

## Exhibit A

**Parcel 8-FA  
Fee Acquisition  
Lots 24 & 25, Block 7607  
Oak Cliff Plantations  
S.C. Atterbury Survey, Abstract No. 14  
City of Dallas, Dallas County, Texas**

**BEING** a 76.181 square feet (1.7489 acres) tract situated in the S.C. Atterbury Survey, Abstract No. 14, in the City of Dallas, Dallas County, Texas, in City Block 7607, being part of a tract of land described in Warranty Deed with Vendor's Lien to James T. Henrise and wife, Glinda Henrise, as recorded in Volume 84094, Page 5689, of the Deed Records of Dallas County, Texas (D.R.D.C.T.) and being part of Lot 24 and Lot 25, Block 7607 of Oak Cliff Plantations, as recorded in Volume 8, Page 263, of the Map Records of Dallas County, Texas (M.R.D.C.T.), and being more particularly described as follows:

**COMMENCING** at a 1/2-inch iron rod (controlling monument) found in the southwest line of said Lot 24 and the northeast line of Lot 23 of said Oak Cliff Plantations, being in the northwest line of a 5-foot easement, recorded in said Volume 8, Page 263, M.R.D.C.T., said point being North 31 degrees 22 minutes 30 seconds West, a distance of 5.00 feet from the east corner of said Lot 23 and the south corner of said Lot 24, being in the northwest line of Wheatland Road (variable width street right-of-way), from which a 1/2-inch iron rod found at the east corner of said Lot 24 bears North 58 degrees 40 minutes 14 seconds East, a distance of 279.49 feet;

**THENCE** North 31 degrees 22 minutes 30 seconds West, departing the northwest line of said easement, with the southwest line of said Lot 24 and the northeast line of said Lot 23, a distance of 600.07 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the **POINT OF BEGINNING**;

1. **THENCE** North 31 degrees 22 minutes 30 seconds West, continuing with the southwest line of said Lot 24 and the northeast line of said Lot 23, a distance of 118.40 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set;
2. **THENCE** South 73 degrees 52 minutes 54 seconds East, departing the southwest line of said Lot 24 and the northeast line of said Lot 23, a distance of 170.22 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set;
3. **THENCE** North 80 degrees 10 minutes 18 seconds East, a distance of 149.17 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set;
4. **THENCE** South 73 degrees 52 minutes 54 seconds East, a distance of 60.75 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set;
5. **THENCE** South 31 degrees 04 minutes 30 seconds East, a distance of 96.05 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set;

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6. **THENCE** South 73 degrees 52 minutes 54 seconds East, a distance of 120.95 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the point of curvature of a curve to the left having a radius of 910.00 feet and a chord that bears South 81 degrees 25 minutes 52 seconds East, a distance of 239.12 feet;
7. **THENCE** with said curve to the left through a central angle of 15 degrees 05 minutes 56 seconds, an arc distance of 239.81 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set in the northeast line of said Lot 25 and the southwest line of a tract of land described in Warranty Deed to R.K.C.J., L.L.C., to Volume 96066, Page 7234, D.R.D.C.T.;
8. **THENCE** South 31 degrees 22 minutes 30 seconds East, with the northeast line of said Lot 25 and the southwest line of said R.K.C.J., L.L.C. tract, a distance of 93.25 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set on a curve to the right having a radius of 990.00 feet and a chord that bears North 82 degrees 52 minutes 39 seconds West, a distance of 309.60 feet;
9. **THENCE** departing the northeast line of said Lot 25 and the southwest line of said R.K.C.J., L.L.C. tract, with said curve to the right through a central angle of 17 degrees 59 minutes 30 seconds, an arc distance of 310.87 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the point of tangency;
10. **THENCE** North 73 degrees 52 minutes 54 seconds West, a distance of 196.30 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set;
11. **THENCE** South 76 degrees 27 minutes 35 seconds West, a distance of 62.68 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set;
12. **THENCE** North 73 degrees 52 minutes 54 seconds West, a distance of 27.55 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set;
13. **THENCE** North 41 degrees 57 minutes 49 seconds West, a distance of 58.67 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set;
14. **THENCE** North 73 degrees 52 minutes 54 seconds West, a distance of 141.13 feet to the **POINT OF BEGINNING** and containing 76,181 square feet (1.7489 acres) of land.

Exhibit A

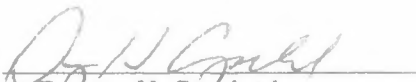
**Parcel 8-FA  
Fee Acquisition  
Lots 24 & 25, Block 7607  
Oak Cliff Plantations  
S.C. Atterbury Survey, Abstract No. 14  
City of Dallas, Dallas County, Texas**

A plat accompanies this legal description.

Bearings and coordinates used hereon are derived from the State Plane Coordinate System, Texas, North Central Zone 4202, American Datum 1983 (NAD83), adjustment realization 2011.



By:



Dwayne H. Copeland  
Registered Professional Land Surveyor  
Texas No. 5470  
PJB Surveying, LLC  
TBPLS Firm No. 10194303

Date:

11/8/2023

NO.	DELTA	RADIUS	LENGTH	CH. BEARING	CH. DIST.
C1	15°05'56"	910.00'	239.81'	S 81°25'52" E	239.12'
C2	17°59'30"	990.00'	310.87'	N 82°52'39" W	309.60'

OAK CLIFF PLANTATIONS  
VOL. 8, PG. 263  
M.R.D.C.T.

S.C. Atterbury Survey  
Abstract No. 14

**LOT 25  
BLOCK  
7607**

PARCEL 8-FA  
76,181 Sq. Ft.  
(1.7468 acres)  
Fee Acquisition

**P.O.B.**  
N=6,923,390.065  
E=2,491,739.009

**LOT 23**

Solo Fleet Service, Inc.  
Inst. No. 20200310708  
O.P.R.D.C.T.

**LOT 24**

James T. Henrise  
and wife,  
Glinda Henrise  
Tract I  
Vol. 84094, Pg. 5689  
D.R.D.C.T.

James T. Henrise  
and wife,  
Glinda Henrise  
Tract II  
Vol. 84094, Pg. 5689  
D.R.D.C.T.

R.K.C.J. LLC.  
Vol. 98088, Pg. 7234  
D.R.D.C.T.



**PARCEL 8-FA  
FEE ACQUISITION  
LOT 24 & LOT 25, BLOCK 7607  
OAK CLIFF PLANTATIONS  
S.C. ATTERBURY SURVEY, ABSTRACT NO. 14  
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

PREPARED BY:

PJB Surveying

200 W. UEL MONT DR., SUITE 110  
ALLEN, TX 75013  
TBPPLS 10194303

BASIS OF BEARINGS: State Plane Coordinate System,  
Texas North Central Zone 4202, North American Datum  
(NAD) 1983, adjustment realization 2011

- - Found Monument as noted
- - 1/2" Iron rod w/ red cap stamped "PJB SURVEYING" set unless otherwise noted
- Sq. Ft. - Square Feet
- CM - Controlling Monument
- O.P.R.D.C.T. - Official Public Records of Dallas County, Texas
- D.R.D.C.T. - Deed Records of Dallas County, Texas
- M.R.D.C.T. - Map Records of Dallas County, Texas
- Inst. No. - Instrument Number
- Vol./Pg. - Volume/Page

**Parcel 8-SE-1  
Slope Easement  
Lots 24 & 25, Block 7607  
Oak Cliff Plantations  
S.C. Atterbury Survey, Abstract No. 14  
City of Dallas, Dallas County, Texas**

**BEING** a 2,665 square foot (0.0612 acres) tract situated in the S.C. Atterbury Survey, Abstract No. 14, in the City of Dallas, Dallas County, Texas, in City Block 7607, being part of a tract of land described in Warranty Deed with Vendor's Lien to James T. Henrise and wife, Glinda Henrise, as recorded in Volume 84094, Page 5689, of the Deed Records of Dallas County, Texas (D.R.D.C.T.) and being part of Lot 24, Block 7607 of Oak Cliff Plantations, as recorded in Volume 8, Page 263, of the Map Records of Dallas County, Texas (M.R.D.C.T.), and being more particularly described as follows:

**COMMENCING** at a 1/2-inch iron rod (controlling monument) found in the southwest line of said Lot 24 and the northeast line of Lot 23 of said Oak Cliff Plantations, being in the northwest line of a 5-foot easement, recorded in said Volume 8, Page 263, M.R.D.C.T., said point being North 31 degrees 22 minutes 30 seconds West, a distance of 5.00 feet from the east corner of said Lot 23 and the south corner of said Lot 24, being in the northwest line of Wheatland Road (variable width street right-of-way);

**THENCE** North 31 degrees 22 minutes 30 seconds West, departing the northwest line of said easement, with the southwest line of said Lot 24 and the northeast line of said Lot 23, a distance of 574.91 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the **POINT OF BEGINNING**;

1. **THENCE** North 31 degrees 22 minutes 30 seconds West, continuing with the southwest line of said Lot 24 and the northeast line of said Lot 23, a distance of 25.16 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set;
2. **THENCE** South 73 degrees 52 minutes 54 seconds East, departing the southwest line of said Lot 24 and the northeast line of said Lot 23, a distance of 141.13 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set;
3. **THENCE** South 41 degrees 57 minutes 49 seconds East, a distance of 58.67 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set;
4. **THENCE** North 58 degrees 09 minutes 35 seconds West, a distance of 51.73 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set;
5. **THENCE** North 73 degrees 52 minutes 54 seconds West, a distance of 122.58 feet to the **POINT OF BEGINNING** and containing 2,665 square feet (0.0612 acres) of land.

**Parcel 8-SE-2  
Slope Easement  
Lots 24 & 25, Block 7607  
Oak Cliff Plantations  
S.C. Atterbury Survey, Abstract No. 14  
City of Dallas, Dallas County, Texas**

BEING a 1,860 square foot (0.0426 acres) tract situated in the S.C. Atterbury Survey, Abstract No. 14, in the City of Dallas, Dallas County, Texas, in City Block 7607, being part of a tract of land described in Warranty Deed with Vendor's Lien to James T. Henrise and wife, Glinda Henrise, as recorded in Volume 84094, Page 5689, of the Deed Records of Dallas County, Texas (D.R.D.C.T.) and being part of Lot 24, Block 7607 of Oak Cliff Plantations, as recorded in Volume 8, Page 263, of the Map Records of Dallas County, Texas (M.R.D.C.T.), and being more particularly described as follows:

**COMMENCING** at a 1/2-inch iron rod (controlling monument) found in the southwest line of said Lot 24 and the northeast line of Lot 23 of said Oak Cliff Plantations, being in the northwest line of a 5-foot easement, recorded in said Volume 8, Page 263, M.R.D.C.T., said point being North 31 degrees 22 minutes 30 seconds West, a distance of 5.00 feet from the east corner of said Lot 23 and the south corner of said Lot 24, being in the northwest line of Wheatland Road (variable width street right-of-way);

**THENCE** North 31 degrees 22 minutes 30 seconds West, departing the northwest line of said easement, with the southwest line of said Lot 24 and the northeast line of said Lot 23, a distance of 718.47 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the **POINT OF BEGINNING**;

1. **THENCE** North 31 degrees 22 minutes 30 seconds West, continuing with the southwest line of said Lot 24 and the northeast line of said Lot 23, a distance of 14.80 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set;
2. **THENCE** South 73 degrees 52 minutes 54 seconds East, departing the southwest line of said Lot 24 and the northeast line of said Lot 23, a distance of 201.68 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set;
3. **THENCE** South 80 degrees 10 minutes 18 seconds West, a distance of 22.86 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set;
4. **THENCE** North 73 degrees 52 minutes 54 seconds West, a distance of 170.22 feet to the **POINT OF BEGINNING** and containing 1,860 square feet (0.0426 acres) of land.

**Parcel 8-SE-3  
Slope Easement  
Lots 24 & 25, Block 7607  
Oak Cliff Plantations  
S.C. Atterbury Survey, Abstract No. 14  
City of Dallas, Dallas County, Texas**

BEING a 3,765 square foot (0.0864 acres) tract situated in the S.C. Atterbury Survey, Abstract No. 14, in the City of Dallas, Dallas County, Texas, in City Block 7607, being part of a tract of land described in Warranty Deed with Vendor's Lien to James T. Henrise and wife, Glinda Henrise, as recorded in Volume 84094, Page 5689, of the Deed Records of Dallas County, Texas (D.R.D.C.T.) and being part of Lot 25, Block 7607 of Oak Cliff Plantations, as recorded in Volume 8, Page 263, of the Map Records of Dallas County, Texas (M.R.D.C.T.), and being more particularly described as follows:

**COMMENCING** at a 1/2-inch iron rod (controlling monument) found in the northeast line of said Lot 24 and the southwest line of said Lot 25, being in the northwest line of a 5-foot easement, recorded in said Volume 8, Page 263, M.R.D.C.T., said point being North 31 degrees 22 minutes 30 seconds West, a distance of 5.00 feet from the east corner of said Lot 24 and the south corner of said Lot 25, being in the northwest line of Wheatland Road (variable width street right-of-way);

**THENCE** North 58 degrees 40 minutes 02 seconds East, departing the northeast line of said Lot 24 and the southwest line of said Lot 25, with the northwest line of said easement, a distance of 279.70 feet to the northeast line of said Lot 25;

**THENCE** North 31 degrees 22 minutes 30 seconds West, with the northeast line of said Lot 25, at a distance of 18.21 feet passing the south corner of a tract of land described in Warranty Deed to R.K.C.J., L.L.C., as recorded in Volume 96066, Page 7234, D.R.D.C.T., continuing with the northeast line of said Lot 25 and the southwest line of said R.K.C.J., L.L.C. tract, a distance of 155.09 feet a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the **POINT OF BEGINNING**, being on a curve to the right having a radius of 910.00 feet and a chord that bears North 81 degrees 25 minutes 52 seconds West, a distance of 239.12 feet;

1. **THENCE** departing the northeast line of said Lot 25 and the southwest line of said R.K.C.J., L.L.C. tract, with said curve to the right through a central angle of 15 degrees 05 minutes 56 seconds, an arc distance of 239.81 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the point of tangency;
2. **THENCE** North 73 degrees 52 minutes 54 seconds West, a distance of 120.95 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set;

**Parcel 8-SE-3  
Slope Easement  
Lots 24 & 25, Block 7607  
Oak Cliff Plantations  
S.C. Atterbury Survey, Abstract No. 14  
City of Dallas, Dallas County, Texas**

3. **THENCE** North 31 degrees 04 minutes 30 seconds West, a distance of 24.56 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set;
4. **THENCE** South 66 degrees 30 minutes 20 seconds East, a distance of 52.11 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set;
5. **THENCE** South 73 degrees 52 minutes 54 seconds East, a distance of 87.30 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the point of curvature of a curve to the left having a radius of 900.00 feet and a chord that bears South 81 degrees 13 minutes 43 seconds East, and a distance of 230.18 feet;
6. **THENCE** with said curve to the left through a central angle of 14 degrees 41 minutes 39 seconds, an arc distance of 230.82 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set in the northeast line of said Lot 25 and the southwest line of said R.K.C.J., L.L.C. tract;
7. **THENCE** South 31 degrees 22 minutes 30 seconds East, with the northeast line of said Lot 25 and the southwest line of said R.K.C.J., L.L.C. tract, a distance of 11.87 feet to the **POINT OF BEGINNING** and containing 3,765 square feet (0.0864 acres) of land.

**Parcel 8-SE-4  
Slope Easement  
Lots 24 & 25, Block 7607  
Oak Cliff Plantations  
S.C. Atterbury Survey, Abstract No. 14  
City of Dallas, Dallas County, Texas**

**BEING** a 2,340 square foot (0.0537 acres) tract situated in the S.C. Atterbury Survey, Abstract No. 14, in the City of Dallas, Dallas County, Texas, in City Block 7607, being part of a tract of land described in Warranty Deed with Vendor's Lien to James T. Henrise and wife, Glinda Henrise, as recorded in Volume 84094, Page 5689, of the Deed Records of Dallas County, Texas (D.R.D.C.T.) and being part of Lot 24 and Lot 25, Block 7607 of Oak Cliff Plantations, as recorded in Volume 8, Page 263, of the Map Records of Dallas County, Texas (M.R.D.C.T.), and being more particularly described as follows:



**Parcel 8-SE-4  
Slope Easement  
Lots 24 & 25, Block 7607  
Oak Cliff Plantations  
S.C. Atterbury Survey, Abstract No. 14  
City of Dallas, Dallas County, Texas**

**COMMENCING** at a 1/2-inch iron rod (controlling monument) found in the northeast line of said Lot 24 and the southwest line of said Lot 25, being in the northwest line of a 5-foot easement, recorded in said Volume 8, Page 263, M.R.D.C.T., said point being North 31 degrees 22 minutes 30 seconds West, a distance of 5.00 feet from the east corner of said Lot 24 and the south corner of said Lot 25, being in the northwest line of Wheatland Road (variable width street right-of-way);

**THENCE** North 58 degrees 40 minutes 02 seconds East, departing the northeast line of said Lot 24 and the southwest line of said Lot 25, with the northwest line of said easement, a distance of 279.70 feet to the northeast line of said Lot 25;

**THENCE** North 31 degrees 22 minutes 30 seconds West, with the northeast line of said Lot 25, at a distance of 18.21 feet passing the south corner of a tract of land described in Warranty Deed to R.K.C.J., L.L.C., as recorded in Volume 96066, Page 7234, D.R.D.C.T., continuing with the northeast line of said Lot 25 and the southwest line of said R.K.C.J., L.L.C. tract, a distance of 61.84 feet, being on a curve to the right having a radius of 990.00 feet and a chord that bears North 82 degrees 52 minutes 39 seconds West, a distance of 309.60 feet;

**THENCE** departing the northeast line of said Lot 25 and the southwest line of said R.K.C.J., L.L.C. tract, with said curve to the right through a central angle of 17 degrees 59 minutes 30 seconds, an arc distance of 310.87 feet to the point of tangency;

**THENCE** North 73 degrees 52 minutes 54 seconds West, a distance of 38.23 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the **POINT OF BEGINNING**;

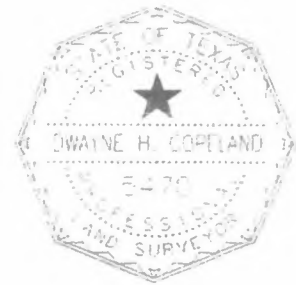
1. **THENCE** South 79 degrees 54 minutes 32 seconds West, a distance of 33.96 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set;
2. **THENCE** North 73 degrees 52 minutes 54 seconds West, a distance of 153.93 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set;
3. **THENCE** North 76 degrees 27 minutes 35 seconds East, a distance of 30.31 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set;
4. **THENCE** South 73 degrees 52 minutes 54 seconds East, a distance of 158.06 feet the **POINT OF BEGINNING** and containing 2,340 square feet (0.0537 acres) of land.

## Exhibit A

**Parcel 8-SE-4  
Slope Easement  
Lots 24 & 25, Block 7607  
Oak Cliff Plantations  
S.C. Atterbury Survey, Abstract No. 14  
City of Dallas, Dallas County, Texas**

A plat accompanies this legal description.

Bearings and coordinates used hereon are derived from the State Plane Coordinate System, Texas, North Central Zone 4202, American Datum 1983 (NAD83), adjustment realization 2011.



By: Dwayne H. Copeland  
Dwayne H. Copeland  
Registered Professional Land Surveyor  
Texas No. 5470  
PJB Surveying, LLC  
TBPLS Firm No. 10194303

Date: 9/6/2023

