

EXHIBIT A

FIELD NOTES DESCRIBING A
4,107 SQUARE FOOT (0.0943 ACRE)
ONCOR EASEMENT IN BLOCK 3427
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING a 4,107 square foot (0.0943 acre) tract of land situated in the William H. Hord Survey, Abstract No. 560, City of Dallas, Dallas County, Texas in City Block No. 3427, and being part of a tract of land described in Deed to the City of Dallas recorded in Volume 439, Page 246, Deed Records, Dallas County, Texas, and being part of a tract of land described in Deed to the City of Dallas recorded in Volume 449, Page 329 of said Deed Records, and being more particularly described as follows:

COMMENCING at a 1/2" iron pipe found for the northwest corner of Lot 1, Block B/3426, Forest Highlands, an addition to the City of Dallas according to the plat recorded in Volume 2, Page 253 of said Deed Records, at the intersection of the south right-of-way line of Page Avenue (a called 50 foot right-of-way), Volume 2, Page 253 of said Deed Records, and the east line of a 15 foot alley, from which a 1/2" iron rod with plastic cap stamped "CBG SURVEYING" found bears South 89°19'35" West, a distance of 15.00 feet and from which a 5/8" iron rod with an illegible plastic cap found bears North 00°40'25" West, a distance of 102.00 feet;

THENCE with said south right-of-way line of Page Avenue, North 89°19'35" East, a distance of 133.15 feet to a point for corner in the northeast corner of Lot 3 of said Forest Highlands addition in the west line of said City of Dallas tract;

THENCE with said west line of the City of Dallas tract, the following courses and distances:

North 34°40'25" West, a distance of 3.85 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for the **POINT OF BEGINNING**;

North 34°40'25" West, a distance of 11.86 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

THENCE departing said west right-of-way line of the City of Dallas tract, over and across said City of Dallas tract, the following courses and distances:

North 87°52'25" East, a distance of 47.46 feet to a point for corner;

North 45°00'00" East, a distance of 19.09 feet to a point for corner;

South 70°59'02" East, a distance of 28.94 feet to a point for the beginning of a non-tangent curve to the left with a radius of 150.00 feet, a central angle of 52°22'32", and a chord bearing and distance of South 36°30'54" East, 132.39 feet;

In a southeasterly direction, with said non-tangent curve to the left, an arc distance of 137.12 feet to a point for corner;

South 49°02'44" East, a distance of 72.09 feet to a point for corner;

South 61°42'14" East, a distance of 62.52 feet to a point for corner;

North 28°17'46" East, a distance of 19.85 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 61°42'14" East, a distance of 17.83 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 28°17'46" West, a distance of 22.83 feet to a point for corner;

North 61°42'14" West, a distance of 4.05 feet to a point for corner;

South 28°17'46" West, a distance of 7.01 feet to a point for corner;

North 61°42'14" West, a distance of 77.42 feet to a point for corner;

(CONTINUED ON SHEET 2)



Scott Hall
FIELD NOTES APPROVED:
10/21/2025

Sheet No.
1 OF 4

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(CONTINUED FROM SHEET 1)

North 49°02'44" West, a distance of 72.02 feet to a point for the beginning of a non-tangent curve to the right with a radius of 160.00 feet, a central angle of 49°49'21", and a chord bearing and distance of North 37°21'22" West, 134.79 feet;

In a northwesterly direction, with said non-tangent curve to the right, an arc distance of 139.13 feet to a point for corner;

North 70°59'02" West, a distance of 16.97 feet to a point for corner;

South 45°00'00" West, a distance of 16.77 feet to a point for corner;

South 87°52'25" West, a distance of 45.01 feet to the **POINT OF BEGINNING** and containing 4,107 square feet or 0.0943 acres of land.

Bearing system based on the State Plane Coordinate System of 1983, Texas North Central Zone (4202), North American Datum of 1983 (2011).



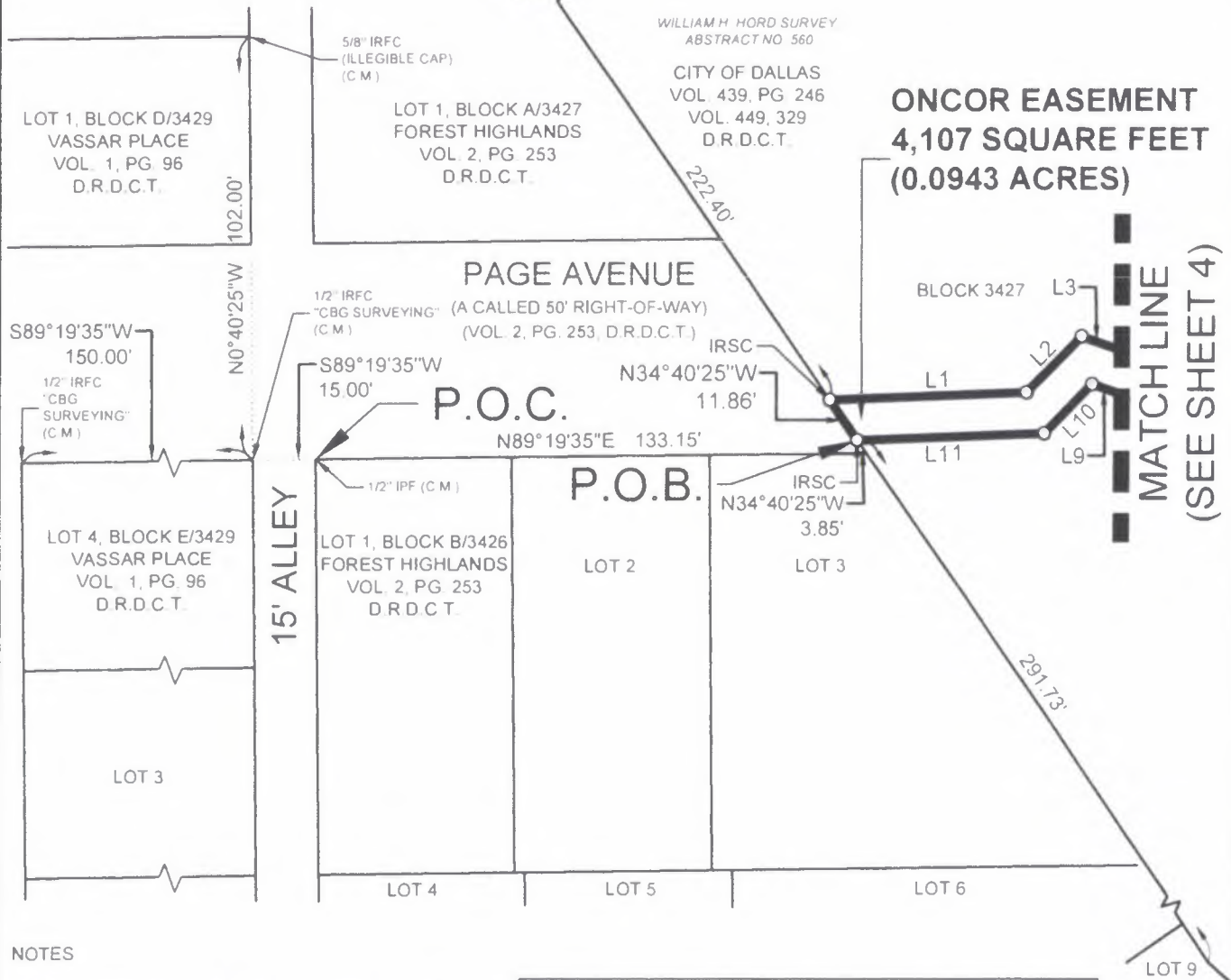
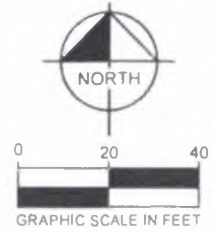
J. ANDY DOBBS DATE
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6196
2500 PACIFIC AVENUE, SUITE 1100
DALLAS, TEXAS 75226
PH. (469) 718-8849
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Sheet No.
2 OF 4

EXHIBIT A

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CITY OF DALLAS, DALLAS COUNTY, TEXAS



NOTES

Bearing system based on the State Plane Coordinate System of 1983, Texas North Central Zone (4202), North American Datum of 1983 (2011).

LEGEND

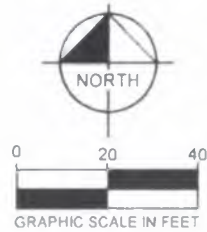
Δ = CENTRAL ANGLE
P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING
IRFC = IRON ROD W/ CAP FOUND
IRSC = 5/8" IRON ROD W/ CAP STAMPED "KHA" SET
IPF = IRON PIPE FOUND
C.M. = CONTROLLING MONUMENT
VOL PG. = VOLUME, PAGE
D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS

LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N87°52'25"E	47.46'	L7	N61°42'14"W	4.05'
L2	N45°00'00"E	19.09'	L8	S28°17'46"W	7.01'
L3	S70°59'02"E	28.94'	L9	N70°59'02"W	16.97'
L4	N28°17'46"E	19.85'	L10	S45°00'00"W	16.77'
L5	S61°42'14"E	17.83'	L11	S87°52'25"W	45.01'
L6	S28°17'46"W	22.83'			

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WILLIAM H. HORD SURVEY
ABSTRACT NO. 560

CITY OF DALLAS
VOL. 439, PG. 246
VOL. 449, 329
D.R.D.C.T.
BLOCK 3427

MATCH LINE
(SEE SHEET 3)

L3
L9
 $\Delta = 52^{\circ}22'32''$
R=150.00'
L=137.12'
CB=S36°30'54"E
C=132.39'

**ONCOR EASEMENT
4,107 SQUARE FEET
(0.0943 ACRES)**

$\Delta = 49^{\circ}49'21''$
R=160.00'
L=139.13'
CB=N37°21'22"W
C=134.79'

LOT 6

LOT 7, BLOCK B/3426
FOREST HIGHLANDS
VOL. 2, PG. 253
D.R.D.C.T.

LOT 8

LOT 9

S49°02'44"E 72.09'
N49°02'44"W 72.02'

IRSC L5
L4 62.52'
N61°42'14"W 77.42'
L7
L8

LEGEND

Δ = CENTRAL ANGLE
P.O.C. = POINT OF COMMENCING
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NOTES

Bearing system based on the State Plane
Coordinate System of 1983, Texas North Central
Zone (4202), North American Datum of 1983
(2011)

Sheet No.
4 OF 4

[Signature]
10825

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