

# Exhibit A

**FIBER OPTIC EASEMENT  
IN CITY OF DALLAS BLOCK 4423  
SITUATED IN THE  
DICKERSON PARKER SURVEY, ABSTRACT NO. 1113  
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

BEING a 11,059 square foot (0.2539 acre) tract of land situated in the Dickerson Parker Survey, Abstract Number 1113, Dallas County, Texas, being located in City of Dallas Block 4423, and being a part of those tracts of land described in Deeds to The City of Dallas, as recorded in Volume 259, Page 573, Volume 260, Page 137, Volume 260, Page 140, and Volume 260, Page 142, (each one fourth interest), all Deed Records of Dallas County, Texas (D.R.D.C.T.), and part of that tract of land described in Deed to The City of Dallas, Texas, as recorded in Volume 312, Page 39, D.R.D.C.T., and being more particularly described as follows:

COMMENCING at a found 3-inch aluminum monument stamped "Dallas Love Field Industrial Subdivision Dal-Tech RPLS 5504" found on the northwest line of Lot 1A, Block 4682 of Dallas Love Field Industrial Subdivision, an addition to the City of Dallas, as recorded in Instrument Number 201500293681, Official Public Records of Dallas County, and being on the southeast line of Shorecrest Drive (a 60-foot wide right-of-way dedicated by said Dallas Love Field addition), from which said point a 1/2-inch iron rod found at the most northerly corner of a corner clip located at the intersection of said southeast line of Shorecrest Drive with the northeast line of Denton Drive (a variable width right-of-way), bears South 36 degrees 51 minutes 45 seconds West, a distance of 2,025.83 feet, said commencing point having State Plane Grid Coordinates N: 6,996,277.58, E: 2,470,637.31;

THENCE North 01 degree 05 minutes 40 seconds East, along said southeast right-of-way line of Shorecrest Drive and northwest line of said Lot 1A, Block 4682, a distance of 12.21 feet to a point for corner;

THENCE North 23 degrees 40 minutes 19 seconds West, departing said southeast and northwest lines, and over and across said Shorecrest Drive, a distance of 141.45 feet to a 1/2-inch iron rod with a blue plastic cap stamped "Half Esmt" set on the northwest right-of-way line of said Shorecrest Drive for the **POINT OF BEGINNING** of the herein described tract;

THENCE over and across said Block 4423 and said City of Dallas tracts, the following calls:

North 23 degrees 40 minutes 19 seconds West, departing said northwest right-of-way line, a distance of 1,113.19 feet to a point for corner having State Plane Grid Coordinates N: 6,997,438.71, E: 2,470,133.88;

(For SPRG use only)	
Reviewed By:	_____
Date:	_____
SPRG NO.:	_____


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North 44 degrees 37 minutes 44 seconds East, a distance of 10.76 feet to a point for corner having State Plane Grid Coordinates N: 6,997,446.37, E: 2,470,141.44;

South 23 degrees 40 minutes 19 seconds East, a distance of 1,098.76 feet to a 1/2-inch iron rod with a blue plastic cap stamped "Halff Esmt" set on the said northwest right-of-way line of said Shorecrest Drive, said point being on a non-tangent circular curve to the left having a radius of 630.50 feet and whose chord bears South 04 degrees 50 minutes 26 seconds West, a distance of 20.95 feet;

THENCE Southerly, along said northwest right-of-way line and said curve to the left, through a central angle of 01 degree 54 minutes 14 seconds, an arc distance of 20.95 feet to the POINT OF BEGINNING AND CONTAINING 11,059 square feet or 0.2539 acres of land, more or less.

Basis of Bearing is the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983, adjustment realization 2011.

 7/1/2021  
ANDREW J. SHAFER  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS NO. 5017  
TBPLS FIRM NO. 10029600



(For SPRG use only)	
Reviewed By:	_____
Date:	_____
SPRG NO.:	_____

0 100 200 300 400

SCALE: 1"=200'



INSTRUMENT LANDING SYSTEM (ILS) INSTALLATION (INSIDE CHAIN LINK FENCE)

DICKERSON PARKER SURVEY ABSTRACT NO. 1113

BACHMAN LAKE

N44°37'44"E  
10.76'

NOT MONUMENTED STATE PLANE GRID  
N = 6,997,446.37  
E = 2,470,141.44

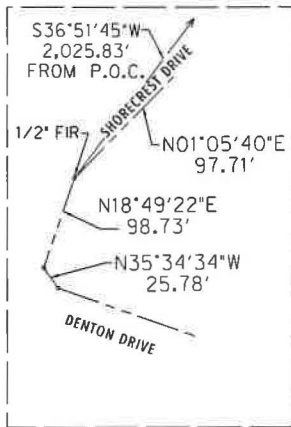
NOT MONUMENTED STATE PLANE GRID  
N = 6,997,438.71  
E = 2,470,133.88

N 23°40'19" W  
S 23°40'19" E

(OWNER)  
CITY OF DALLAS  
VOL. 259, PG. 573  
VOL. 260, PG. 137  
VOL. 260, PG. 140  
VOL. 260, PG. 142  
VOL. 312, PG. 39  
(All D.R.D.C.T.)

BLOCK 4423

FIBER OPTIC EASEMENT  
11,059 SQ. FT. OR  
(0.2539 ACRES)



DETAIL "A"

STATE PLANE GRID  
N = 6,996,419.32  
E = 2,470,580.76

POINT OF BEGINNING

N23°40'19"W  
141.45'

POINT OF COMMENCING

STATE PLANE GRID  
N = 6,996,277.58  
E = 2,470,637.31

N01°05'40"E  
97.71'

N01°05'40"E  
12.21'

FND. MON. (C.M.)

Δ=16°38'28"  
R=615.00'  
L=178.62'  
CL=178.00'  
CB=S09°24'54"W

FND. MON. (C.M.)

Δ=01°54'14"  
R=630.50'  
L=20.95'  
CL=20.95'  
CB=S04°50'26"W

1/2" SIR W/ 'ESMT' CAP

1/2" SIR W/ 'ESMT' CAP

FND. MAGNAIL W/WASHER (C.M.)

Δ=27°08'56"  
R=638.50'  
L=302.55'  
CL=299.72'  
CB=N46°15'49"E

FND. MAGNAIL W/WASHER (C.M.)

LOT 1A, BLOCK 4682

DALLAS LOVE FIELD INDUSTRIAL SUBDIVISION  
INST. NO. 201500293681  
(O.P.R.D.C.T.)



*Andrew J. Shafer* 7/1/2021

NOTES:

1. Basis of Bearing: State Plane Coordinate System, Texas North Central 4202, North American Datum of 1983, 2011 Adjustment. Distances shown hereon are US Survey Feet, displayed in surface values. Coordinates shown are grid values, no adjustment. Grid to Surface Scale Factor = 1.000136506.

2. This exhibit was prepared with a metes and bounds description of even date.

LEGEND

(C.M.)	CONTROLLING MONUMENT
FIR	FOUND IRON ROD
INST. NO.	INSTRUMENT NUMBER
VOL. PG.	VOLUME, PAGE
D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
1/2" SIR W/ 'ESMT' CAP	1/2-INCH SET IRON ROD WITH BLUE PLASTIC CAP STAMPED "HALFF ESMT"
FND. MON.	FOUND 3-INCH ALUMINUM MONUMENT STAMPED "DALLAS LOVE FIELD INDUSTRIAL SUBDIVISION DAL-TECH RPLS 5504"
FND. MAGNAIL W/WASHER	FOUND MAGNAIL WITH WASHER STAMPED "LOVE FIELD ADD." RPLS 5504

TO 1/2" FIR (SEE DETAIL "A")

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CITY OF DALLAS, DALLAS COUNTY, TEXAS



TBPELS FIRM NO. 10029600  
1201 N. BOWSER ROAD RICHARDSON, TEXAS 75081  
TELE. (214)346-6200 FAX (214)739-0095

DATE: JULY, 2021

AVO: 45453.001

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7/1/2021

(For SPRG use only)  
Reviewed By: \_\_\_\_\_  
Date: \_\_\_\_\_  
SPRG NO.: \_\_\_\_\_