

FIELD NOTES

**LAND TO BE ACQUIRED IN CITY BLOCKS 8679, 8680, 8682, 8683, 8684, AND 8721
FROM LBL LIFE SERVICE CORPORATION**

Exhibit A

TRACT NO. 1:

BEING that certain 230.815 acre tract of land situated in the JAMES SHARROCK SURVEY, ABSTRACT NO. 1308, ARTHUR LEDBETTER SURVEY, ABSTRACT NO. 772, City of Dallas, Dallas County, Texas, and being part of City Blocks 8679 and 8721, City of Dallas, Texas, said tract being all of TRACT 1 described in the General Warranty Deed to LBL Life Service Corporation, recorded in Instrument Number 202000362547, Official Public Records, Dallas County, Texas, and being a portion of Second Section Green Hills, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 126, Page 2562, Map Records, Dallas County, Texas, said 320.815 acre tract of land being described as follows:

BEGINNING at a 1/2 inch iron rod found for the northwest corner of said LBL Life Service tract, same being the southeast intersection of the south right-of-way line of Camp Wisdom Road (a called 100 foot right-of-way at this point) with the east line a 250 foot Dallas Power & Light Company (D.P&L. Co.) right-of-way recorded in Volume 10, Page 2176, Deed Records, Dallas County, Texas, same being the most northerly northwest corner of said Second Section Green Hills, of which a 1/2 inch iron rod bears South 45 deg. 20 min. 09 sec. West, 719.86 feet;

THENCE along the common line of said LBL Life Service tract, the south right-of-way line of said Camp Wisdom Road, and the north line of said Second Section Green Hills as follows:

North 47 deg. 13 min. 04 sec. East, a distance of 169.21 feet to the beginning of a curve to the right having a radius of 768.64 feet, a delta angle of 51 deg. 42 min. 00 sec., and a chord bearing and distance of North 71 deg. 54 min. 30 sec. East, 670.28 feet;

In a north easterly direction, and along said curve to the right, an arc distance of 693.57 feet to a 1/2 inch iron rod for the end of said curve;

South 82 deg. 14 min. 30 sec. East, a distance of 54.20 feet to the most northerly northeast corner of said LBL Life Service tract, same being the northeast corner of said Second Section Green Hills, same being the northwest corner of that certain tract of land to Summer Institute of Linguistics, Inc., by deed recorded in Volume 79121, Page 3916, aforesaid Deed Records;

THENCE along the common line of said LBL Life Service tract, said Second Section Green Hills, and said Summer Institute tract as follows:

South 09 deg. 13 min. 27 sec. East, a distance of 143.18 feet;

South 52 deg. 39 min. 30 sec. West, a distance of 250.30 feet to a 60D Nail found near a sanitary sewer manhole;

South 03 deg. 20 min. 30 sec. West, a distance of 829.68 feet;

South 52 deg. 20 min. 30 sec. West, a distance of 359.49 feet to a 60D Nail found;

South 00 deg. 17 min. 12 sec. East, a distance of 782.94 feet to a 60D Nail found near a sanitary sewer manhole, same being the beginning of a curve to the right having a radius of 300.00 feet, a delta angle of 06 deg. 26 min. 13 sec., and a chord bearing and distance of South 00 deg. 24 min.48 sec. East, 33.69 feet;

In a southeasterly direction, and along said curve to the right, an arc distance of 33.70 feet to a 4-inch fence corner post for an internal corner of said LBL Life Service tract, same being the southwest corner of said Summer Institute tract;

SHEET 1 OF 25

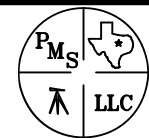
JOB NO.:	23-0313
DATE:	5/5/2023
REVISION:	5/30/2023
	5/31/2023
SCALE:	N.T.S.
FIELD:	N.T.K.
DRAWN:	J.B.W.
CHECKED:	T.R.M.

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TRACT NO. 1 (CONT.)

THENCE departing said Second Section Green Hills, and continuing along the common line of said LBL Life Service tract, and said Summer Institute tract as follows:

North 89 deg. 46 min. 39 sec. East, a distance of 2,310.04 feet to a 1/2 inch iron rod found for an internal corner of said LBL Life Service tract, same being the southeast corner of said Summer Institute tract;
 North 00 deg. 07 min. 33 sec. West, a distance of 812.99 feet to a northwest corner of said LBL Life Service tract, same being the southwest corner of Block B/8680, Forest View Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 2005161, Page 156, aforesaid Official Public Records, from which a 5/8 inch iron rod found bears North 28 deg. 53 min. West, 15.6 feet;

THENCE along the common line of said LBL Life Service tract, and said Block B/8680 as follows:

South 62 deg. 12 min. 42 sec. East, a distance of 109.74 feet to a 1/2 inch iron rod found;
 South 22 deg. 20 min. 13 sec. East, a distance of 210.00 feet;
 North 48 deg. 14 min. 32 sec. East, a distance of 243.65 feet to a 5/8 inch iron rod found;
 North 00 deg. 49 min. 58 sec. West, a distance of 461.16 feet to a 5/8 inch iron rod found;
 North 44 deg. 35 min. 15 sec. East, a distance of 122.81 feet to a 5/8 inch iron rod found;
 South 78 deg. 21 min. 45 sec. East, passing the most easterly southeast corner of said Forest View Addition, same being the most westerly southwest corner of that certain tract of land to People and Animal Land Sharing Organization, by deed recorded in Instrument Number 201900296218, aforesaid Official Public Records, and continuing along the common line of said LBL Life Service tract, and said People and Animal Land Sharing tract, a total distance of 164.07 feet;

THENCE continuing along the common line of said LBL Life Service tract, and said People and Animal Sharing tract as follows:

South 25 deg. 56 min. 13 sec. East, a distance of 219.00 feet;
 North 87 deg. 44 min. 47 sec. East, a distance of 133.00 feet;
 North 53 deg. 29 min. 47 sec. East, a distance of 140.00 feet to the most easterly northeast corner of said LBL Life Service tract, same being the southeast corner of said People and Animal Sharing tract, same being a west corner of Lot 1, Block A/8680, Austin Bluff at Mountain Creek Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 2000244, Page 3574, aforesaid Official Public Records;

THENCE along the common line of said LBL Life Service tract, and said Lot 1, Block A/8680 as follows:

South 28 deg. 33 min. 13 sec. East, a distance of 266.00 feet;
 South 49 deg. 00 min. 47 sec. West, a distance of 304.00 feet to a 1/2 inch iron rod found;
 South 04 deg. 36 min. 22 sec. East, a distance of 182.66 feet to a 1/2 inch iron rod found for the southwest corner of said Lot 1, Block A/8680, same being a northwest corner of Block K/8721, Summit Parc, Phase 2, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 2002145, Page 74, said Official Public Records;

SHEET 2 OF 25

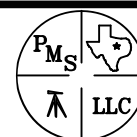
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TRACT NO. 1 (CONT.)

THENCE along the common line of said LBL Life Service tract, and said Block K/8721 as follows:

South 12 deg. 52 min. 39 sec. East, a distance of 183.88 feet;
South 03 deg. 47 min. 04 sec. West, a distance of 106.00 feet to the southwest corner of said Block K/8721, same being the northwest corner of Block N/8721, Summit Parc, Phase 3, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 2003155, Page 128, said Official Public Records

THENCE along the common line of said LBL Life Service tract, and said Summit Parc, Phase 3 as follows:

South 42 deg. 45 min. 04 sec. West, a distance of 95.00 feet to a 1/2 inch iron rod found;
North 87 deg. 12 min. 56 sec. West, a distance of 138.00 feet;
South 06 deg. 41 min. 56 sec. East, a distance of 112.00 feet to a 1/2 inch iron rod found;
South 57 deg. 18 min. 04 sec. West, a distance of 156.00 feet to a 1/2 inch iron rod found;
South 15 deg. 57 min. 04 sec. West, a distance of 130.00 feet to a 1/2 inch iron rod found;
South 85 deg. 27 min. 04 sec. West, a distance of 171.00 feet to a 1/2 inch iron rod found;
South 27 deg. 55 min. 04 sec. West, a distance of 55.00 feet to a 1/2 inch iron rod found;
South 54 deg. 12 min. 04 sec. West, a distance of 171.00 feet to a 1/2 inch iron rod found;
South 04 deg. 20 min. 04 sec. West, a distance of 129.00 feet to a 1/2 inch iron rod found;
South 40 deg. 16 min. 04 sec. West, a distance of 96.00 feet to a 1/2 inch iron rod found;
North 76 deg. 52 min. 56 sec. West, a distance of 144.00 feet to a 1/2 inch iron rod found;
South 56 deg. 19 min. 04 sec. West, a distance of 299.00 feet to a 1/2 inch iron rod found;
South 00 deg. 10 min. 04 sec. West, a distance of 162.00 feet to a 1/2 inch iron rod found;
South 59 deg. 21 min. 56 sec. East, a distance of 290.00 feet;
North 83 deg. 06 min. 04 sec. East, a distance of 334.00 feet to a 1/2 inch iron rod found;
South 74 deg. 55 min. 56 sec. East, a distance of 186.00 feet;
North 82 deg. 58 min. 04 sec. East, a distance of 248.00 feet;
South 73 deg. 14 min. 56 sec. East, a distance of 94.00 feet;
South 23 deg. 02 min. 56 sec. East, a distance of 222.00 feet;
South 62 deg. 27 min. 56 sec. East, a distance of 68.00 feet;
South 41 deg. 30 min. 23 sec. East, a distance of 414.74 feet;
South 75 deg. 46 min. 50 sec. East, a distance of 169.90 feet to a 1/2 inch iron rod found for the southeast corner of said Summit Parc, Phase 3, same being a west corner Summit Parc, Phase 4, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 2005133, Page 41, aforesaid Official Public Records;

THENCE along the common line of said LBL Life Service tract, and said Summit Parc, Phase 4 as follows:

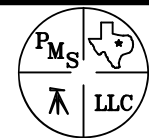
South 02 deg. 42 min. 22 sec. East, a distance of 161.29 feet;
South 48 deg. 03 min. 05 sec. West, a distance of 222.30 feet to a 1/2 inch iron rod found;

SHEET 3 OF 25

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TRACT NO. 1 (CONT.)

North 18 deg. 52 min. 06 sec. West, a distance of 126.00 feet to a 1/2 inch iron rod found;
 North 87 deg. 59 min. 06 sec. West, a distance of 91.00 feet;
 North 39 deg. 13 min. 06 sec. West, a distance of 64.00 feet;
 South 87 deg. 44 min. 54 sec. West, a distance of 168.00 feet;
 North 56 deg. 46 min. 06 sec. West, a distance of 345.00 feet;
 South 65 deg. 47 min. 54 sec. West, a distance of 459.00 feet to a 1/2 inch iron rod found;
 South 20 deg. 03 min. 54 sec. West, a distance of 99.00 feet to a 1/2 inch iron rod found;
 South 40 deg. 53 min. 51 sec. East, a distance of 538.22 feet to a 1/2 inch iron rod found for the most northerly corner of Summit Parc, Phase 5, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Instrument Number 200600091230, aforesaid Official Public Records;

THENCE along the common line of said LBL Life Service tract, and said Summit Parc, Phase 5 as follows:

South 40 deg. 31 min. 04 sec. West, a distance of 212.05 feet;
 South 86 deg. 38 min. 56 sec. West, a distance of 352.00 feet to a 1/2 inch iron rod found;
 South 50 deg. 39 min. 56 sec. West, a distance of 188.00 feet to a 1/2 inch iron rod found;
 South 19 deg. 04 min. 09 sec. West, a distance of 273.28 feet to a 1/2 inch iron rod found;
 South 20 deg. 35 min. 00 sec. East, a distance of 509.77 feet to a 1/2 inch iron rod found;
 South 29 deg. 25 min. 56 sec. West, a distance of 40.00 feet;
 South 48 deg. 05 min. 06 sec. East, a distance of 344.50 feet to a 1/2 inch iron rod found;
 South 42 deg. 00 min. 35 sec. West, a distance of 257.22 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "JBI", same being the most easterly corner of Woodcrest Phase 1, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 87008, Page 4798, aforesaid Map Records, Dallas County, Texas;

THENCE along the common line of said LBL Life Service tract, and said Woodcrest Phase 1 as follows:

North 55 deg. 51 min. 00 sec. West, a distance of 261.20 feet to a 1/2 inch iron rod found;
 South 29 deg. 27 min. 33 sec. West, a distance of 143.06 feet to a 1/2 inch iron rod found;
 South 75 deg. 39 min. 43 sec. West, a distance of 147.17 feet to a 1/2 inch iron rod found;
 North 21 deg. 18 min. 32 sec. West, passing the most northerly corner of said Woodcrest Phase 1, same being the southeast corner of that certain tract of land to Mountain Creek Community Church, a Texas Non-Profit Organization, by deed recorded in 971113, Page 4158, aforesaid Deed Records, and continuing along the common line of said LBL Life Service tract, and said Mountain Creek Community Church tract, a total distance of 855.35 feet;

THENCE continuing along the common line of said LBL Life Service tract, and said Mountain Creek Community Church tract as follows:

SHEET 4 OF 25

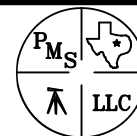
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TRACT NO. 1 (CONT.)

North 75 deg. 05 min. 13 sec. West, a distance of 177.25 feet;
 North 18 deg. 36 min. 13 sec. West, a distance of 387.00 feet;
 North 55 deg. 27 min. 47 sec. East, a distance of 259.00 feet;
 North 06 deg. 53 min. 47 sec. East, a distance of 270.00 feet;
 North 89 deg. 06 min. 13 sec. West, a distance of 159.00 feet;
 North 33 deg. 37 min. 13 sec. West, a distance of 493.00 feet;
 South 39 deg. 00 min. 47 sec. West, a distance of 283.00 feet;
 North 70 deg. 21 min. 13 sec. West, a distance of 270.00 feet;
 North 16 deg. 13 min. 13 sec. West, a distance of 322.00 feet;
 South 12 deg. 14 min. 47 sec. West, a distance of 723.00 feet;
 South 40 deg. 40 min. 13 sec. East, a distance of 334.00 feet;
 South 45 deg. 06 min. 47 sec. West, a distance of 247.00 feet;
 South 17 deg. 56 min. 13 sec. East, a distance of 351.00 feet;
 South 26 deg. 23 min. 47 sec. West, a distance of 210.00 feet;
 North 70 deg. 36 min. 13 sec. West, a distance of 314.00 feet;
 South 05 deg. 23 min. 47 sec. West, a distance of 339.00 feet;
 South 14 deg. 34 min. 13 sec. East, a distance of 330.00 feet;
 South 44 deg. 27 min. 47 sec. West, a distance of 262.00 feet;
 North 43 deg. 48 min. 13 sec. West, a distance of 169.16 feet to the southwest corner of said LBL Life Service tract, same being in the east right-of-way line of aforesaid 250 foot D.P.&L. Co. tract;

THENCE along the common line of said LBL Life Service tract, and said 250 foot D.P.&L. Co. tract as follows:

North 06 deg. 32 min. 09 sec. West, a distance of 1,975.99 feet to a point from which a 1/2 inch iron rod found with yellow plastic cap stamped "Espsey" bears North 07 deg. 45 min. West, 3.0 feet;
 North 01 deg. 31 min. 44 sec. West, passing a south line of aforesaid Second Section Green Hills, and continuing through the interior of said Second Section Green Hills, a total distance of 1,817.28 feet to an angle point at an internal corner of said Second Section Green Hills;

THENCE North 00 deg. 21 min. 03 sec. West, along the west line of said LBL Life Service tract, the west line of said Second Section Green Hills, and the east right-of-way line of said 250 foot D.P.&L. Co. tract, a distance of 1,806.61 feet to the **POINT OF BEGINNING** and containing 230.815 acres of computed land, more or less.

BASIS OF BEARING – Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone 4202; NAD83 (2011) Epoch 2010) as derived locally from Allterra Central's Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) Methods. An average Combination Factor of 1.000129 was used to scale grid coordinates and distances to surface



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TIMOTHY R. MANKIN
Registered Professional Land Surveyor No. 6122



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TRACT NO. 2

BEING that certain 36.100 acre tract of land situated in the J.B. SHADE SURVEY, ABSTRACT NO. 1380, and the GEORGE WILSON SURVEY, ABSTRACT NO. 1529, City of Dallas, Dallas County, Texas, and being part of City Block 8683, City of Dallas, Texas, said tract being all of TRACT 2 described in General warranty Deed to LBL Life Service Corporation, recorded in Instrument Number 202000362547, Official Public Records, Dallas County, Texas, and being a portion of Second Section Green Hills, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 126, Page 2562, Map Records, Dallas County, Texas, said 36.100 acre tract of land being described as follows:

BEGINNING at a 1/2 inch iron rod found for the northwest corner of said LBL Life Service tract, same being the southeast intersection of the south right-of-way line of Camp Wisdom Road (a called 100 foot right-of-way at this point) with the east right-of-way line of Eagle Ford Drive (a variable width right-of-way, 120 feet at this point), same being the beginning of a curve to the left having a radius of 1960.00 feet, a delta angle of 03 deg. 32 min. 10 sec., and a chord bearing and distance of North 69 deg. 11 min. 48 sec. East, 120.94 feet;

THENCE along the common line of said LBL Life Service tract, the south right-of-way line of said Camp Wisdom Road as follows:

In a northeasterly direction, and along said curve to the left, an arc distance of 120.96 feet;
North 67 deg. 26 min. 00 sec. East, a distance of 168.80 feet to the beginning of a curve to the left with a radius of 1482.40 feet, a delta angle of 21 deg. 58 min. 01 sec., and a chord bearing and distance of North 56 deg. 25 min. 45 sec. East, 564.87 feet;

In a northeasterly direction, and along said curve to the left, an arc distance of 568.34 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "Espey" for the end of said curve;

North 45 deg. 50 min. 06 sec. East, a distance of 29.46 feet to a 1/2 inch iron rod found for the northeast corner of said LBL Life Service tract, same being in the west line of a 250 foot Dallas Power & Light Company (D.P.&L. Co.) right-of-way recorded in Volume 10, Page 2176, Deed Records, Dallas County, Texas;

THENCE along the common line of said LBL Life Service tract, and said D.P.&L. Co tract as follows:

South 00 deg. 41 min. 58 sec. West, a distance of 37.55 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "Espey";

South 28 deg. 08 min. 05 sec. East, a distance of 533.31 feet to a 5/8 inch iron rod found;

THENCE South 01 deg. 31 min. 44 sec. East, passing the north line of aforesaid Second Section Green Hills, and continuing along the common line of said LBL Life Service tract, and said D.P.&L. Co tract, and through the interior of said Second Section Green Hills, a total distance of 2,628.63 feet to a 1-inch square bolt found for an angle point;

THENCE South 06 deg. 32 min. 09 sec. East, continuing along the common line of said LBL Life Service tract, and said D.P.&L. Co tract, and through the interior of said Second Section Green Hills, a distance of 1,657.01 feet to a 1/2 inch iron rod found for the south corner of said LBL Life Service tract, same being the northeast corner of Lot 1A, Block 1/8464, Prayer Mountain, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 92071, Page 1381, aforesaid Map Records;

THENCE North 43 deg. 53 min. 06 sec. West, along the common line of said LBL Life Service tract, and said Lot 1A, a distance of 260.17 feet to a northwest corner of said Lot 1A, same being the northeast corner of that certain tract of land to as Tract 1 to Mountain Creek Community Church, a Texas Non-Profit Corporation, by deed recorded in Volume 2003218, Page 4972, aforesaid Official Public Records;

BASIS OF BEARING – Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone 4202; NAD83 (2011) Epoch 2010) as derived locally from Allterra Central's Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) Methods. An average Combination Factor of 1.000129 was used to scale grid coordinates and distances to surface

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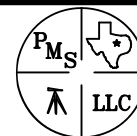
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TRACT NO. 2 (CONT.)

THENCE North 82 deg. 24 min. 16 sec. West, along the common line of said LBL Life Service tract, and said Mountain Creek Community Church tract, a distance of 86.53 feet to the northwest corner of said Mountain Creek Community Church tract, same being an angle point in an east line of said Lot 1A, same being the beginning of a non-tangent curve to the right having a radius of 550.00 feet, a delta angle of 10 deg. 47 min. 07 sec., and a chord bearing and distance of North 07 deg. 08 min. 27 sec. East, 103.38 feet;

THENCE along the common line of said LBL Life Service tract, and said Lot 1A as follows:

In a northeasterly direction, and along said non-tangent curve to the right, an arc distance of 103.53 feet to the end of said non-tangent curve;
North 12 deg. 46 min. 13 sec. East, a distance of 240.98 feet to a point from which a 1/2 inch iron rod found bears North 26 deg. 00 sec. West, 1.5 feet, same being the beginning of a curve to the left having a radius of 175.00 feet, a delta angle of 71 deg. 00 min. 07 sec., and a chord bearing and distance of North 22 deg. 57 min. 50 sec. West, 203.25 feet;

In a northwesterly direction, and along said curve to the left, an arc distance of 216.86 feet to the end of said curve;
North 58 deg. 44 min. 25 sec. West, a distance of 41.35 feet to a 1/2 inch iron rod found for the most northerly corner of said Lot 1A, same being the most westerly corner of said LBL Life Service tract, same being in the easterly right-of-way line of aforesaid Eagle Ford Drive (a 100 foot right-of-way at this point), same being the beginning of a non-tangent curve to the left having a radius of 1130.00 feet, a delta angle of 30 deg. 09 min. 21 sec., and a chord bearing and distance of North 08 deg. 36 min. 12 sec. East, 587.90 feet;

THENCE along the common line of said LBL Life Service tract, and the east right-of-way line of said Eagle Ford Drive as follows:

In a northeasterly direction, and along said non-tangent curve to the left, an arc distance of 594.74 feet to a 1-inch iron rod found for the end of said curve;
North 06 deg. 52 min. 15 sec. West, a distance of 234.06 feet to a 5/8 inch iron rod found for the beginning of a curve to the right having a radius of 1984.33 feet, a delta angle of 04 deg. 58 min. 00 sec., and a chord bearing and distance of North 04 deg. 03 min. 54 sec. West, 171.96 feet;

In a northwesterly direction, and along said curve to the right, an arc distance of 172.01 feet to the end of said curve;
North 01 deg. 32 min. 02 sec. West, a distance of 600.56 feet to the beginning of a curve to the left having a radius of 1130.00 feet, a delta angle of 50 deg. 57 min. 46 sec., and a chord bearing and distance of North 27 deg. 03 min. 45 sec. West, 972.29 feet;

In a northwesterly direction, and along said curve to the left, an arc distance of 1005.10 feet to a 1/2 inch iron rod found for the beginning of a reverse curve to the right having a radius of 1108.02 feet, a delta angle of 35 deg. 29 min. 48 sec., and a chord bearing and distance of North 34 deg. 45 min. 56 sec. West, 675.53 feet;

In a northwesterly direction, and along said reverse curve to the right, an arc distance of 686.46 feet to a 5/8 inch iron rod found for the end of said reverse curve to the right;

North 16 deg. 58 min. 57 sec. West, a distance of 188.69 feet to a 5/8 inch iron rod found;
North 11 deg. 14 min. 00 sec. West, a distance of 191.26 feet to a 5/8 inch iron rod found;
North 16 deg. 57 min. 26 sec. West, a distance of 231.73 feet to the **POINT OF BEGINNING** and containing 36.100 acres of computed land, more or less.



TIMOTHY R. MANKIN
Registered Professional Land Surveyor No. 6122

SHEET 7 OF 25

JOB NO.: 23-0313

DATE: 5/5/2023

REVISION: 5/30/2023

5/31/2023

SCALE: N.T.S.

FIELD: N.T.K.

DRAWN: J.B.W.

CHECKED: T.R.M.

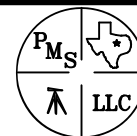
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FIELD NOTES

**LAND TO BE ACQUIRED IN CITY BLOCKS 8679, 8680, 8682, 8683, 8684, AND 8721
FROM LBL LIFE SERVICE CORPORATION**

TRACT NO. 3

BEING that certain 15.768 acre tract of land situated in the J.B. SHADE SURVEY, ABSTRACT NO. 1380 and the GEORGE WILSON SURVEY, ABSTRACT NO. 1529, City of Dallas, Dallas County, Texas, and being part of City Blocks 8684, City of Dallas, Texas, said tract being all of TRACT 2 described in General warranty Deed to LBL Life Service Corporation, recorded in Instrument Number 202100208745, Official Public Records, Dallas County, Texas, and being a portion of Second Section Green Hills, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 126, Page 2562, Map Records, Dallas County, Texas, said 15.768 acre tract of land being described as follows:

BEGINNING at an 'X'cut found in concrete for the north corner of said LBL Life Service tract, same being the most northerly northwest corner of Lot 1A, Block 1/8464, Prayer Mountain, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 92071, Page 1381, Map Records, Dallas County, Texas, same being in the easterly right-of-way line of Eagle Ford Drive (a 100 foot right-of-way at this point);

THENCE along the common line of said LBL Life Service tract, and said Lot 1A as follows:

South 58 deg. 44 min. 25 sec. East, a distance of 35.61 feet to a 1/2 inch iron rod found for the beginning of a curve to the right having a radius of 125.00 feet, a delta angle of 70 deg. 54 min. 32 sec., and a chord bearing and distance of South 22 deg. 57 min. 36 sec. East, 145.01 feet;;

In a southeasterly direction, and along said curve to the right, an arc distance of 154.70 feet to a 1/2 inch iron rod found for the end of said curve;

South 12 deg. 46 min. 13 sec. West, a distance of 240.97 feet to a 1/2 inch iron rod found for the beginning of a curve to the left having a radius of 600.00 feet, a delta angle of 10 deg. 45 min. 32 sec., and a chord bearing and distance of South 07 deg. 09 min. 51 sec. West, 112.50 feet;

In a southwesterly direction, and along said curve to the left, an arc distance of 112.67 feet to a 1/2 inch iron rod found for an angle point, said point being the north corner of that certain tract of land known as Tract 2 to Mountain Creek Community Church, a Texas non-profit Corporation, by deed recorded in Volume 2003218, Page 4972, aforesaid Official Public Records;

THENCE along the common line of said LBL Life Service tract, and said Mountain Creek Community Church tract as follows:

South 13 deg. 23 min. 51 sec. West, a distance of 920.93 feet to a 1/2 inch iron rod found;

South 51 deg. 58 min. 55 sec. West, a distance of 297.32 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "CCI" for the south corner of said LBL Life Service tract, same being the southwest corner of said Mountain Creek Community Church tract, same being in the northerly right-of-way line of Mountain Creek Parkway (a 120 foot right-of-way at this point);

SHEET 8 OF 25

JOB NO.:	23-0313
DATE:	5/5/2023
REVISION:	5/30/2023
	5/31/2023
SCALE:	N.T.S.
FIELD:	N.T.K.
DRAWN:	J.B.W.
CHECKED:	T.R.M.

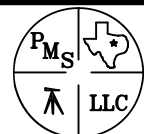
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**LAND TO BE ACQUIRED IN CITY BLOCKS 8679, 8680, 8682, 8683, 8684, AND 8721
FROM LBL LIFE SERVICE CORPORATION**

TRACT NO. 3 (CONT.)

THENCE along the common line of said LBL Life Service tract, and the northerly right-of-way line of said Mountain Creek Parkway as follows:

North 38 deg. 01 min. 34 sec. West, a distance of 399.06 feet to the beginning of a curve to the left having a radius of 1395.00 feet, a delta angle of 11 deg. 05 min. 57 min., and a chord bearing and distance of North 43 deg. 28 min. 41 sec. West, 269.81 feet;

In northwesterly direction, and along said curve to the left, an arc distance of 270.23 feet to the beginning of a reverse curve to the right having a radius of 20.00 feet, a delta angle of 86 deg. 33 min. 07 sec., and a chord bearing and distance of North 05 deg. 31 min. 12 sec. West, 27.42 feet, said point being a the south end of a corner clip at the intersection of the northerly right-of-way line of said Mountain Creek Parkway with the east right-of-way line of aforesaid Eagle Ford Drive;

THENCE along said corner clip, and along said curve to the right, an arc distance of 30.21 feet to the north end of said corner clip;

THENCE along the common line of said LBL Life Service tract, and the east right-of-way line of said Eagle Ford Drive as follows:

North 37 deg. 44 min. 04 sec. East, a distance of 389.79 feet;

North 32 deg. 01 min. 26 sec. East, a distance of 100.50 feet;

North 37 deg. 44 min. 04 sec. East, a distance of 37.47 feet to the beginning of a curve to the right having a radius of 1150.00 feet, a delta angle of 13 deg. 30 min. 01 sec., and a chord bearing and distance of North 44 deg. 29 min. 04 sec. East, 270.34 feet;

In a northeasterly direction, and along said curve to the right, an arc distance of 270.97 feet to the end of said curve;

North 51 deg. 14 min. 04 sec. East, a distance of 65.20 feet to the beginning of a curve to the left having a radius of 1130.00 feet, a delta angle of 25 deg. 06 min. 11 sec., and a chord bearing and distance of North 38 deg. 40 min. 58 sec. East, 491.14 feet;

In a northeasterly direction, and along said curve to the left, an arc distance of 495.09 feet to the **POINT OF BEGINNING** and containing 15.768 acres of computed land, more or less.

BASIS OF BEARING – Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone 4202; NAD83 (2011) Epoch 2010) as derived locally from Allterra Central's Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) Methods. An average Combination Factor of 1.000129 was used to scale grid coordinates and distances to surface



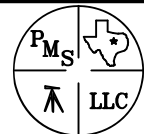
SHEET 9 OF 25

JOB NO.:	23-0313
DATE:	5/5/2023
REVISION:	5/30/2023
	5/31/2023
SCALE:	N.T.S.
FIELD:	N.T.K.
DRAWN:	J.B.W.
CHECKED:	T.R.M.

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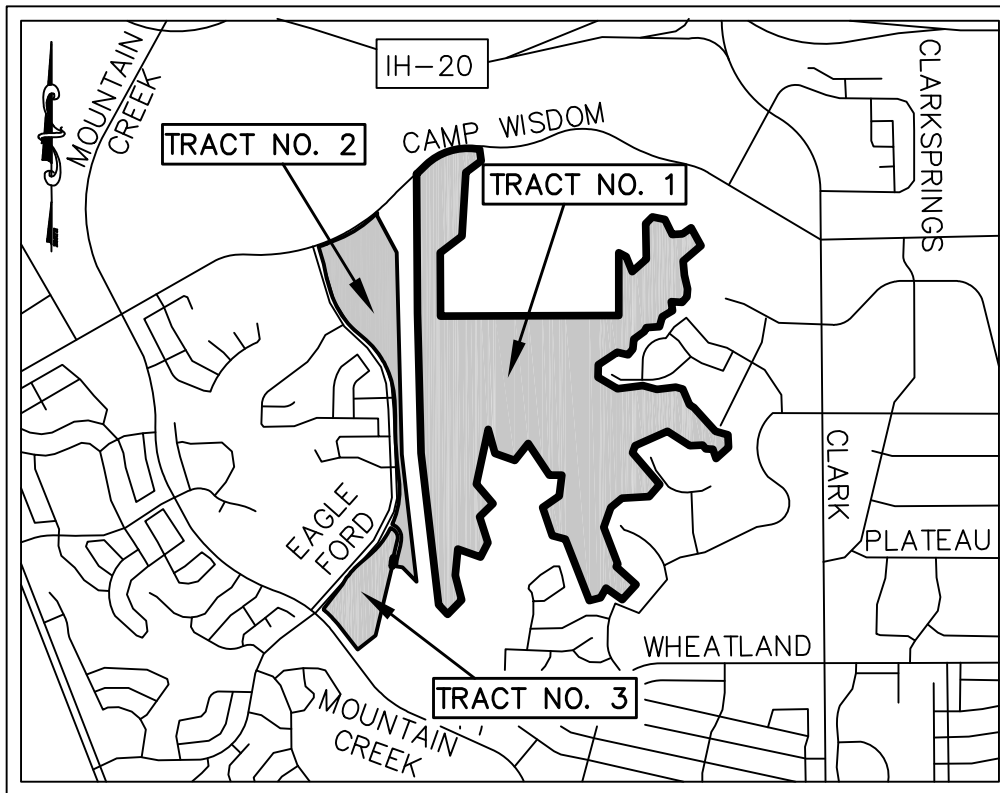
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TIMOTHY R. MANKIN
 Registered Professional Land Surveyor No. 6122



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KEY MAP



GENERAL NOTES:

1. BASIS OF BEARING – Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone 4202; NAD83 (2011) Epoch 2010) as derived locally from Allterra Central’s Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) Methods.
2. Coordinates shown are State Plane Coordinate Values, No Scale, No Projection.
3. An average Combination Factor of **1.000129** was used to scale grid coordinates and distances to surface.
4. See Sheets 11 to 19 for Tract No. 1 Survey Plat.
5. See Sheets 20 to 22 for Tract No. 2 Survey Plat.
6. See Sheet 23 for Tract No. 3 Survey Plat.

LEGEND

IRF	–	Iron Rod Found
O.P.R.D.C.T.	–	Official Public Records of Dallas County Texas
M.R.D.C.T.	–	Map Records of Dallas County, Texas
D.R.D.C.T.	–	Deed Records of Dallas County, Texas
INST. NO.	–	Instrument Number
VOL. / PG.	–	Volume / Page
C.M.	–	Controlling Monument
P.O.B.	–	Point of Beginning
F.K.A.	–	Formerly Known As
A#	–	Adjoining Deed Information
D#	–	Parent Tract Deed Information
P#	–	Plat Information
●	–	Point for corner, unless otherwise specified

SEE SHEET 24 OF 25 FOR LINE AND CURVE TABLE

SEE SHEET 25 OF 25 FOR PROPERTY, ADJOINER DEED AND PLAT LEGENDS

JOB NO.: 23-0313

DATE: 5/5/2023

REVISION: 5/30/2023

5/31/2023

SCALE: N.T.S.

FIELD: A.R.M..

DRAWN: T.R.M.

CHECKED: J.B.W.

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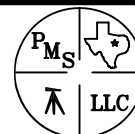
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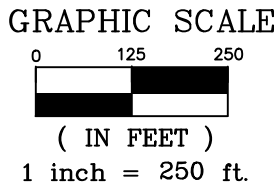
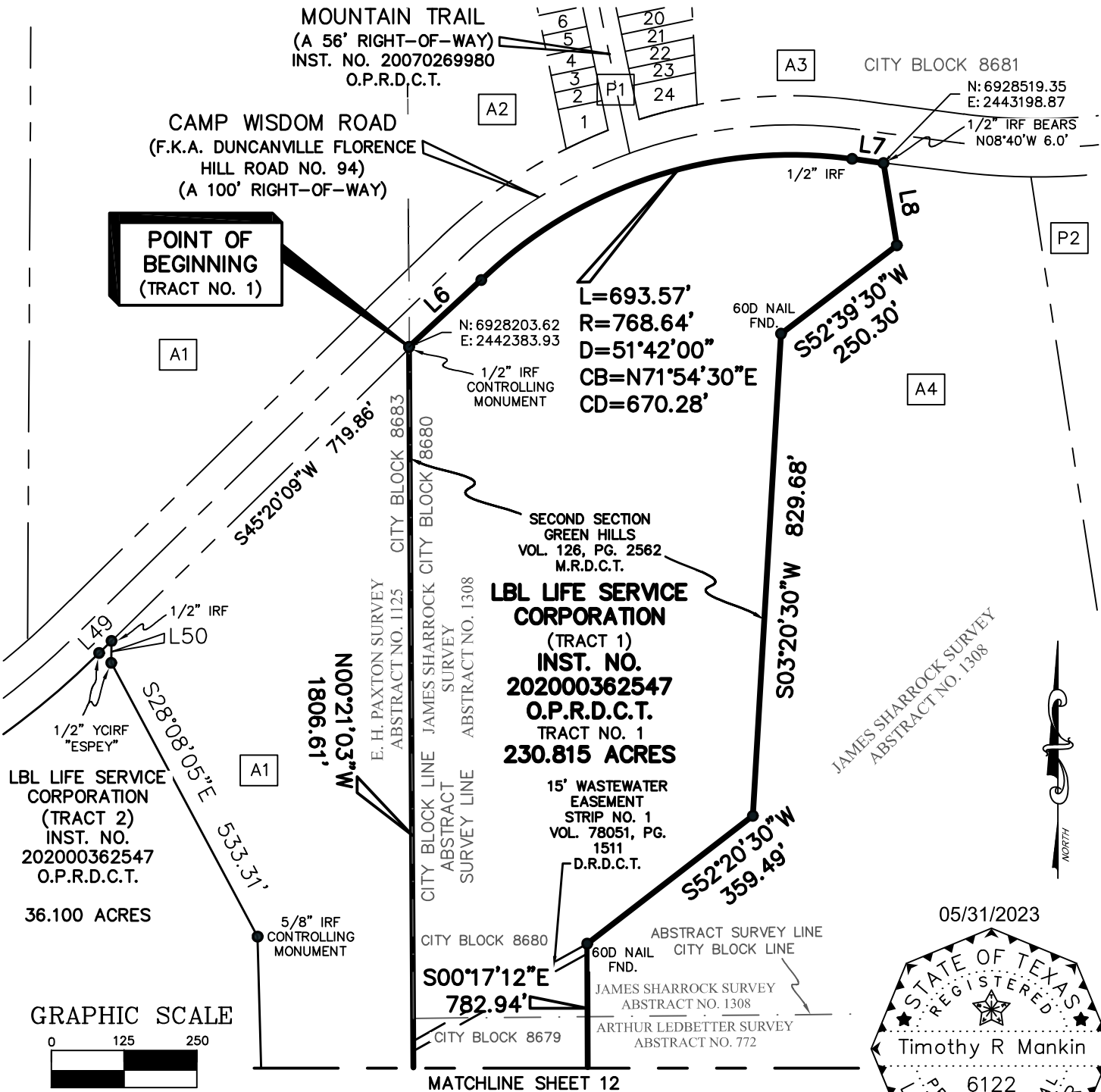
SHEET 10 OF 25



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FIELD NOTES

LAND TO BE ACQUIRED IN CITY BLOCKS 8679, 8680, 8682, 8683, 8684, AND 8721
FROM LBL LIFE SERVICE CORPORATION



SHEET 11 OF 25

JOB NO.:	23-0313
DATE:	5/5/2023
REVISION:	5/30/2023
	5/31/2023
SCALE:	1" = 250'
FIELD:	N.T.K.
DRAWN:	J.B.W.
CHECKED:	T.R.M.

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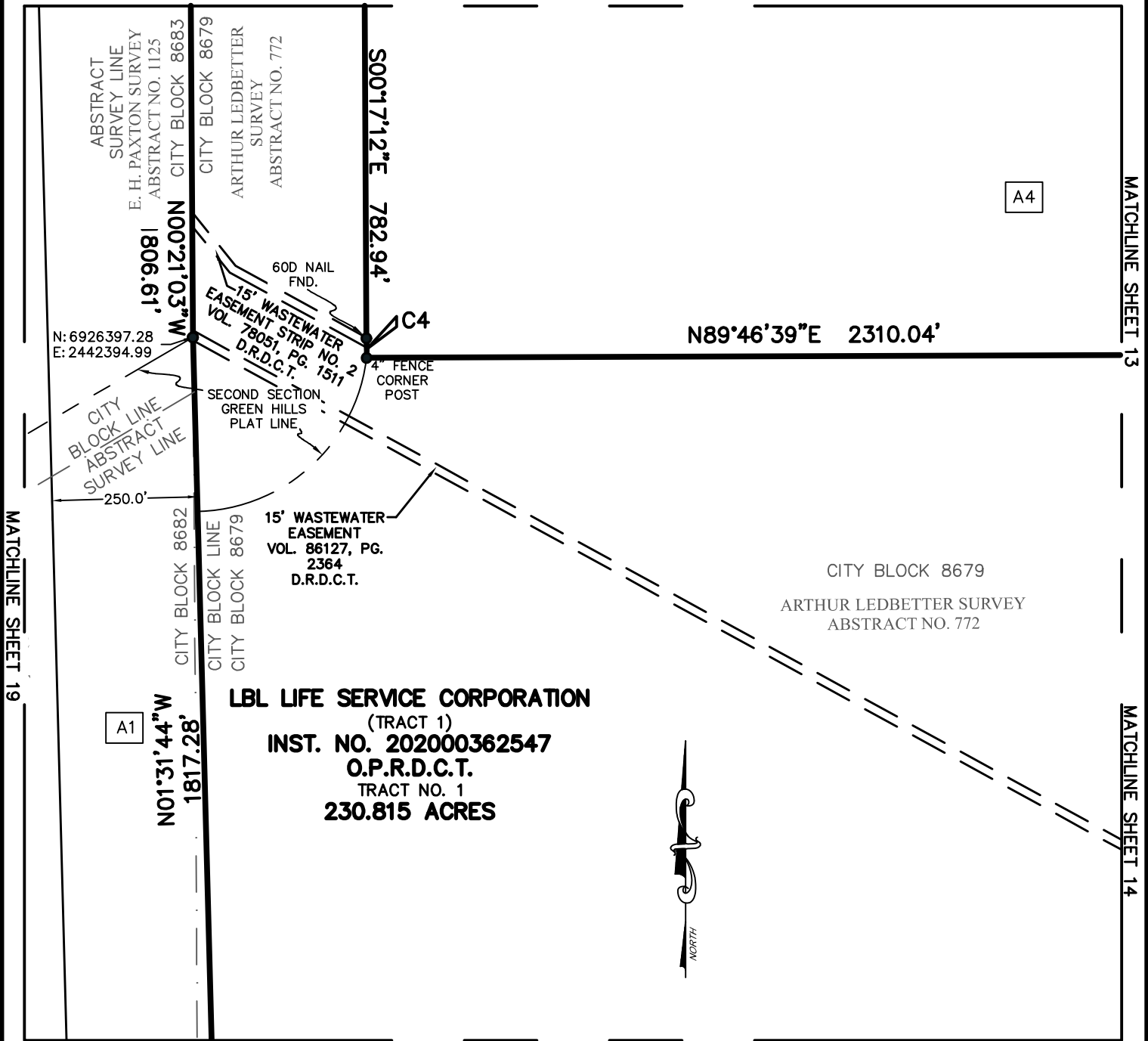
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LAND TO BE ACQUIRED IN CITY BLOCKS 8679, 8680, 8682, 8683, 8684, AND 8721
FROM LBL LIFE SERVICE CORPORATION

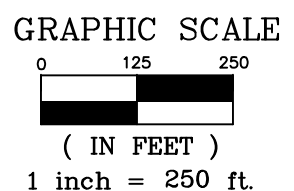
MATCHLINE SHEET 11



LBL LIFE SERVICE CORPORATION
(TRACT 1)
INST. NO. 202000362547
O.P.R.D.C.T.
TRACT NO. 1
230.815 ACRES



MATCHLINE SHEET 16

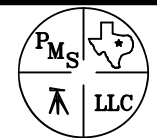


SHEET 12 OF 25

JOB NO.:	23-0313
DATE:	5/5/2023
REVISION:	5/30/2023
	5/31/2023
SCALE:	1" = 250'
FIELD:	N.T.K.
DRAWN:	J.B.W.
CHECKED:	T.R.M.

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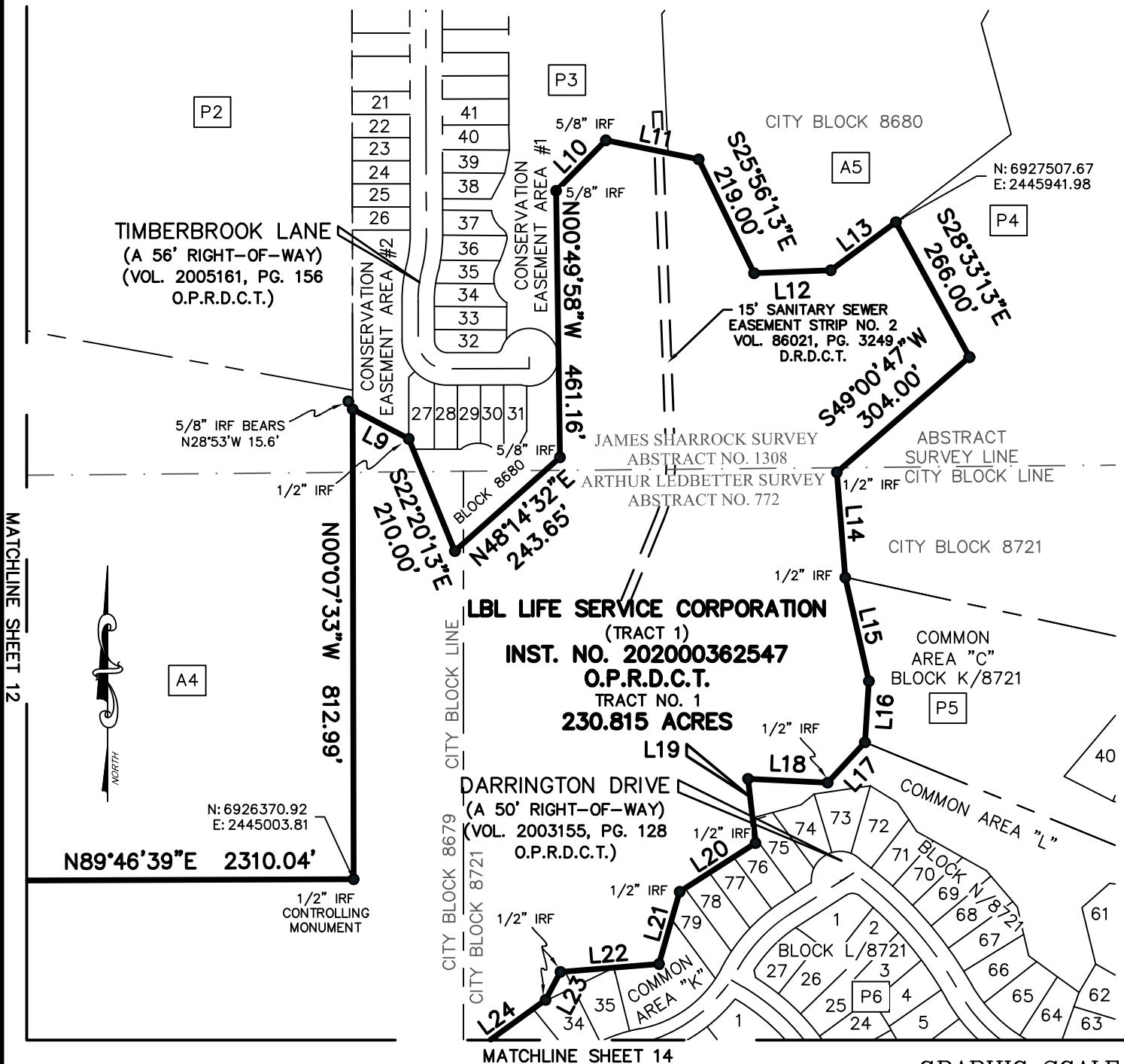


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FIELD NOTES

LAND TO BE ACQUIRED IN CITY BLOCKS 8679, 8680, 8682, 8683, 8684, AND 8721 FROM LBL LIFE SERVICE CORPORATION



MATCHLINE SHEET 12

MATCHLINE SHEET 14

GRAPHIC SCALE



(IN FEET)
1 inch = 250 ft.

SHEET 13 OF 25

JOB NO.:	23-0313
DATE:	5/5/2023
REVISION:	5/30/2023
	5/31/2023
SCALE:	1" = 250'
FIELD:	N.T.K.
DRAWN:	J.B.W.
CHECKED:	T.R.M.

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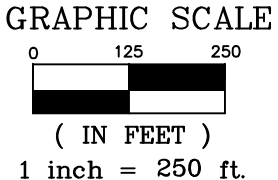
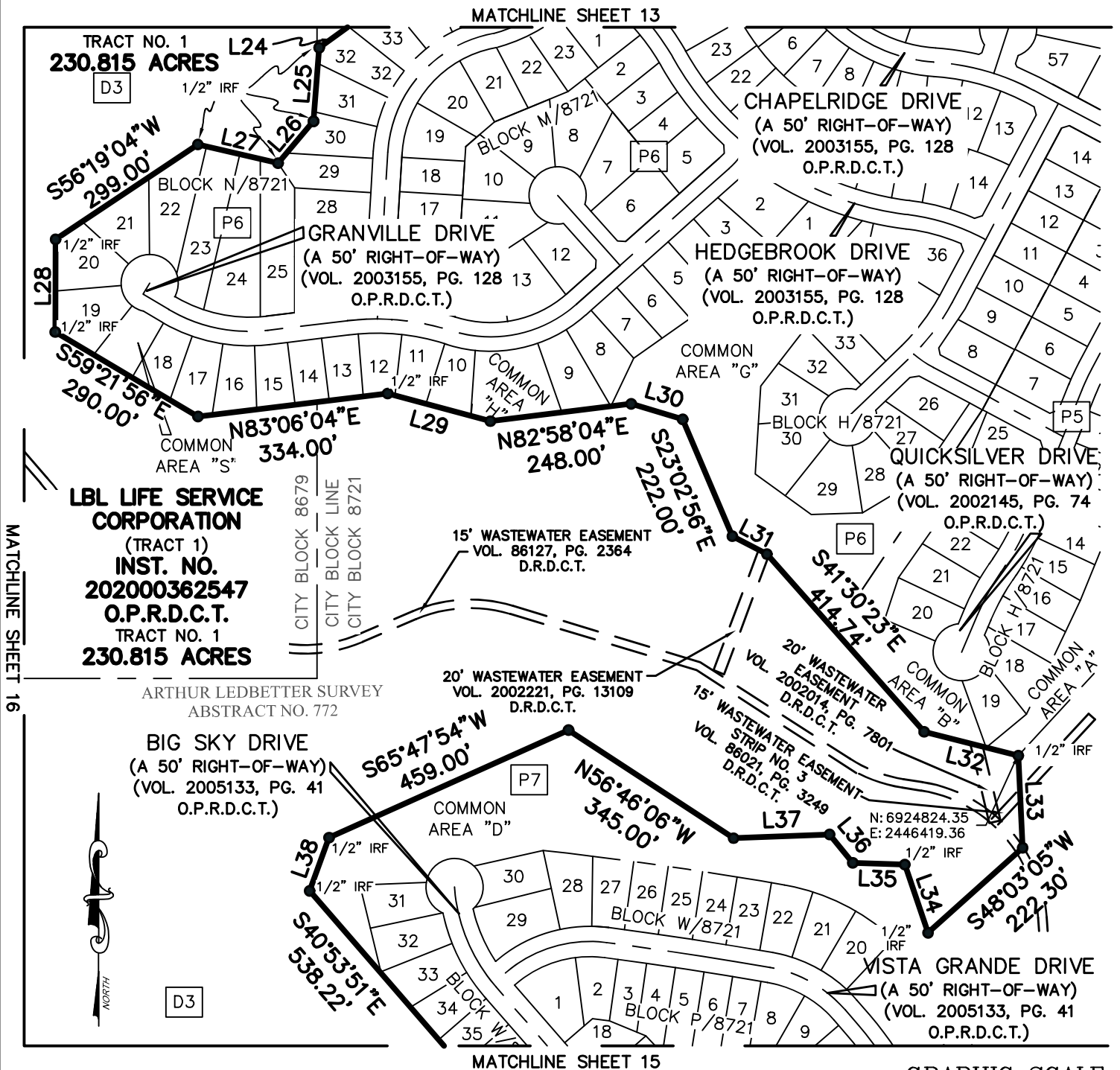
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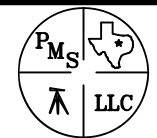
SHEET 14 OF 25

JOB NO.:	23-0313
DATE:	5/5/2023
REVISION:	5/30/2023
	5/31/2023
SCALE:	1" = 250'
FIELD:	N.T.K.
DRAWN:	J.B.W.
CHECKED:	T.R.M.

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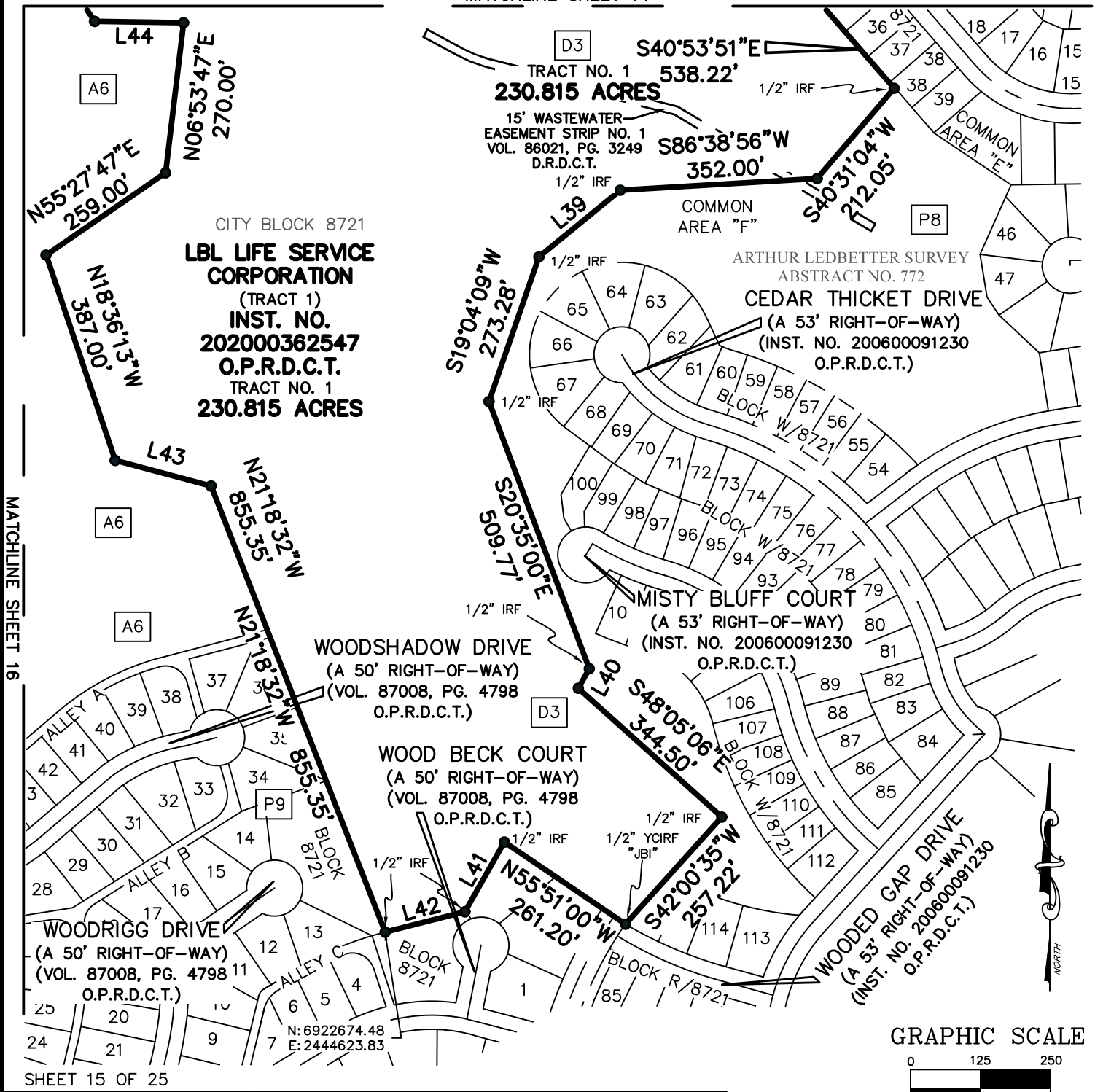


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FIELD NOTES

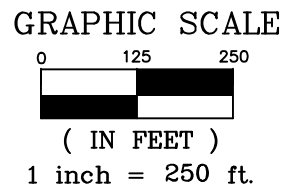
LAND TO BE ACQUIRED IN CITY BLOCKS 8679, 8680, 8682, 8683, 8684, AND 8721 FROM LBL LIFE SERVICE CORPORATION

MATCHLINE SHEET 14



MATCHLINE SHEET 16

SHEET 15 OF 25

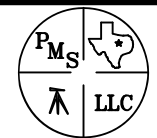


JOB NO.:	23-0313
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SCALE:	1" = 250'
FIELD:	N.T.K.
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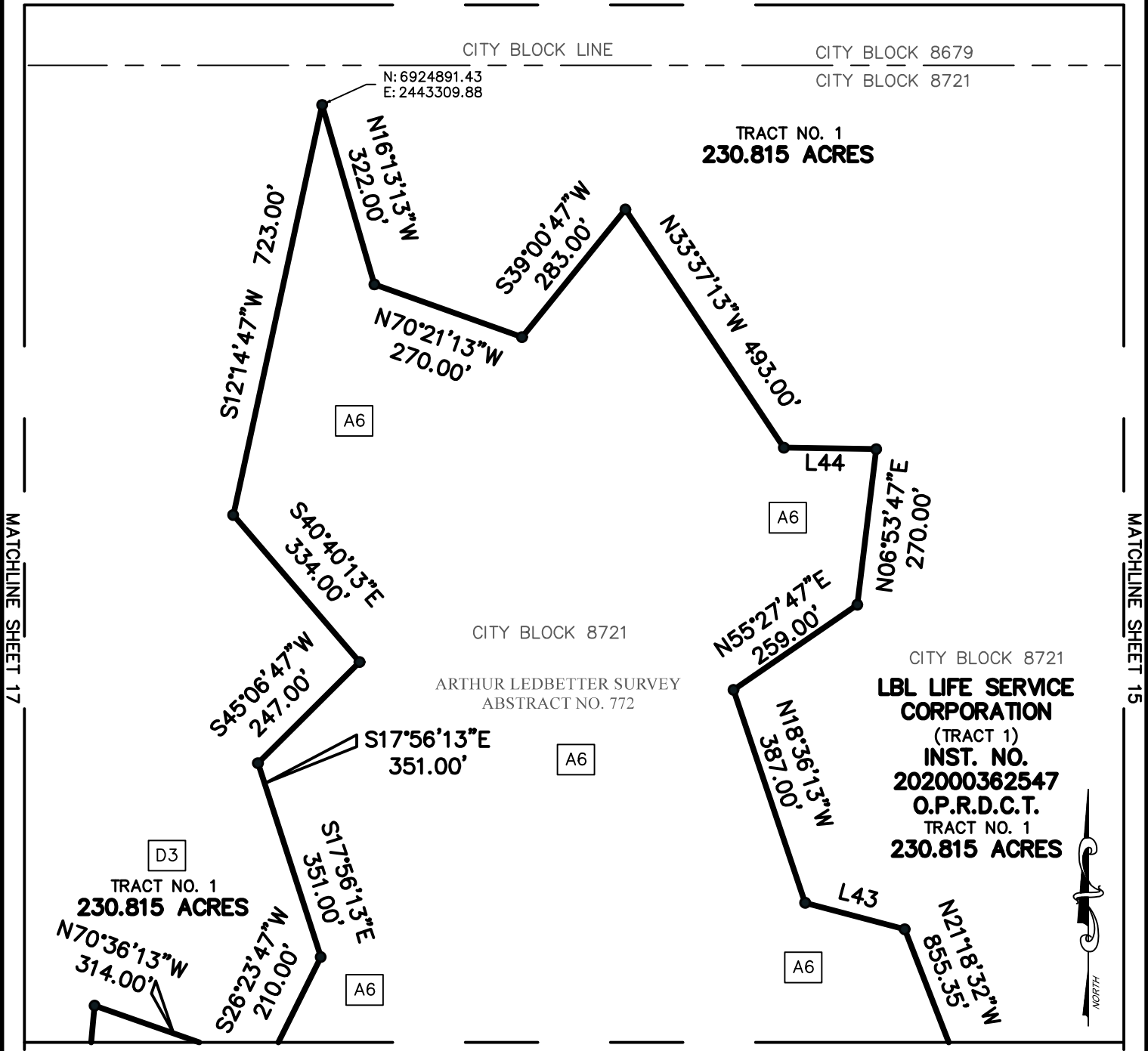


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FIELD NOTES

LAND TO BE ACQUIRED IN CITY BLOCKS 8679, 8680, 8682, 8683, 8684, AND 8721 FROM LBL LIFE SERVICE CORPORATION

MATCHLINE SHEET 12



MATCHLINE SHEET 17

SHEET 16 OF 25

GRAPHIC SCALE

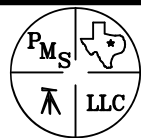


(IN FEET)
1 inch = 250 ft.

JOB NO.:	23-0313
DATE:	5/5/2023
REVISION:	5/30/2023
	5/31/2023
SCALE:	1" = 250'
FIELD:	N.T.K.
DRAWN:	J.B.W.
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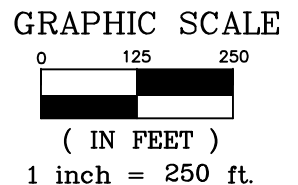
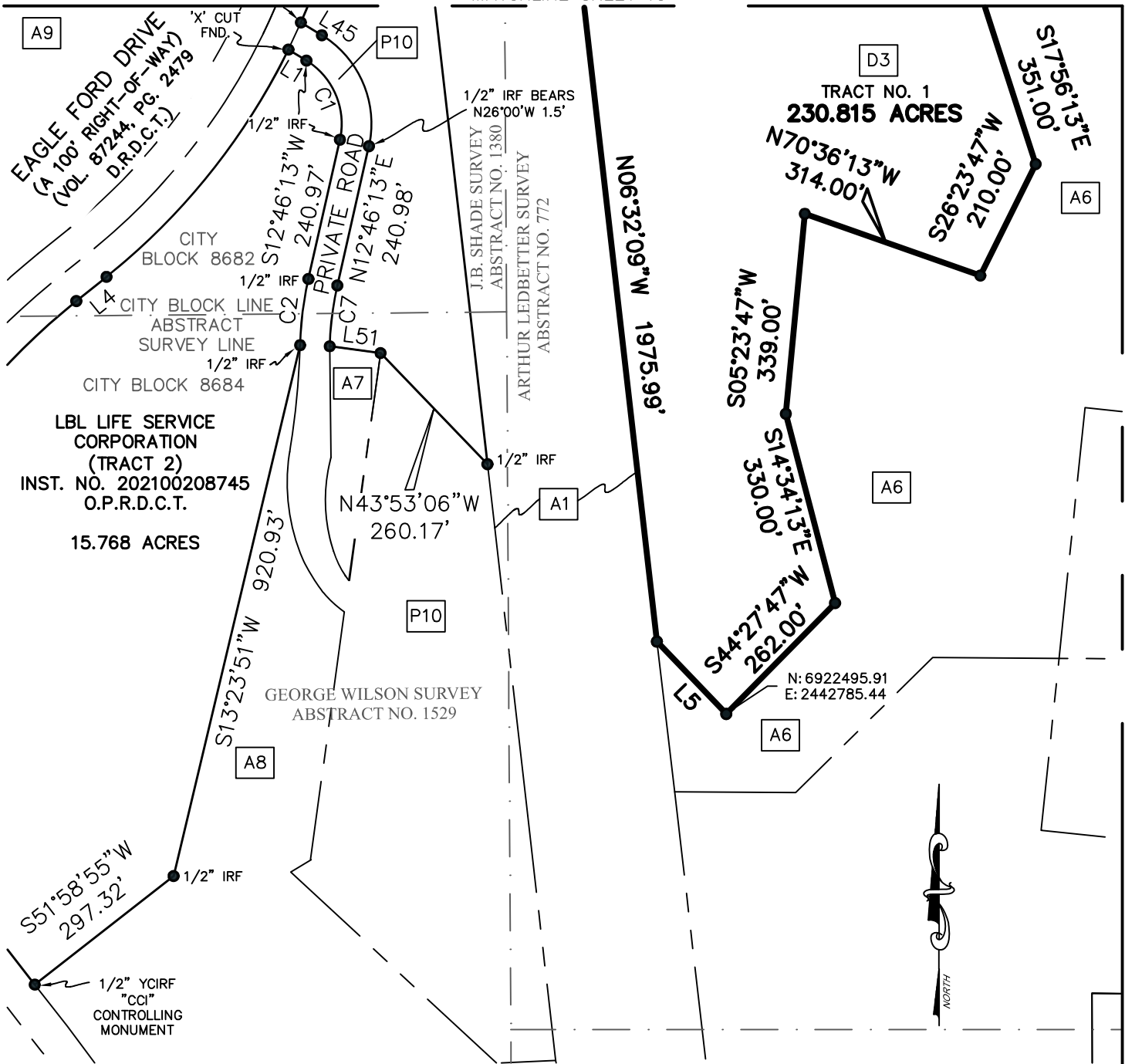


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FIELD NOTES

LAND TO BE ACQUIRED IN CITY BLOCKS 8679, 8680, 8682, 8683, 8684, AND 8721
FROM LBL LIFE SERVICE CORPORATION

MATCHLINE SHEET 18



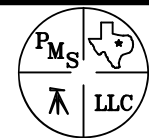
SHEET 17 OF 25

JOB NO.:	23-0313
DATE:	5/5/2023
REVISION:	5/30/2023
	5/31/2023
SCALE:	1" = 250'
FIELD:	N.T.K.
DRAWN:	J.B.W.
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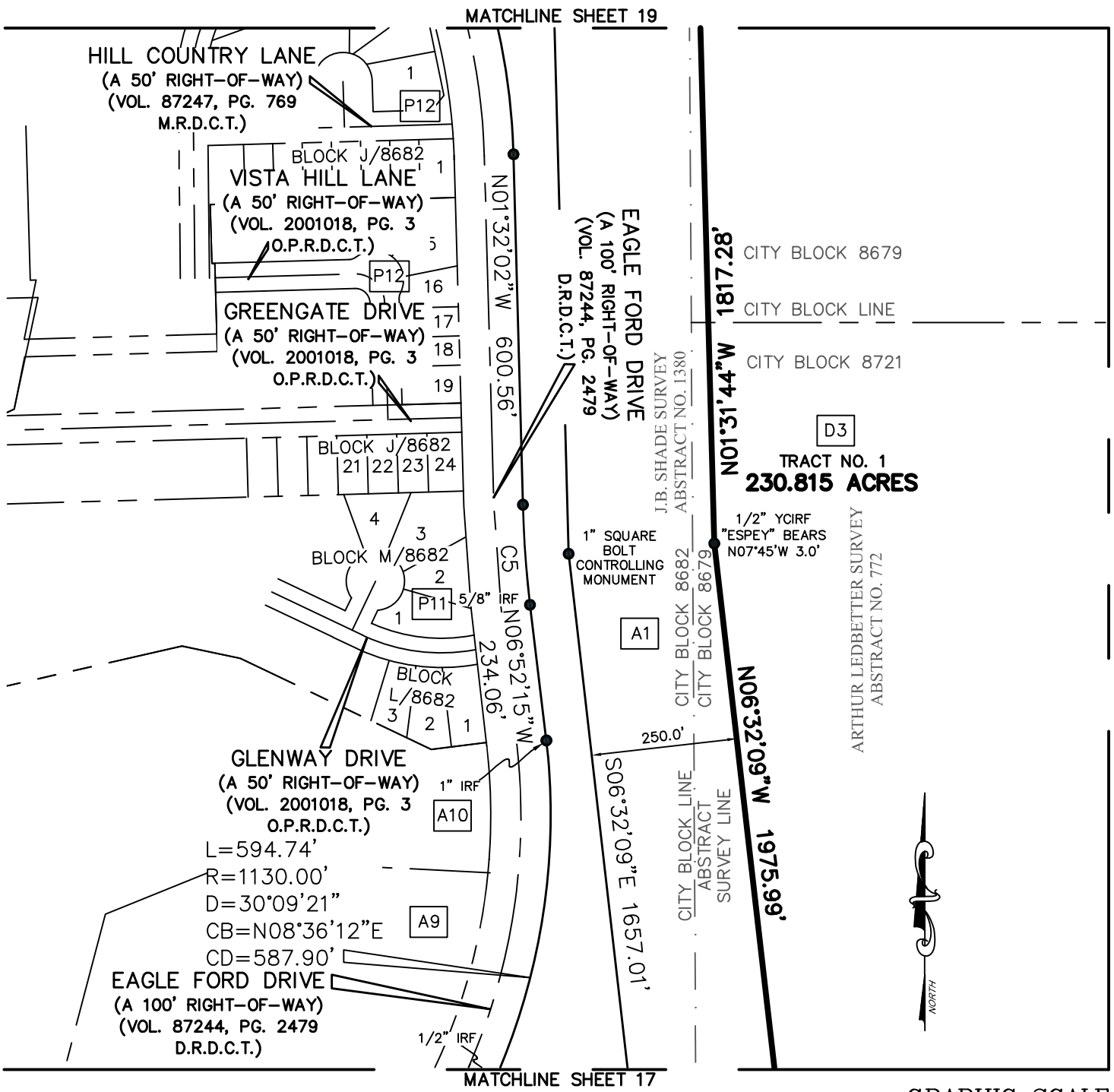


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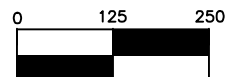
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FIELD NOTES

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GRAPHIC SCALE



(IN FEET)

1 inch = 250 ft.

SHEET 18 OF 25

JOB NO.: 23-0313

DATE: 5/5/2023

REVISION: 5/30/2023

5/31/2023

SCALE: 1" = 250'

FIELD: N.T.K.

DRAWN: J.B.W.

CHECKED: T.R.M.

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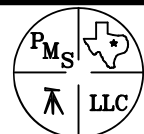
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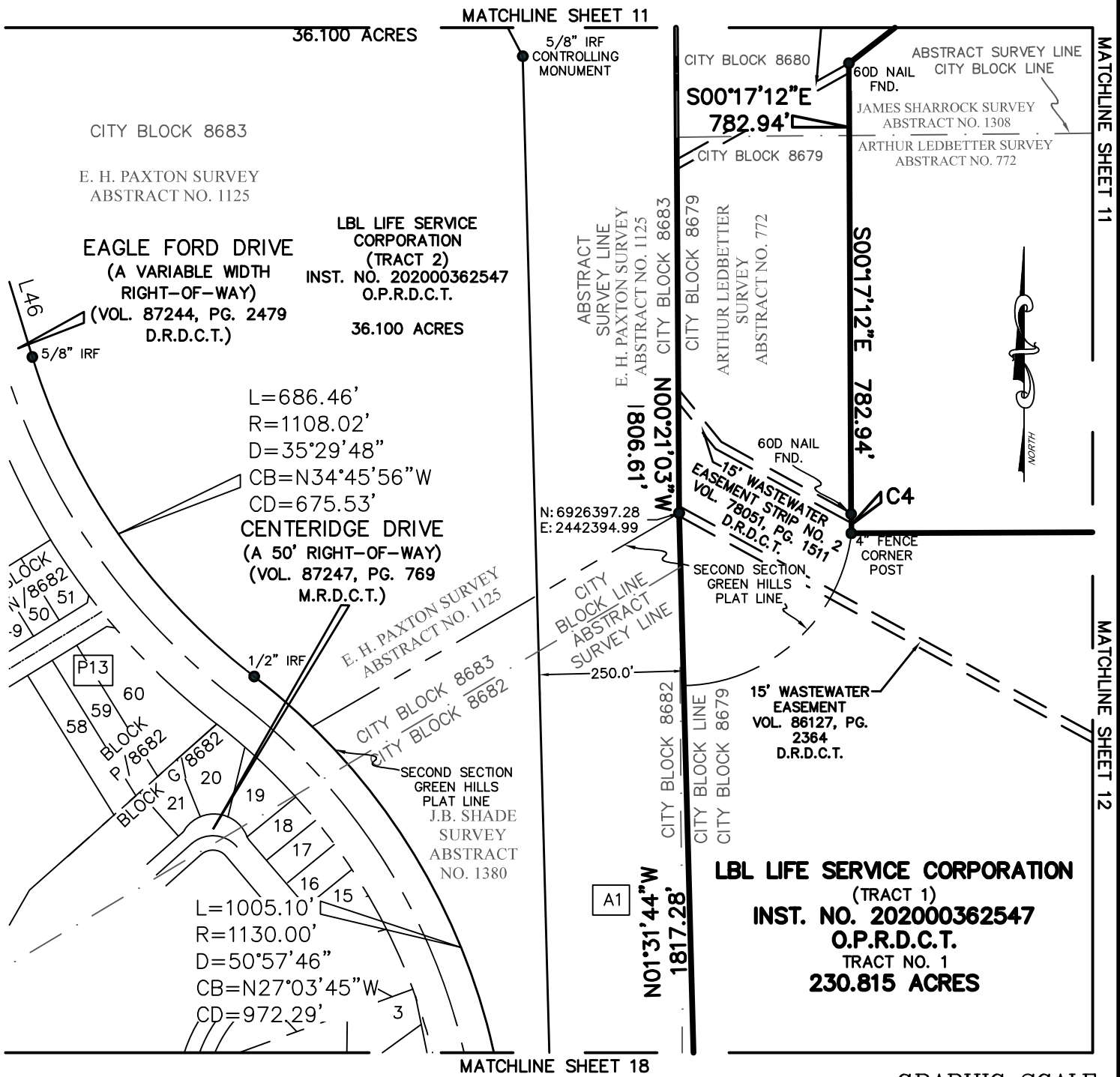
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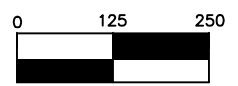
MATCHLINE SHEET 11

MATCHLINE SHEET 11

MATCHLINE SHEET 12

MATCHLINE SHEET 18

GRAPHIC SCALE



(IN FEET)

1 inch = 250 ft.

SHEET 19 OF 25

JOB NO.:	23-0313
DATE:	5/5/2023
REVISION:	5/30/2023
	5/31/2023
SCALE:	1" = 250'
FIELD:	N.T.K.
DRAWN:	J.B.W.
CHECKED:	T.R.M.

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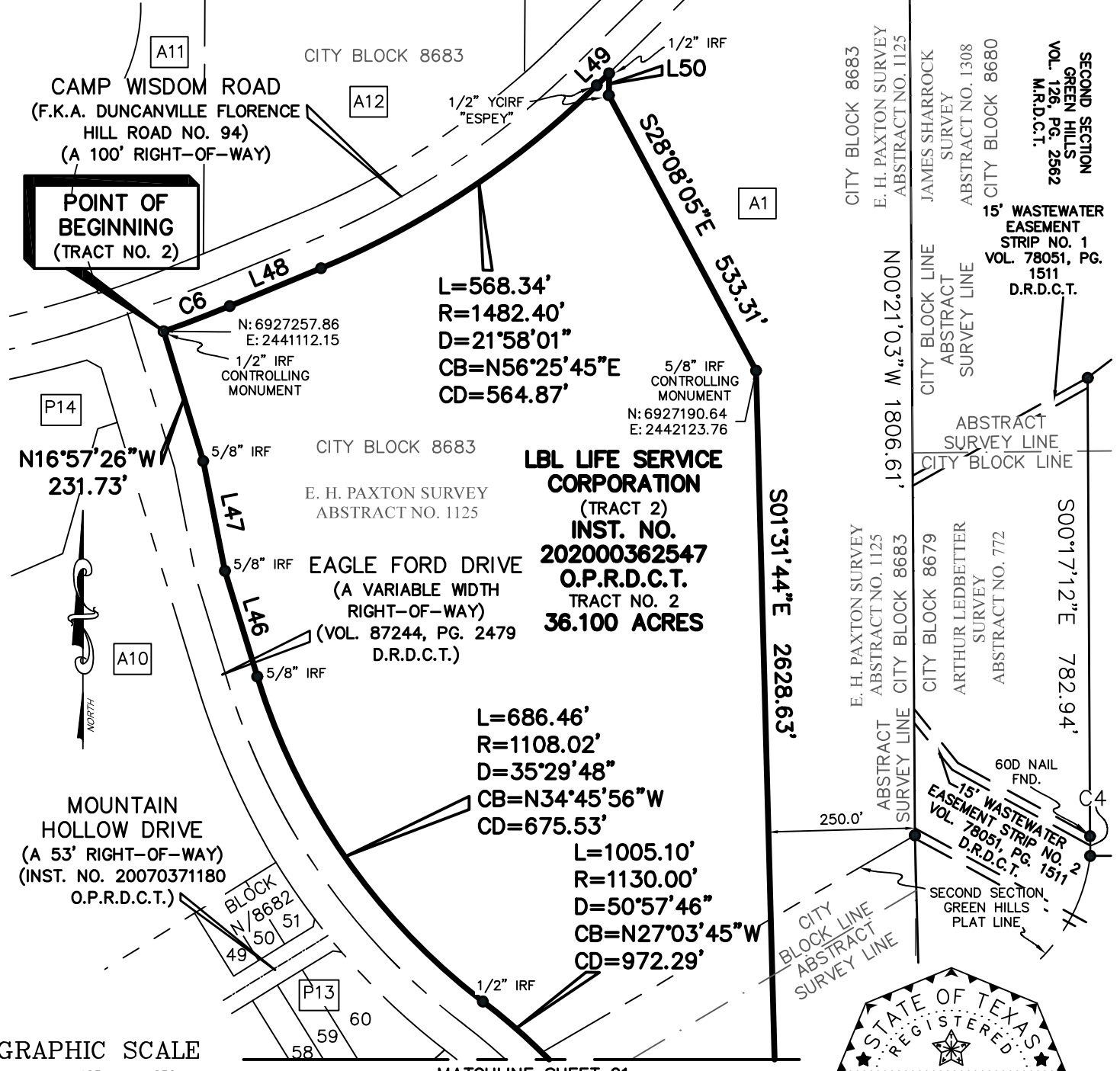


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FIELD NOTES
LAND TO BE ACQUIRED IN CITY BLOCKS 8679, 8680, 8682, 8683, 8684, AND 8721
FROM LBL LIFE SERVICE CORPORATION

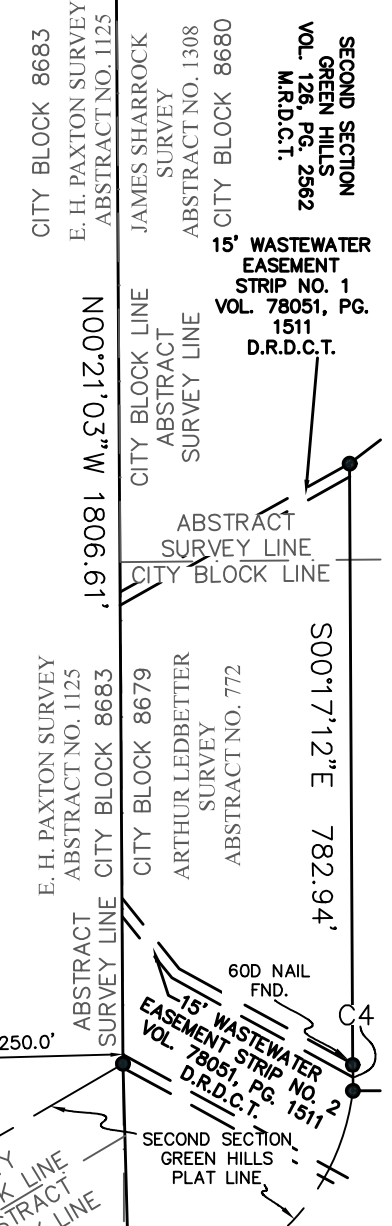
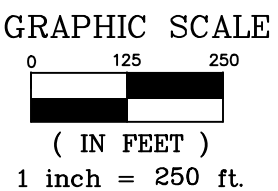


LBL LIFE SERVICE CORPORATION
 (TRACT 2)
INST. NO. 202000362547
O.P.R.D.C.T. TRACT NO. 2
36.100 ACRES

L=568.34'
R=1482.40'
D=21°58'01"
CB=N56°25'45"E
CD=564.87'

L=686.46'
R=1108.02'
D=35°29'48"
CB=N34°45'56"W
CD=675.53'

L=1005.10'
R=1130.00'
D=50°57'46"
CB=N27°03'45"W
CD=972.29'



05/31/2023

JOB NO.:	23-0313
DATE:	5/5/2023
REVISION:	5/30/2023
	5/31/2023
SCALE:	1" = 250'
FIELD:	N.T.K.
DRAWN:	J.B.W.
CHECKED:	T.R.M.

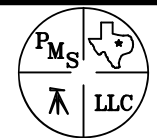
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www.peisersurveying.com FIRM No. 100999-00

1612 HART STREET
 SUITE 201
 SOUTHLAKE, TEXAS 76092
 817-481-1806 (O)
 tmankin@peisersurveying.com

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TIMOTHY R. MANKIN
 Registered Professional Land Surveyor No. 6122

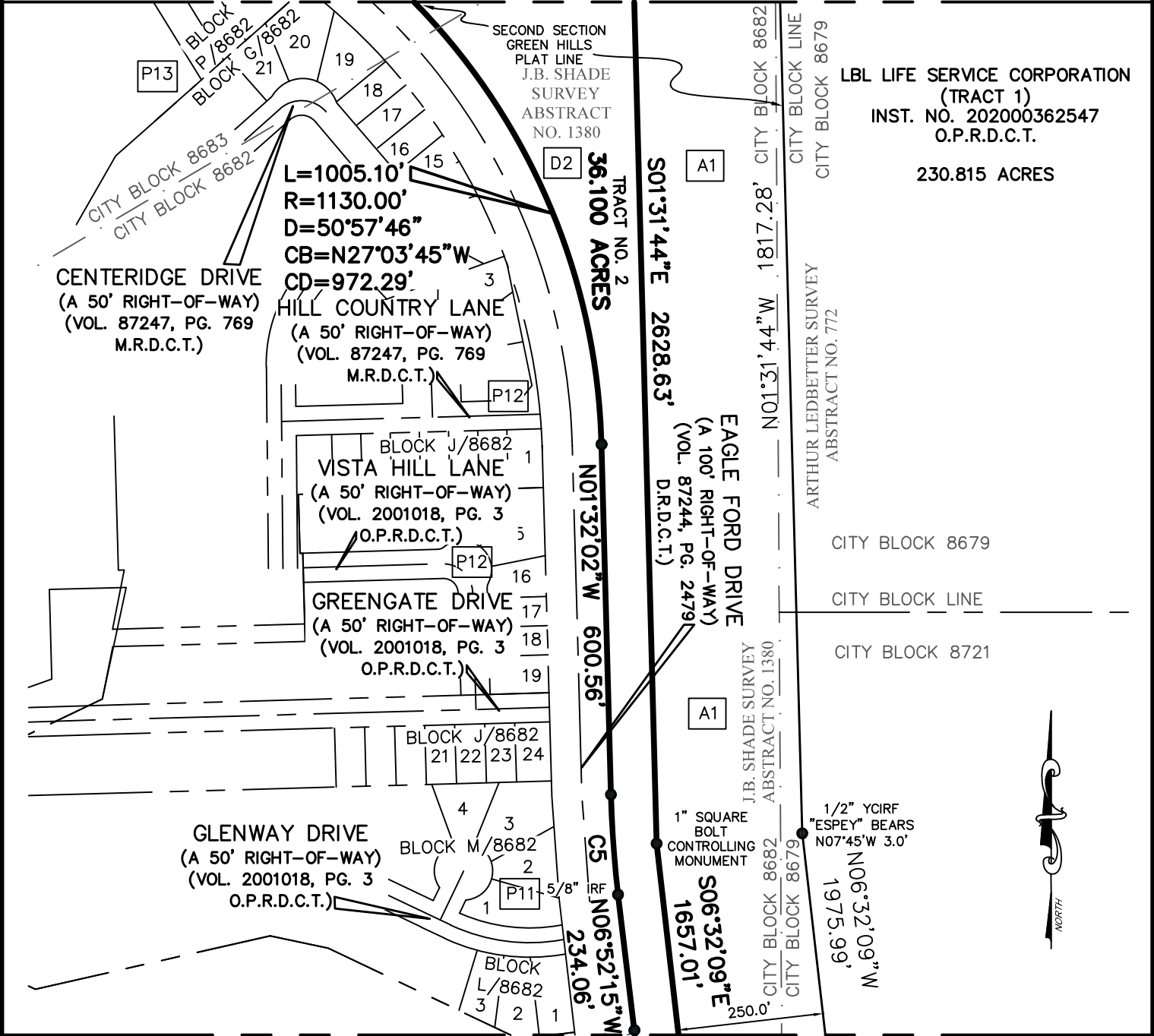


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FIELD NOTES

LAND TO BE ACQUIRED IN CITY BLOCKS 8679, 8680, 8682, 8683, 8684, AND 8721
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MATCHLINE SHEET 20



LBL LIFE SERVICE CORPORATION
(TRACT 1)
INST. NO. 20200362547
O.P.R.D.C.T.
230.815 ACRES

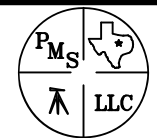
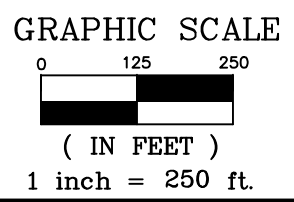
MATCHLINE SHEET 22

SHEET 21 OF 25

JOB NO.:	23-0313
DATE:	5/5/2023
REVISION:	5/30/2023
	5/31/2023
SCALE:	1" = 250'
FIELD:	N.T.K.
DRAWN:	J.B.W.
CHECKED:	T.R.M.

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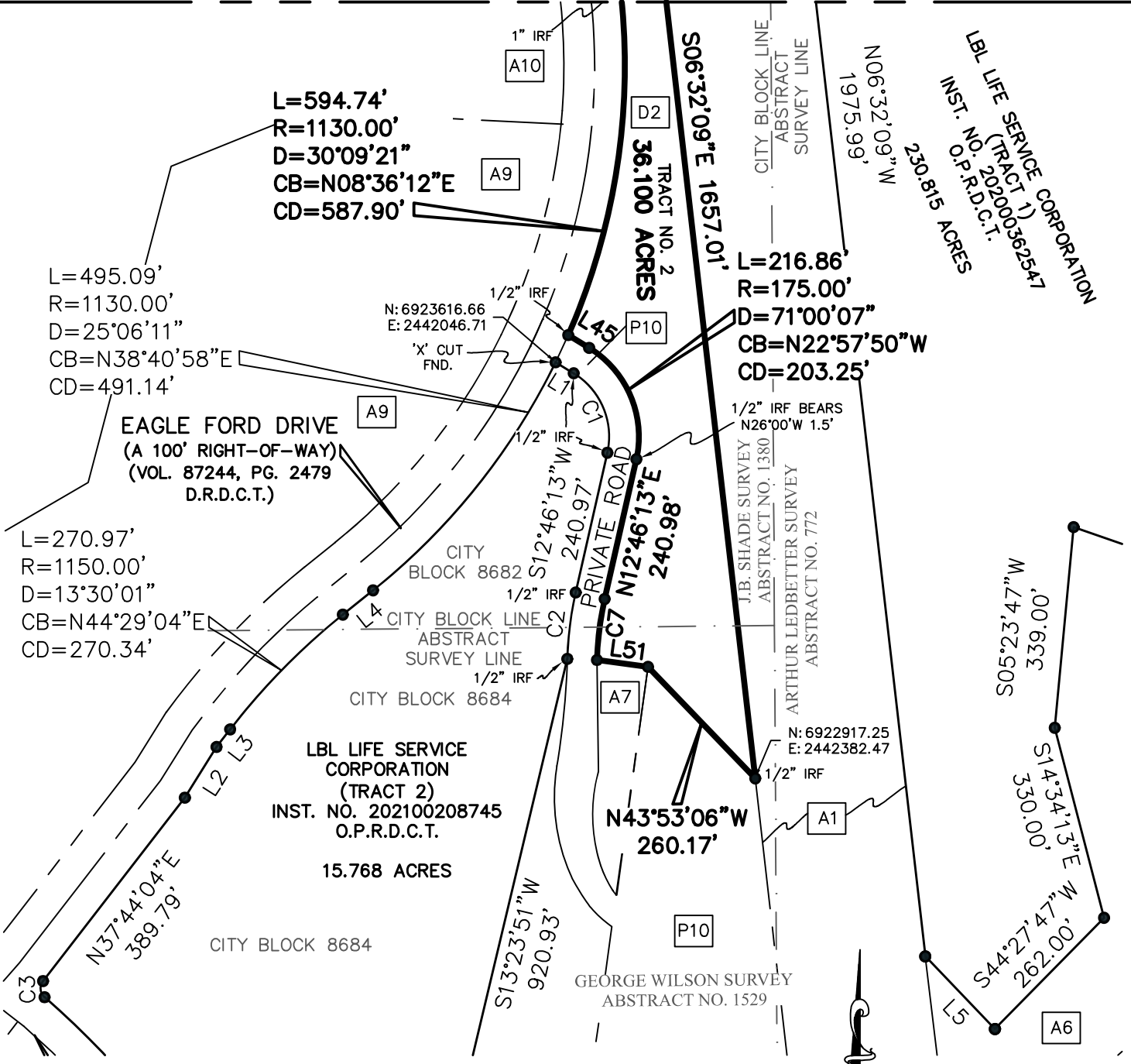


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FIELD NOTES

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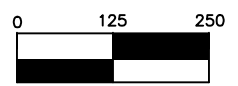
MATCHLINE SHEET 21



LBL LIFE SERVICE CORPORATION
INST. NO. 202000362547
O.P.R.D.C.T.
230.815 ACRES



GRAPHIC SCALE



(IN FEET)
1 inch = 250 ft.

SHEET 22 OF 25

JOB NO.:	23-0313
DATE:	5/5/2023
REVISION:	5/30/2023
	5/31/2023
SCALE:	1" = 250'
FIELD:	N.T.K.
DRAWN:	J.B.W.
CHECKED:	T.R.M.

**PEISER & MANKIN
SURVEYING, LLC**

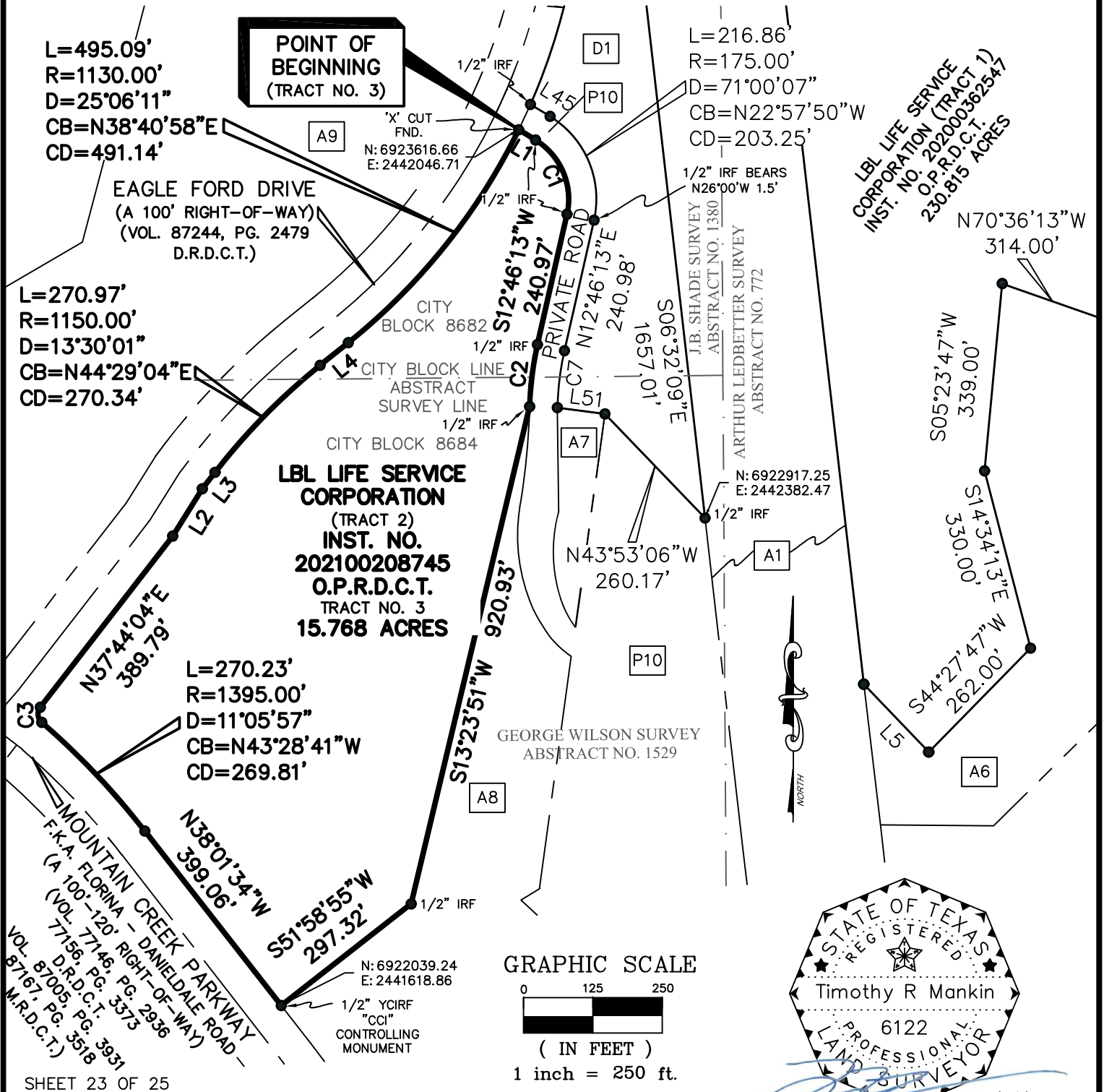
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JOB NO.:	23-0313
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FIELD NOTES

LAND TO BE ACQUIRED IN CITY BLOCKS 8679, 8680, 8682, 8683, 8684, AND 8721
FROM LBL LIFE SERVICE CORPORATION

LINE TABLE					
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 58°44'25" E	35.61'	L26	S 40°16'04" W	96.00'
L2	N 32°01'26" E	100.50'	L27	N 76°52'56" W	144.00'
L3	N 37°44'04" E	37.47'	L28	S 00°10'04" W	162.00'
L4	N 51°14'04" E	65.20'	L29	S 74°55'56" E	186.00'
L5	N 43°48'13" W	169.16'	L30	S 73°14'56" E	94.00'
L6	N 47°13'04" E	169.21'	L31	S 62°27'56" E	68.00'
L7	S 82°14'30" E	54.20'	L32	S 75°46'50" E	169.90'
L8	S 09°13'27" E	143.18'	L33	S 02°42'22" E	161.29'
L9	S 62°12'42" E	109.74'	L34	N 18°52'06" W	126.00'
L10	N 44°35'15" E	122.81'	L35	N 87°59'06" W	91.00'
L11	S 78°21'45" E	164.07'	L36	N 39°13'06" W	64.00'
L12	N 87°44'47" E	133.00'	L37	S 87°44'54" W	168.00'
L13	N 53°29'47" E	140.00'	L38	S 20°03'54" W	99.00'
L14	S 04°36'22" E	182.66'	L39	S 50°39'56" W	188.00'
L15	S 12°52'39" E	183.88'	L40	S 29°25'56" W	40.00'
L16	S 03°47'04" W	106.00'	L41	S 29°27'33" W	143.06'
L17	S 42°45'04" W	95.00'	L42	S 75°39'43" W	147.17'
L18	N 87°12'56" W	138.00'	L43	N 75°05'13" W	177.25'
L19	S 06°41'56" E	112.00'	L44	N 89°06'13" W	159.00'
L20	S 57°18'04" W	156.00'	L45	N 58°44'25" W	41.35'
L21	S 15°57'04" W	130.00'	L46	N 16°58'57" W	188.69'
L22	S 85°27'04" W	171.00'	L47	N 11°14'00" W	191.26'
L23	S 27°55'04" W	55.00'	L48	N 67°26'00" E	168.80'
L24	S 54°12'04" W	171.00'	L49	N 45°50'06" E	29.46'
L25	S 04°20'04" W	129.00'	L50	S 00°41'58" W	37.55'
			L51	N 82°24'16" W	86.53'

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	125.00'	154.70'	145.01'	S 22°57'36" E	70°54'32"
C2	600.00'	112.67'	112.50'	S 07°09'51" W	10°45'32"
C3	20.00'	30.21'	27.42'	N 05°31'12" W	86°33'07"
C4	300.00'	33.70'	33.69'	S 00°24'48" E	06°26'13"
C5	1984.33'	172.01'	171.96'	N 04°03'54" W	04°58'00"
C6	1960.00'	120.96'	120.94'	N 69°11'48" E	03°32'10"
C7	550.00'	103.53'	103.38'	N 07°08'27" E	10°47'07"

SHEET 24 OF 25

JOB NO.: 23-0313

DATE: 5/5/2023

REVISION: 5/30/2023

5/31/2023

SCALE: 1" = 250'

FIELD: N.T.K.

DRAWN: J.B.W.

CHECKED: T.R.M.

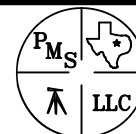
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PLAT IDENTIFICATION LEGEND

- P1 BLOCK 1/8683
CAMP WISDOM ESTATES
INST. NO. 20070269980
O.P.R.D.C.T.
- P2 BLOCK A/8680
INTERNATIONAL LINGUISTICS
CENTER ADDITION
VOL. 76165, PG. 564
M.R.D.C.T.
- P3 BLOCK B/8680
FOREST VIEW ADDITION
VOL. 2005161, PG. 156
O.P.R.D.C.T.
- P4 LOT 1, BLOCK A/8680
AUSTIN BLUFF AT MOUNTAIN
CREEK ADDITION
VOL. 2000244, PG. 3574
O.P.R.D.C.T.
- P5 SUMMIT PARC, PHASE 2
VOL. 2002145, PG. 74
O.P.R.D.C.T.
- P6 SUMMIT PARC, PHASE 3
VOL. 2003155, PG. 128
O.P.R.D.C.T.
- P7 SUMMIT PARC, PHASE 4
VOL. 2005133, PG. 41
O.P.R.D.C.T.
- P8 SUMMIT PARC, PHASE 5
INST. NO. 200600091230
O.P.R.D.C.T.
- P9 WOODCREST PHASE 1
VOL. 87008, PG. 4798
M.R.D.C.T.
- P10 LOT 1A, BLOCK 1/8464
PRAYER MOUNTAIN
VOL. 92071, PG. 1381
M.R.D.C.T.
- P11 MOUNTAIN VISTA ADDITION
SECTION B
VOL. 2001018, PG. 3
O.P.R.D.C.T.
- P12 MOUNTAIN VISTA ADDITION
SECTION A
VOL. 87247, PG. 769
M.R.D.C.T.
- P13 MOUNTAIN HOLLOW, PHASE ONE
INST. NO. 20070371180
O.P.R.D.C.T.
- P14 LOT 1, BLOCK E/8683
HARMONY
INST. NO. 201000125580
O.P.R.D.C.T.

PROPERTY IDENTIFICATION LEGEND

- D1 TRACT 2
LBL LIFE SERVICE CORPORATION
INST. NO. 202100208745
O.P.R.D.C.T.
- D2 TRACT 2
LBL LIFE SERVICE CORPORATION
INST. NO. 202000362547
O.P.R.D.C.T.
- D3 TRACT 1
LBL LIFE SERVICE CORPORATION
INST. NO. 202000362547
O.P.R.D.C.T.

**ADJOINER DEED
IDENTIFICATION LEGEND**

- | | |
|--|--|
| <ul style="list-style-type: none"> A1 D. P. & L. CO
(250' RIGHT-OF-WAY)
VOL. 10, PG. 2176
D.R.D.C.T. A2 D. P. & L. CO.
VOL. 28, PG. 144
D.R.D.C.T. A3 CAMP WISDOM MF LTD
INST. NO. 202100004283
O.P.R.D.C.T. A4 SUMMER INSTITUTE OF
LINGUISTICS, INC.
VOL. 79121, PG. 3916
D.R.D.C.T. A5 PEOPLE AND ANIMAL LAND
SHARING ORGANIZATION
INST. NO. 201900296218
O.P.R.D.C.T. A6 MOUNTAIN CREEK COMMUNITY CHURCH,
A TEXAS NON-PROFIT CORPORATION
VOL. 97113, PG. 4158
D.R.D.C.T. A7 TRACT 1
MOUNTAIN CREEK COMMUNITY CHURCH,
A TEXAS NONPROFIT CORPORATION
VOL. 2003218, PG. 4972
O.P.R.D.C.T. | <ul style="list-style-type: none"> A8 TRACT 2
MOUNTAIN CREEK COMMUNITY
CHURCH, A TEXAS NONPROFIT
CORPORATION
VOL. 2003218, PG. 4972
O.P.R.D.C.T. A9 ZENA LWT LP
INST. NO. 200503552924
O.P.R.D.C.T. A10 CITY OF DALLAS
VOL. 95179, PG. 3946
D.R.D.C.T. A11 PROSPECTUS ENDEAVORS, 2 LLC
INST. NO. 201800068862
O.P.R.D.C.T. A11 D. P. & L. CO.
VOL. 81042, PG. 3444
D.R.D.C.T. |
|--|--|

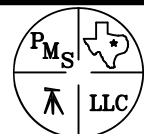
SHEET 25 OF 25

JOB NO.:	23-0313
DATE:	5/5/2023
REVISION:	5/30/2023
	5/31/2023
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