

# EXHIBIT A

## FIELD NOTES DESCRIBING A 2,286 SQUARE FOOT (0.0525 ACRE) ONCOR ELECTRIC EASEMENT

In City Block 7325  
City of Dallas, Dallas County, Texas

**DESCRIPTION**, of a 2,286 square foot (0.0525 acre) tract of land situated in the Maria Josefa Sanchez Survey, Abstract No. 1272, City of Dallas, Dallas County, Texas and being part of City Block 7325, the Official Block Number of the City of Dallas, Texas; said tract being part of a 22.89 acre tract of land described in Warranty Deed to the City of Dallas recorded in Volume 4731, Page 636 of the Deed Records of Dallas County, Texas; said 2,286 square foot (0.0525 acre) tract being more particularly described as follows: (bearing system for the survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances reported have been scaled by applying the Dallas County TxDOT surface adjustment factor of 1.000136506).

**COMMENCING**, at a 1/2-inch iron rod found (controlling monument) in the northwest right-of-way line of Schroeder Road (60-foot wide right-of-way by Volume 2073, Page 480) recorded in said Deed Records of Dallas County, Texas; said point being the easternmost southeast corner of said City of Dallas tract and being the south corner of a 20.272 acre tract of land described as "Parcel 25D" in Special Warranty Deed to the State of Texas recorded in Volume 2001152, Page 2237 of said Deed Records;

**THENCE**, South 20 degrees, 38 minutes, 30 seconds West, along the said northwest line of Schroeder Road and easternmost southeast line of said City of Dallas tract, a distance of 5.98 feet to a 5/8-inch iron rod with aluminum disk stamped "PACHECO KOCH-WBJ" found for corner (controlling monument); said point being at the intersection of the said northwest line of Schroeder Road and the northerly right-of-way line of Willowdell Drive (a 50-foot right-of-way by Volume 33, Page 33 of the Map Record of Dallas County, Texas);

**THENCE**, along the said northerly and northwesterly line of said Willowdell Drive and a southerly and southeasterly line of said City of Dallas tract, the following three (3) calls:

North 74 degrees, 20 minutes, 00 seconds West, a distance of 37.41 feet to a 5/8-inch iron rod with aluminum disk stamped "PACHECO KOCH-WBJ" found for corner (controlling monument); said point being the beginning of a tangent curve to the left;

In a southwesterly direction along said curve to the left, having a central angle of 44 degrees, 03 minutes, 46 seconds, a radius of 550.00 feet, a chord bearing and distance of South 83 degrees, 38 minutes, 07 seconds West, 412.63 feet, an arc distance of 422.97 feet to a 5/8-inch iron rod with "PACHECO KOCH EASEMENT" cap set at the **POINT OF BEGINNING**; said point being the end of said curve and the beginning of a tangent curve to the left;

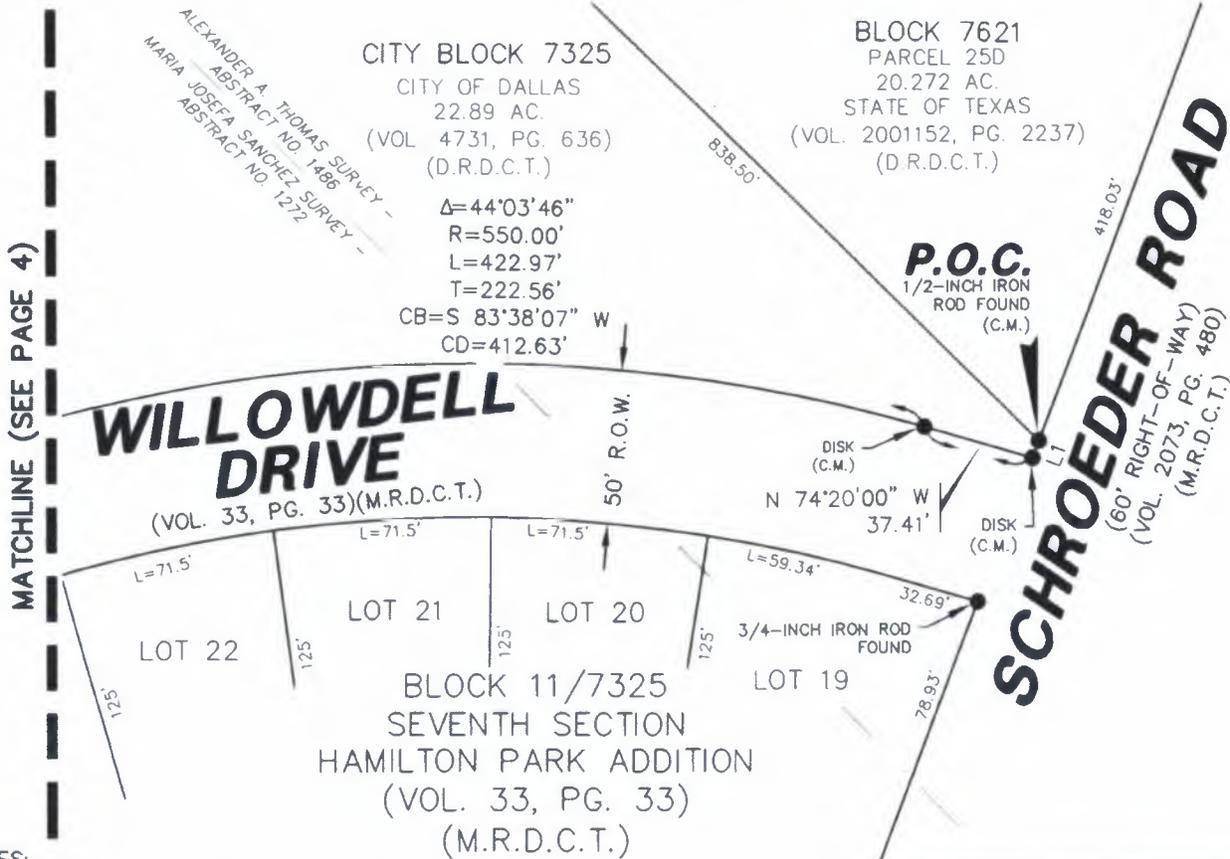
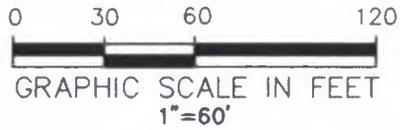
In a southwesterly direction along, last said curve to the left, having a central angle of 03 degrees, 13 minutes, 04 seconds, a radius of 550.00 feet, a chord bearing and distance of South 59 degrees, 59 minutes, 42 seconds West, 30.89 feet, an arc distance of 30.89 feet to a 5/8-inch iron rod with "PACHECO KOCH EASEMENT" cap set at the end of said curve;

**THENCE**, departing the said northwesterly line of said Willowdell Drive and said southeasterly line of the City of Dallas tract, into and across said City of Dallas tract, the following seven (7) calls;

*Scott Hoff*  
FIELD NOTES APPROVED:  
9/22/23  




# EXHIBIT A



MATCHLINE (SEE PAGE 4)

CITY BLOCK 7325  
CITY OF DALLAS  
22.89 AC.  
(VOL. 4731, PG. 636)  
(D.R.D.C.T.)

BLOCK 7621  
PARCEL 25D  
20.272 AC.  
STATE OF TEXAS  
(VOL. 2001152, PG. 2237)  
(D.R.D.C.T.)

$\Delta=44^{\circ}03'46''$   
 $R=550.00'$   
 $L=422.97'$   
 $T=222.56'$   
 $CB=S\ 83^{\circ}38'07''\ W$   
 $CD=412.63'$

**P.O.C.**  
1/2-INCH IRON  
ROD FOUND  
(C.M.)

**SCHROEDER ROAD**  
(60' RIGHT-OF-WAY)  
(VOL. 2073, PG. 480)  
(M.R.D.C.T.)

**WILLOWDELL DRIVE**  
(VOL. 33, PG. 33)(M.R.D.C.T.)

BLOCK 11/7325  
SEVENTH SECTION  
HAMILTON PARK ADDITION  
(VOL. 33, PG. 33)  
(M.R.D.C.T.)

**NOTES:**

1. A metes and bounds description of even survey date herewith accompanies this plat of survey.
2. Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011 adjustment realization), Texas North Central Zone 4202.
3. All coordinates shown are State Plane Coordinate System, Texas North Central Zone, North American Datum 1983, no scale and no projection. Distances reported have been scaled by applying the TxDOT Dallas County Scale Factor of 1.000136506.

The undersigned, Registered Professional Land Surveyor, hereby certifies that this plat of survey accurately sets out the metes and bounds of the easement tract described.

LEGEND	
	PROPERTY LINE
	NEW EASEMENT LINE
	SURVEY ABSTRACT LINE
	MONUMENT FOUND AS DESCRIBED
	5/8-INCH IRON ROD W/ "PACHECO KOCH EASEMENT" CAP SET
	DISK - 5/8-INCH IRON ROD W/ ALUMINUM DISK STAMPED "PACHECO KOCH-WBJ" FOUND
(C.M.)	- CONTROLLING MONUMENT
D.R.D.C.T.	- DEED RECORDS OF DALLAS COUNTY, TEXAS
M.R.D.C.T.	- MAP RECORDS OF DALLAS COUNTY, TEXAS
<b>P.O.B.</b>	- POINT OF BEGINNING
<b>P.O.C.</b>	- POINT OF COMMENCING



*Justin W. Waldrip*  
Justin W. Waldrip  
Registered Professional  
Land Surveyor No. 6179

9/13/23  
Date

**FIELD NOTES  
DESCRIBING A 2,286  
SQUARE FOOT  
10.0525 ACRE(1) ONCOR  
ELECTRIC EASEMENT**

IN CITY BLOCK 7325,  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
PAGE 3 OF 5

**Pacheco Koch**  
7557 RAMBLER ROAD, SUITE 1400  
DALLAS, TX 75231 972.235.3031  
TX REG. ENGINEERING FIRM F-469  
TX REG. SURVEYING FIRM LS-10008000

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
JMC/LAH	LMG	1"=60'	SEPT. 2023	1625-19.035

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# EXHIBIT A



0 30 60 120

GRAPHIC SCALE IN FEET

1"=60'

CITY BLOCK 7325  
CITY OF DALLAS  
22.89 AC.  
(VOL. 4731, PG. 636)  
(D.R.D.C.T.)

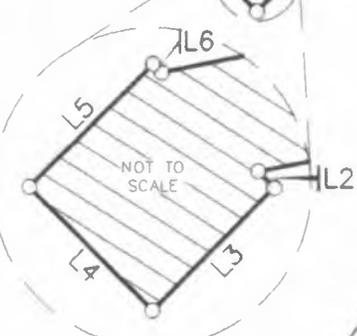
MARIA JOSEFA SANCHEZ SURVEY -  
ABSTRACT NO. 1272

ONCOR ELECTRIC  
DELIVERY COMPANY,  
LLC EASEMENT  
2,286 SF  
(0.0525 ACRES)

$\Delta=44^{\circ}03'46''$   
 $R=550.00'$   
 $L=422.97'$   
 $T=222.56'$   
 $CB=S\ 83^{\circ}38'07''\ W$   
 $CD=412.63'$



MATCHLINE (SEE PAGE 3)



LEGEND	
	PROPERTY LINE
	NEW EASEMENT LINE
	SURVEY ABSTRACT LINE
	MONUMENT FOUND AS DESCRIBED
	5/8-INCH IRON ROD W/ "PACHECO KOCH EASEMENT" CAP SET
	5/8-INCH IRON ROD W/ ALUMINUM DISK STAMPED "PACHECO KOCH-WBJ" FOUND
(C.M.)	CONTROLLING MONUMENT
D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS OF DALLAS COUNTY, TEXAS
<b>P.O.B.</b>	POINT OF BEGINNING
<b>P.O.C.</b>	POINT OF COMMENCING

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**SQUARE FOOT**  
**(0.0525 ACRE) ONCOR**  
**ELECTRIC EASEMENT**  
IN CITY BLOCK 7325,  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
PAGE 4 OF 5



7557 RAMBLER ROAD, SUITE 1400  
DALLAS, TX 75231 972.235.3031  
TX REG. ENGINEERING FIRM F-469  
TX REG. SURVEYING FIRM LS-10008000

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
JMC/LAH	LMG	1"=60'	SEPT. 2023	1625-19.035

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# EXHIBIT A

<i><b>LINE TABLE</b></i>		
<i><b>LINE</b></i>	<i><b>BEARING</b></i>	<i><b>LENGTH</b></i>
L1	S 20°38'30" W	5.98'
L2	S 44°45'10" E	1.96'
L3	S 45°14'50" W	15.00'
L4	N 44°45'10" W	15.00'
L5	N 45°14'50" E	15.00'
L6	S 44°45'10" E	1.03'

<i><b>CURVE TABLE</b></i>						
<i><b>CURVE</b></i>	<i><b>DELTA</b></i>	<i><b>RADIUS</b></i>	<i><b>LENGTH</b></i>	<i><b>TANGENT</b></i>	<i><b>CHORD BEARING</b></i>	<i><b>CHORD</b></i>
C1	03°13'04"	550.00'	30.89'	15.45'	S 59°59'42" W	30.89'

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**DESCRIBING A 2,286**  
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**ELECTRIC EASEMENT**  
 IN CITY BLOCK 7325,  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS  
 PAGE 5 OF 5

<b style="font-size: 1.2em;">Pacheco Koch</b>		7557 RAMBLER ROAD, SUITE 1400 DALLAS, TX 75231 972.235.3031 TX REG. ENGINEERING FIRM F-469 TX REG. SURVEYING FIRM LS-10008000		
<i><b>DRAWN BY</b></i>	<i><b>CHECKED BY</b></i>	<i><b>SCALE</b></i>	<i><b>DATE</b></i>	<i><b>JOB NUMBER</b></i>
JMC/LAH	LMG	NONE	SEPT. 2023	1625-19.035