavit of heirship to Sandra Raley Aikin, as recorded in Instrument No. 201600271719, of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and being part of Lot 1 of Alderson Subdivision, as recorded in Volume 20, Page 25, of the Map Records of Dallas County, Texas (M.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set on the south line of said Lot 1, being in a north interior line of Lot 2A of Saint Thomas Aquinas School Addition, as recorded in Instrument No. 201600245130, O.P.R.D.C.T., from which a 3/8-inch iron rod (controlling monument) found for the southwest corner of said Lot 1, bears South 89 degrees 03 minutes 11 seconds West, a distance of 109.35 feet;

1. **THENCE** North 24 degrees 53 minutes 34 seconds West, departing the south line of said Lot 1 and the north interior line of said Lot 2A and across said Lot 1, a distance of 104.70 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set;
2. **THENCE** North 58 degrees 37 minutes 09 seconds West, continuing across said Lot 1, a distance of 48.52 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set in the north line of said Lot 1 and a south interior line of said Lot 2A;
3. **THENCE** North 89 degrees 03 minutes 11 seconds East, along the north line of said Lot 1 and the south interior line of said Lot 2A, a distance of 62.39 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set in the north line of said Lot 1 and the south interior line of said Lot 2A;
4. **THENCE** South 36 degrees 15 minutes 07 seconds East, departing the north line of said Lot 1 and the south interior line of said Lot 2A and across said Lot 1, a distance of 73.00 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set in the east line of said Lot 1 and a west interior line of said Lot 2A;
5. **THENCE** South 00 degrees 56 minutes 49 seconds East, along the east line of said Lot 1 and the west interior line of said Lot 2A, a distance of 62.06 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the southeast corner of said Lot 1 and an interior corner of said Lot 2A;
6. **THENCE** South 89 degrees 03 minutes 11 seconds West, along the south line of said Lot 1, a distance of 21.08 feet to the **POINT OF BEGINNING** and containing 4,975 square feet (0.1142 acres) of land **OF WHICH** approximately 954 square feet of land is in a presently used 8 foot drainage channel as recorded in said Alderson Subdivision and as shown on City of Dallas drawing number 421Q-168, dated 1941.



**Field Notes Describing 4,975 Square Foot (0.1142 Acre)
Drainage Easement
Block G/2868**

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: *Dwayne H. Copeland*
Dwayne H. Copeland
Registered Professional Land Surveyor
Texas No. 5470
PJB Surveying, LLC
TBPLS Firm No. 10194303

Date: *1/07/2022*



ALDERSON STREET

(50' Right-of-Way)
(VOL. 11, PG. 319 M.R.D.C.T.)

A. McCommas Survey
Abstract No. 911

Found 1/2" Capped
Iron Rod stamped
CAPLUCS (CM)

S 0° 56' 31" E 50.53'
S 1° 03' 47" E 122.54'

Found Monument stamped
Cotton Surveying Company
RPLS #5274(CM)

N 00° 56' 49" W 121.63'
N 89° 03' 11" E 25.85'

ALDERSON STREET
LOT 1, BLOCK G/2868
ABSTRACT NO. 911
M.R.D.C.T.

Sandra Raley Alkin
Inst. No. 201600271719
O.P.R.D.C.T.

STACP-RC
Inst. No. 202000290337
O.P.R.D.C.T.

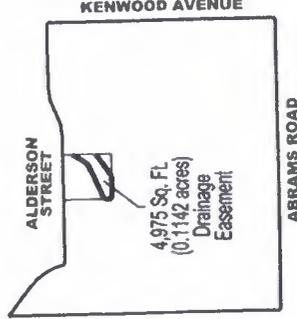
P.O.B.
N=6,990,868.549
E=2,504,938.602

15' DRAINAGE EASEMENT
VOL 96242 PG 2784
D.R.D.C.T.

- - Found Monument as noted
- - 1/2" iron rod w/ red cap stamped "PJB SURVEYING" set unless otherwise noted
- Sq. Ft. - Square Feet
- CM - Controlling Monument
- O.P.R.D.C.T. - Official Public Records of Dallas County, Texas
- D.R.D.C.T. - Deed Records of Dallas County, Texas
- M.R.D.C.T. - Map Records of Dallas County, Texas
- Inst. No. - Instrument Number
- Vol./Pg. - Volume/Page
- P.O.B. - Point of Beginning

VARIABLE WIDTH
DRAINAGE EASEMENT
Inst. No. 201600245130
M.R.D.C.T.

ALDERSON STREET
LOT 1, BLOCK G/2868
ABSTRACT NO. 911
M.R.D.C.T.



4,975 Sq. Ft.
(0.1142 acres)
Drainage
Easement

8.0' DRAINAGE EASEMENT
FILED IN CITY OF DALLAS
PUBLIC WORKS VAULT
FILE 421Q, #168



DRAINAGE EASEMENT

ALDERSON SUBDIVISION
LOT 1, BLOCK G/2868
A. McCOMMAS SURVEY, ABSTRACT NO. 911
CITY OF DALLAS, DALLAS COUNTY, TEXAS

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

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

**Field Notes Describing 2,192 Square Foot (0.0503 Acre)
Temporary Workspace Easement
City of Dallas
Block G/2868**

BEING a 2,192 square foot (0.0503 acres) tract situated in the A. McCommas Survey, Abstract No. 911, in the City of Dallas, Dallas County, Texas, in City Block G/2868, being part of a tract of land described in Special Warranty Deed to STACP-RC, as recorded in Instrument No. 202200221925, of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and being part of Lot 1 of Curtis L. Aikin Subdivision, as recorded in Volume 20, Page 25, of the Map Records of Dallas County, Texas (M.R.D.C.T.), and being more particularly described as follows:

BEGINNING at point in the west line of said Lot 1, being in the east right-of-way line of Alderson Street (Vol. 11, Pg. 319, M.R.D.C.T.) (50 foot right-of-way), from which a 3/8-inch iron rod (controlling monument) found for the southwest corner of said Lot 1, bears South 00 degrees 56 minutes 49 seconds East, a distance of 82.22 feet;

1. **THENCE** North 00 degrees 56 minutes 49 seconds West, along the west line of said Lot 1 and the east line of said Alderson Street, a distance of 39.41 feet to the northwest corner of said Lot 1, being in a south interior line of Lot 2A of Saint Thomas Aquinas School Addition, as recorded in Instrument No. 201600245130, O.P.R.D.C.T.;
2. **THENCE** North 89 degrees 03 minutes 11 seconds East, along the north line of said Lot 1 and the south interior line of said Lot 2A, a distance of 25.85 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set in the north line of said Lot 1 and the south interior line of said Lot 2A;
3. **THENCE** South 58 degrees 37 minutes 09 seconds East, departing the north line of said Lot 1 and the south interior line of said Lot 2A and across said Lot 1, a distance of 48.52 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set;
4. **THENCE** South 24 degrees 53 minutes 34 seconds East, continuing across said Lot 1, a distance of 16.22 feet to a point;
5. **THENCE** North 89 degrees 53 minutes 03 seconds West, continuing across said Lot 1, a distance of 73.45 feet to the **POINT OF BEGINNING** and containing 2,192 square feet (0.0503 acres) of land.

**Field Notes Describing 2,192 Square Foot (0.0503 Acre)
Temporary Workspace Easement
City of Dallas
Block G/2868**

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: *Dwayne H. Copeland*
Dwayne H. Copeland
Registered Professional Land Surveyor
Texas No. 5470
PJB Surveying, LLC
TBPLS Firm No. 10194303

Date: *6/10/2025*



0 15 30

ALDERSON STREET

(50' Right-of-Way)
(VOL. 11, PG. 319 M.R.D.C.T.)

A. McCommas Survey
Abstract No. 911

Found 1/2" Capped
Iron Rod stamped
CAPLUCS (CM)

S 0° 56' 31" E 50.53'
S 1° 03' 47" E 122.54'

Found Monument stamped
Colton Surveying Company
RPLS #5274(CM)

Found 3/8" Iron Rod (CM)

S 00° 56' 49" E 82.22'

P.O.B.

N=6,990,948.608
E=2,504,806.831

STACP-RC
Inst. No.
202200221925
O.P.R.D.C.T.

STACP-RC
Inst. No.
202000290337
O.P.R.D.C.T.

S 89° 03' 11" W 130.43'

**CURTIS L. AIKIN
SUBDIVISION
LOT 1, BLOCK G/2868
VOL. 20, PG. 25
M.R.D.C.T.**

Drainage
Easement
4,975 Sq. Ft.
(0.1142 acres)

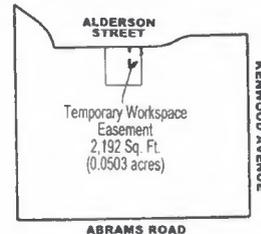
N 00° 56' 49" W 39.41'
N 89° 03' 11" E 25.85'
Temporary Workspace
Easement
2,192 Sq. Ft.
(0.0503 acres)
S 24° 53' 34" E 16.22'
S 58° 37' 09" E 48.52'

N 89° 03' 11" E 104.58'

S 00° 56' 49" E 121.63'

VARIABLE WIDTH
DRAINAGE EASEMENT
Inst. No. 201600245130
M.R.D.C.T.

**SAINT THOMAS AQUINAS
SCHOOL ADDITION
LOT 2A, BLOCK G/2868
INST. NO. 201600245130
O.P.R.D.C.T.**



8.0' DRAINAGE EASEMENT
FILED IN CITY OF DALLAS
PUBLIC WORKS SURVEY RECORDS VAULT
FILE 421Q, #168



D. St. J. 6/10/2025

TEMPORARY WORKSPACE EASEMENT

**CURTIS L. AIKIN SUBDIVISION
LOT 1, BLOCK G/2868
A. McCOMMAS SURVEY, ABSTRACT NO. 911
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

- - Found Monument as noted
- - 1/2" Iron rod w/ red cap stamped "PJB SURVEYING" set unless otherwise noted
- Sq. Ft. - Square Feet
- CM - Controlling Monument
- O.P.R.D.C.T. - Official Public Records of Dallas County, Texas
- D.R.D.C.T. - Deed Records of Dallas County, Texas
- M.R.D.C.T. - Map Records of Dallas County, Texas
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- P.O.B. - Point of Beginning

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

PREPARED BY
PJB Surveying

200 W. BELMONT DR., SUITE D
ALLEN, TX 75013
TBPLS 10194303