

**EXHIBIT A**  
**FIELD NOTES DESCRIBING 2,597 SQUARE FOOT (0.0596 ACRE)**  
**DRAINAGE EASEMENT IN CITY BLOCK 4425**  
**CITY OF DALLAS, DALLAS COUNTY, TEXAS**

**BEING** a 2,597 square feet (0.0596 acre) tract of land situated in the Wilson Baker Survey, Abstract No. 54, City of Dallas, Dallas County, Texas, and being a part of a called 35.174 acre tract of land described in Deed to the City of Dallas, recorded in Volume 4420, Page 206 of the Deed Records of Dallas County Texas (D.R.D.C.T.), and being more particularly described as follows:

**COMMENCING** at the southeast corner of Lot 1, of Earl W. Cullum Subdivision No.2, recorded in Volume 18, Page 393 of the Map Records of Dallas County, Texas (M.R.D.C.T.), at the intersection of the north right-of-way line of Shorecrest Drive (a called 60-foot right-of-way) and the west right-of-way line of Lakemont Drive (a 50-foot right-of-way) as dedicated in said Earl W. Cullum Subdivision No.2, from which a 1/2-inch found iron rod for witness bears South 00 degrees 40 minutes 26 seconds East, a distance of 0.75 feet;

**THENCE** North 85 degrees 38 minutes 26 seconds West, with said north right-of-way line, passing at a distance of 205.00 feet the southwest corner of said Lot 1 and the southeast corner of said 35.174 acre tract, continuing with said north right-of-way line and the south line of said 35.174 acre tract, a total distance of 1,608.92 feet to a 1/2-inch set iron rod with blue plastic cap stamped "HALFF ESMT" (hereinafter referred to as "with blue cap") for the **POINT OF BEGINNING**, being in the south line of said 35.174 acre City of Dallas tract;

**THENCE** North 85 degrees 38 minutes 26 seconds West, continuing with said north right-of-way line and the south line of said 35.174 acre City of Dallas Tract, a distance of 15.19 feet, to a 1/2-inch set iron rod with blue cap for corner;

**THENCE** departing said north right-of-way line and said south line of the 35.174 acre City of Dallas tract, over and across said 35.174 acre City of Dallas tract, the following courses and distances:

North 13 degrees 32 minutes 48 seconds East, a distance of 161.36 feet, to a 1/2-inch set iron rod with blue cap for corner;

North 37 degrees 51 minutes 30 seconds East, a distance of 16.25 feet, to a 1/2-inch set iron rod with blue cap for corner;

South 52 degrees 08 minutes 30 seconds East, a distance of 15.00 feet, to a 1/2-inch set iron rod with blue cap for corner;

South 37 degrees 51 minutes 30 seconds West, a distance of 13.02 feet, to a 1/2-inch set iron rod with blue cap for corner;

**EXHIBIT A**  
**FIELD NOTES DESCRIBING 2,597 SQUARE FOOT (0.0596 ACRE)**  
**DRAINAGE EASEMENT IN CITY BLOCK 4425**  
**CITY OF DALLAS, DALLAS COUNTY, TEXAS**

South 13 degrees 32 minutes 48 seconds West, a distance of 155.70 feet, to the **POINT OF BEGINNING AND CONTAINING** 2,597 square feet, or 0.0596 acres of land, more or less.

NOTES:

1. Basis of Bearing: GPS observations using the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. All distances shown hereon are U.S. Survey Feet, displayed in surface value and may be converted to grid by dividing by the TxDOT Dallas County surface adjustment factor of 1.000136506.



11/23/21

---

Adam Johnson R.P.L.S.    Date:  
Texas Registration No. 6664  
HALFF ASSOCIATES, INC.  
4000 FOSSIL CREEK BLVD  
FORT WORTH, TX 76137-2720  
TEL (817) 764-7490  
TBPELS FIRM NO. 10029605

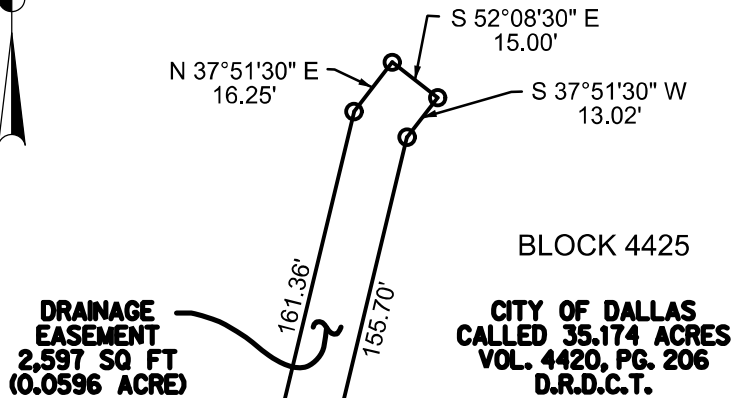


# EXHIBIT A

WILSON BAKER SURVEY  
ABSTRACT NUMBER 54

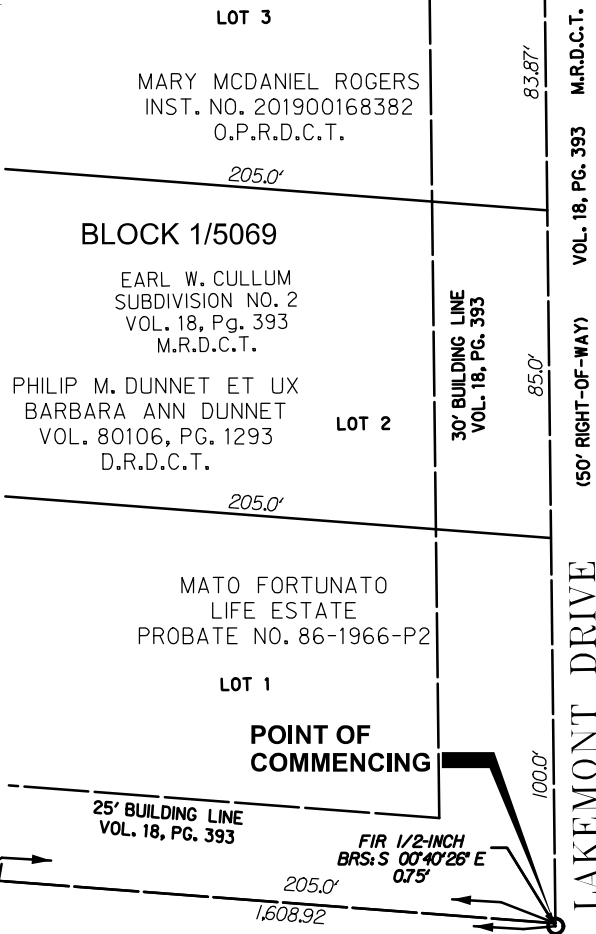
0 25 50 75 100

SCALE: 1"=50'



**DRAINAGE EASEMENT**  
2,597 SQ FT  
(0.0596 ACRE)

**CITY OF DALLAS**  
CALLED 35.174 ACRES  
VOL. 4420, PG. 206  
D.R.D.C.T.



**LOT 3**  
MARY MCDANIEL ROGERS  
INST. NO. 201900168382  
O.P.R.D.C.T.

**BLOCK 1/5069**

EARL W. CULLUM  
SUBDIVISION NO. 2  
VOL. 18, PG. 393  
M.R.D.C.T.

**LOT 2**  
PHILIP M. DUNNET ET UX  
BARBARA ANN DUNNET  
VOL. 80106, PG. 1293  
D.R.D.C.T.

**LOT 1**  
MATO FORTUNATO  
LIFE ESTATE  
PROBATE NO. 86-1966-P2

**POINT OF COMMENCING**

25' BUILDING LINE  
VOL. 18, PG. 393

FIR 1/2-INCH  
BRS: S 00°40'26\"/>

83.87'  
VOL. 18, PG. 393 M.R.D.C.T.  
85.0'  
VOL. 18, PG. 393  
150' RIGHT-OF-WAY  
100.0'  
LAKEMONT DRIVE

SHORE CREST TERRACE  
SECTION 2 ADDITION  
VOL. 16, PG. 11  
M.R.D.C.T.

**SHORECREST DRIVE**  
(60' RIGHT OF WAY)  
NO DEED OF RECORD FOUND

**REXFORD DRIVE**  
(50' RIGHT OF WAY)  
VOL. 13, PG. 317  
M.R.D.C.T.

3/8 FIR (CM)  
1/2 FIR (CM)  
**LOT 25**  
SHORE CREST  
TERRACE ADDITION  
VOL. 13, PG. 317  
M.R.D.C.T.

**LOT 24**  
**BLOCK 2**

**CORTLEIGH PLACE**  
(50' RIGHT OF WAY)  
VOL. 13, PG. 317  
M.R.D.C.T.

F FIP  
**LOT 12**  
**BLOCK 1**



*Adam T. Johnson*

Date: 11/23/21

**NOTES:**

1. Basis of Bearing Is GPS observations using the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Adjustment Realization 2011. All distances shown hereon are U.S. survey feet, displayed in surface value and may be converted to grid by dividing by the TxDOT Dallas County Surface Adjustment Factor of 1.000136506.

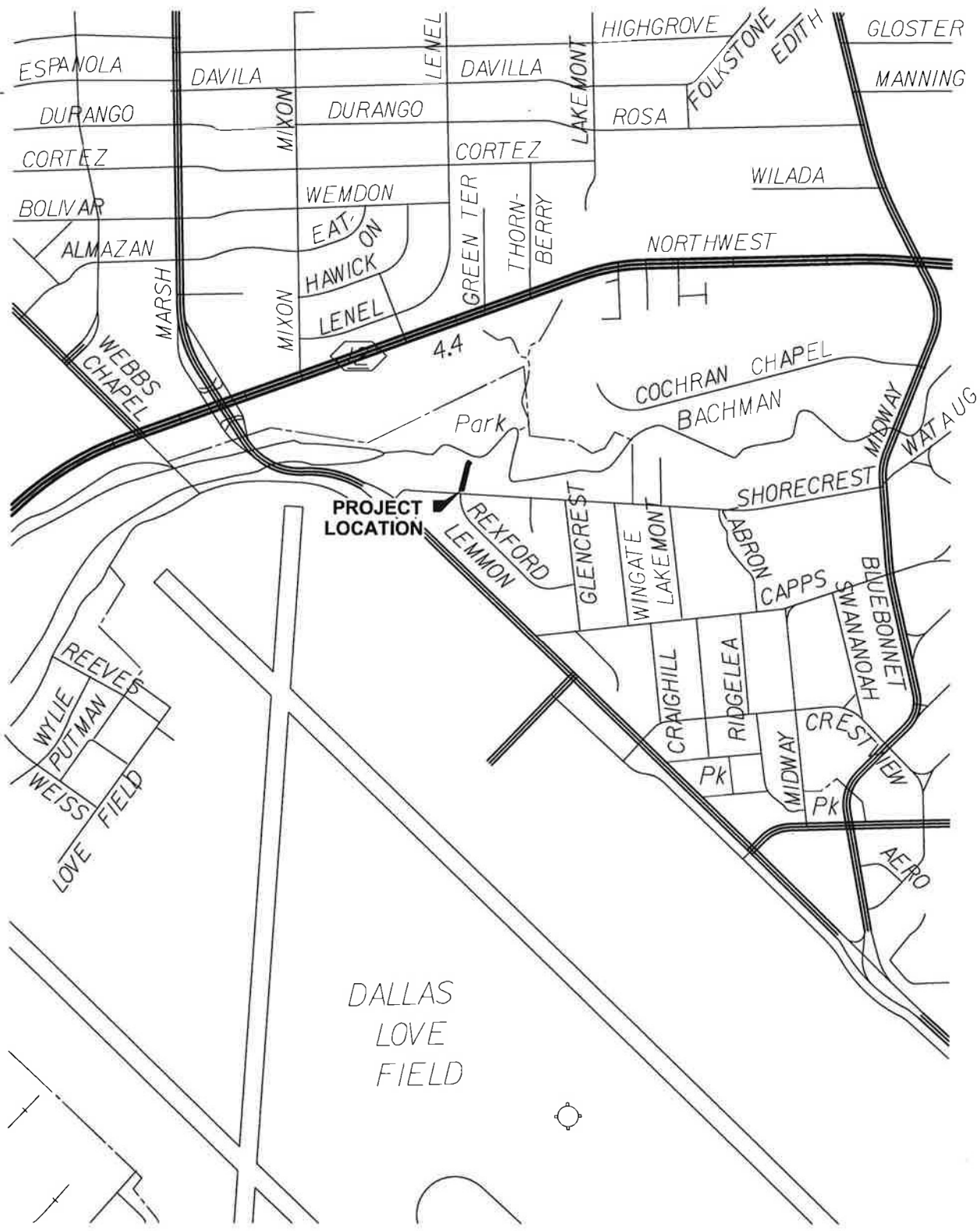
**LEGEND**

- 1/2" SET IRON ROD WITH BLUE CAP "HALFF ESMT" (UNLESS NOTED)
- FIR FOUND IRON ROD
- VOL. PG. VOLUME AND PAGE
- (C.M.) CONTROLLING MONUMENT
- M.R.D.C.T. MAP RECORDS OF DALLAS COUNTY, TEXAS
- D.R.D.C.T. DEED RECORDS OF DALLAS COUNTY, TEXAS

**2,597 SQUARE FEET (0.0596 ACRES)**  
**DRAINAGE EASEMENT**  
**IN CITY BLOCK 4425**  
**CITY OF DALLAS, DALLAS COUNTY, TEXAS**



TBPELS FIRM NO. 10029600  
HALFF ASSOCIATES, INC. ENGINEERS - SURVEYORS  
1201 NORTH BOWSER ROAD ~ RICHARDSON, TEXAS ~ 75081-2275  
SCALE: 1"=50 (214)346-6200 AVO. 36209 SEPTEMBER, 2021



**LOCATOR MAP**