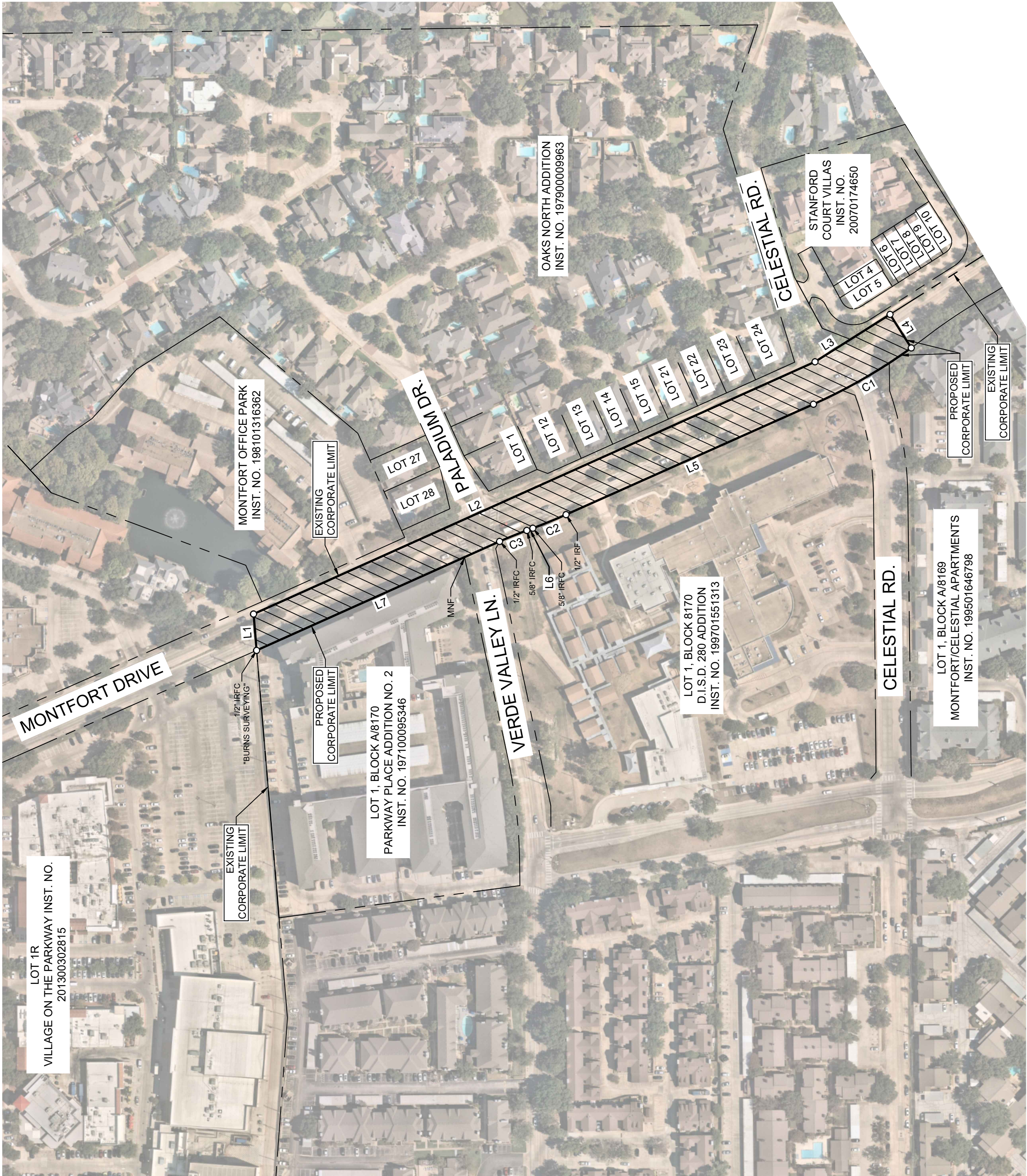


Exhibit A



LEGEND
IRFC = IRON ROD W/CAP FOUND
IRF = IRON ROD FOUND

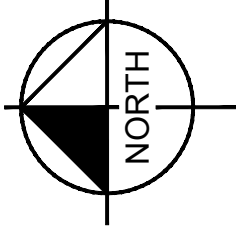
LINE TABLE		
NO.	BEARING	LENGTH
L1	N85°12'22"E	68.72'
L2	S24°11'23"E	1158.62'
L3	S32°18'04"E	167.13'
L4	S57°41'56"W	74.77'
L5	N24°03'12"W	510.11'
L6	N20°20'05"W	12.17'
L7	N24°09'17"W	501.35'

CURVE TABLE			
NO.	DELTA	RADIUS	CHORD BEARING
C1	11°43'26"	1040.00'	N29°54'55"W
C2	3°43'07"	1040.00'	N22°11'39"W
C3	3°17'54"	969.00'	N21°59'02"W

NOTES

Bearing system based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone (4202).
This document was prepared under 22 Texas Administrative Code §138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

PRELIMINARY
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REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6391
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UNIT 11 SUITE 1300
PORT WORTH, TEXAS 76102
PH: 817.963.2131
josh.wargo@kimley-horn.com



BOUNDARY ADJUSTMENT EXHIBIT
ALLEN BLEDSOE SURVEY
ABSTRACT No. 157
CITY OF ADDISON
CITY OF DALLAS
DALLAS COUNTY, TEXAS

Kimley»Horn

801 Cherry Street, Unit 11, # 1300 Port Worth, Texas 76102	Unit No. (877) 335-6511 www.kimley-horn.com	Tel. No. (817) 335-6511 www.kimley-horn.com
Scale 1" = 150'	Drawn by CRG	Checked by JDW
Date 3/11/2025	Project No. 063543048	Sheet No. 1 OF 1

LEGAL DESCRIPTION

BEING a 2.1282 acre (92,704 square foot) tract of land situated in the Allen Bledsoe Survey, Abstract No. 157, and the Thomas Garvin Survey, Abstract No. 524, Dallas County, Texas, and being a portion of Montfort Drive, a variable width right-of-way, and being more particularly described as follows:

COMMENCING at a 1/2-inch iron rod with cap found for the northwest corner of Lot 1, Block A/8170, Parkway Place Addition No. 2, an addition to the City of Dallas, Dallas County, Texas according to the plat recorded in Instrument No. 197100095346, Deed Records, Dallas County, Texas;

THENCE North 85°12'22" East, along the north line of said Lot 1, a distance of 505.02 feet to a 1/2-inch iron rod with "BURNS SURVEYING" cap found at the **POINT OF BEGINNING**;

THENCE North 85°12'22" East, a distance of 68.72 feet to a point for corner in the existing corporate city limit line as shown on the Town of Addison Boundary Drawing prepared by Garcia & Associates, dated April 11, 1997;

THENCE South 24°11'23" East, along the said corporate city limit line, a distance of 1,158.82 feet to a point for corner;

THENCE South 32°18'04" East, continuing along the said corporate city limit line, a distance of 167.13 feet to a 5/8-inch iron rod with "KHA" cap set for corner;

THENCE South 57°41'56" West, a distance of 74.77 feet to a 5/8-inch iron rod with "KHA" cap set for corner in the west right-of-way line of said Montfort Drive, and being the beginning of a non-tangent curve to the right with a radius of 1,040.00 feet, a central angle of 11°43'26", and a chord bearing and distance of North 29°54'55" West, 212.43 feet;

THENCE along the said west right-of-way line, the following six (6) calls:

In a northwesterly direction, along said non-tangent curve to the right, an arc distance of 212.81 feet to a 5/8-inch iron rod with "KHA" cap set for corner;

North 24°03'12" West, a distance of 510.11 feet to a 1/2-inch iron rod found for corner, being the beginning of a tangent curve to the right with a radius of 1,040.00 feet, a central angle of 03°43'07", and a chord bearing and distance of North 22°11'39" West, 67.49 feet;

In a northwesterly direction, with said tangent curve to the right, an arc distance of 67.50 feet to a 5/8-inch iron rod with cap found for corner;

North 20°20'05" West, a distance of 12.17 feet to a 5/8-inch iron rod with cap found for corner, being the beginning of a tangent curve to the left with a radius of 960.00 feet, a central angle of 03°17'54", and a chord bearing and distance of North 21°59'02" West, 55.26 feet;

In a northwesterly direction, with said tangent curve to the left, an arc distance of 55.27 feet to a 1/2-inch iron rod with cap found for the northeast corner of Lot 1, Block 8170, D.I.S.D. 280 Addition, an addition to the City of Dallas according to the plat recorded in Instrument No. 199701551313, said Deed Records;

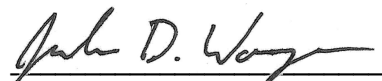
North 24°09'17" West, a distance of 501.35 feet to the **POINT OF BEGINNING** and containing 92,704 square feet or 2.1282 acres of land, more or less.

NOTES:

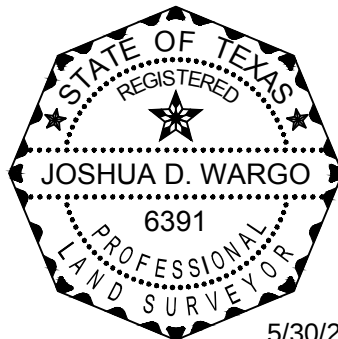
Bearing system based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone (4202).

The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the boundary adjustment tract.

BOUNDARY ADJUSTMENT EXHIBIT
MONTFORT DRIVE
ALLEN BLEDSOE SURVEY
ABSTRACT No. 157
THOMAS GARVIN SURVEY
ABSTRACT No. 524
CITY OF DALLAS
DALLAS COUNTY, TEXAS



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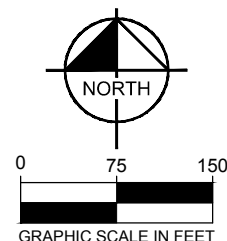
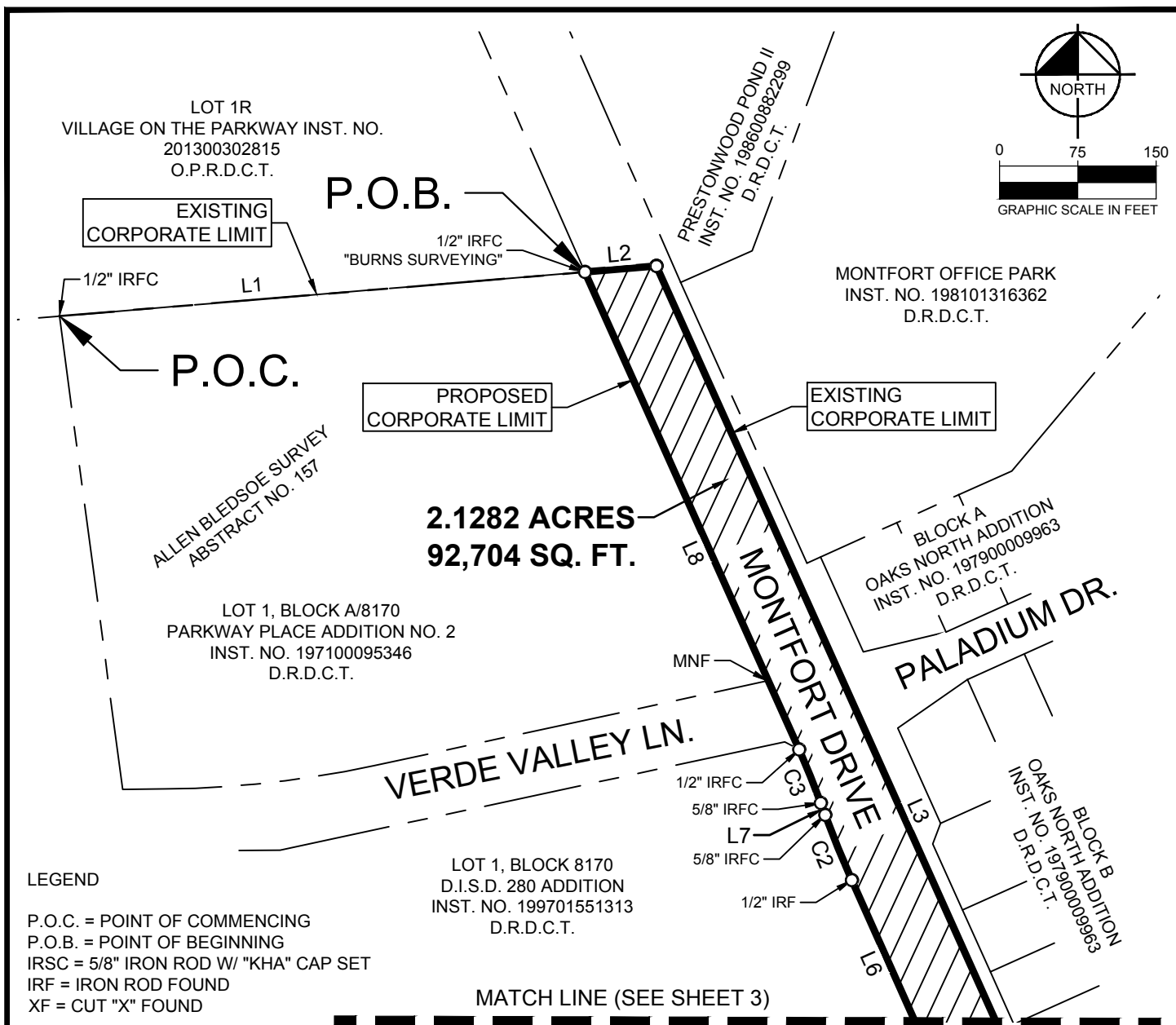
5/30/24

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	CRG	JDW	5/30/2024	063543048	1 OF 3



LEGEND

P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING
IRSC = 5/8" IRON ROD W/ "KHA" CAP SET
IRF = IRON ROD FOUND
XF = CUT "X" FOUND

NOTES:

Bearing system based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone (4202).

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

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MONTFORT DRIVE
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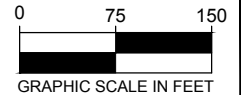
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1" = 150'	CRG	JDW	5/30/2024	063543048	2 OF 3

2.1282 ACRES
92,704 SQ. FT.

MATCH LINE (SEE SHEET 2)



PROPOSED
CORPORATE LIMIT

BLOCK B
OAKS NORTH ADDITION
INST. NO. 197900009963
D.R.D.C.T.

LOT 1, BLOCK 8170
D.I.S.D. 280 ADDITION
INST. NO. 199701551313
D.R.D.C.T.

IRSC

CELESTIAL RD.

STANFORD
COURT VILLAS
INST. NO. 20070174650
O.P.R.D.C.T.

ALLEN BLEDSOE SURVEY
ABSTRACT NO. 157
THOMAS GARVIN SURVEY
ABSTRACT NO. 524

CELESTIAL RD.

IRSC

PROPOSED
CORPORATE LIMIT

LOT 1, BLOCK B
STANFORD COURT VILLAS
INST. NO. 20070174650 - O.P.R.D.C.T.

EXISTING
CORPORATE LIMIT

LOT 1, BLOCK A/8169
MONTFORT/CELESTIAL APARTMENTS
INST. NO. 199501646798
D.R.D.C.T.

STANFORD
COURT

CELESTIAL PLACE ADDITION
INST. NO. 199501970028
D.R.D.C.T.

STREET ROW DEDICATION
INST. NO. 199801970028 - D.R.D.C.T.

LINE TABLE

NO.	BEARING	LENGTH
L1	N85°12'22"E	505.02'
L2	N85°12'22"E	68.72'
L3	S24°11'23"E	1158.82'
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CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
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C2	3°43'07"	1040.00'	67.50'	N22°11'39"W	67.49'
C3	3°17'54"	960.00'	55.27'	N21°59'02"W	55.26'

LEGEND

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1" = 150'	CRG	JDW	5/30/2024	063543048	3 OF 3