

Exhibit A-1

Field Notes Describing 160 Square Foot (0.004 Acre)
Drainage Easement
Part of Lot 2, Block B/6431
Cynthia Eason
City of Dallas, Dallas County, Texas

BEING a 160 square feet or 0.004 acres of land situated in the William Mooneyham Survey, Abstract Number 946, in the city of Dallas, Dallas County, Texas and being part of Lot 2, Block B/6431 of the Chapel Downs Fourth Section recorded in Volume 51, Page 165 of Deed Records Dallas County, Texas and conveyed to Cynthia Eason by deed recorded in Volume 95057, Page 132 of the Deed Records of Dallas County, Texas (D R D C T) and being more particularly described as follows:

BEGINNING at a 1/2" iron rod set in the northwest corner of said lot 2, being the northwest corner of said 0.004 acre tract, being the southwest corner of Lot 3, Block B/6431 Chapel Downs Fourth Section recorded in Volume 51, Page 165 of Deed Records Dallas County, Texas, conveyed to Virginia Velez-Lopez by deed recorded in Instrument Number 202000348561 of the Official Public Records of Dallas County, Texas, being in the east line of a 15-foot alley dedicated by plat recorded in Volume 22, Page 111 of the Map Records of Dallas County Texas and referenced to a found 1/2-inch iron rod (controlling monument), at the northeast corner of Lot 3, Block B/6431 of Chapel Downs Fourth Section recorded in Volume 51 Page 165, D R D C T., bearing North 56°27'02" East a distance of 148.41 feet and a found 1/2-inch iron rod (controlling monument) at the southeast corner of said Lot 3 bearing North 89° 04' 11" East a distance of 125.00 feet;

THENCE North 89°04'11" East, a distance of 2.00 feet, along the north line of said lot 2, being the south line of said lot 3, to a 1/2" iron rod set for the northeast corner of said 0.004 acre tract,

THENCE South 00°55'49" East, a distance of 80.00 feet, parallel to the west line of said lot 2, departing the north line of lot 2 being the south line of said lot 3, to a 1/2" iron rod set for the southeast corner of said 0.004 acre tract, being in the south line of said lot 2, being the north line of lot 1, Block B/6431 of the Chapel Downs Fourth Section recorded in Volume 593, Page 2191 of Deed Records Dallas County, Texas and conveyed to Ciriaco Maldonado and Ma Luz Maldonado by deed recorded in Volume 91252, Page 2388 of the Deed Records of Dallas County,

THENCE South 89°04'11" West, a distance of 2.00 feet, along the south line of said lot 2, being the north line of said lot 1, to a 1/2" iron rod set for the southwest corner of said 0.004 acre tract, being the southwest corner of said lot 2, being the northwest corner of said lot 1, being in the east line of said Alley.

THENCE North 00°55'49" West, a distance of 80.00 feet, along the west line of said lot 2, being the east line of said Alley, to the **POINT OF BEGINNING**, containing 160 square feet or 0.004 acres, more or less.

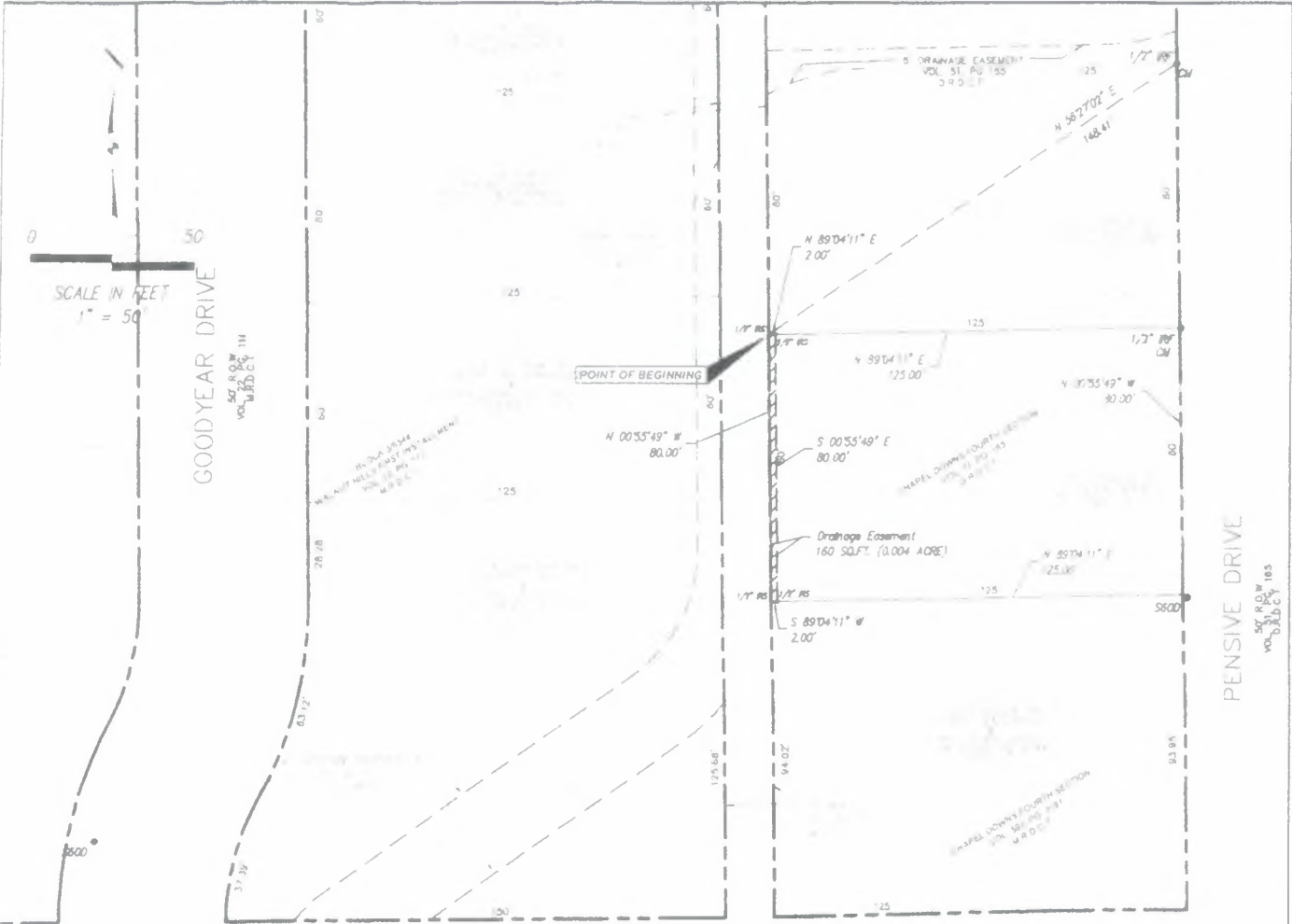
Basis of Bearings: State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, (2011)

Scott Hoff
FIELD NOTES APPROVED:
12/20/22



mw
12/20/22

Exhibit A-1



NOTE

- 1 Elements denoted "Controlling Monument" indicate a Boundary Control Monument only
- 2 Basis of Bearings
State Plane Coordinate System - Texas North Central Zone 4202 North American Datum of 1983 (2011)

SYMBOLS AND ABBREVIATIONS

● 1/2" IRF	1/2" FOUND IRON ROD
● S600	SET 600 NAIL
● 1/2" IRS	1/2" IRON ROD SET
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
CM	CONTROLLING MONUMENT
C.C.C.R.D.	DALLAS COUNTY CLERK CENTRAL RECORDS DIVISION
D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TX
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TX
M.P.D.C.T.	MAP RECORDS OF DALLAS COUNTY, TX
INST#	INSTRUMENT NUMBER
VOL., PG.	VOLUME, PAGE

MS
12/20/22

MICHAEL A. SALCEDO
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6715
TSPS FIRM LICENSE 19070800

Salcedo Group, Incorporated
Civil Engineers - Surveyors

FIELD NOTES DESCRIBING 160 SQUARE FOOT
(0.004 ACRE) DRAINAGE EASEMENT
CHAPEL DOWNS FOURTH SECTION
PART OF LOT 2, BLOCK B/6431
CITY OF DALLAS, DALLAS COUNTY, TEXAS

Field Notes Describing
400 Square Foot (0.009 Acre)
Temporary Workspace Easement
Part of Lot 2, Block B/6431
Cynthia Eason
City of Dallas, Dallas County, Texas

Exhibit A-2

BEING a 400 square feet or 0.009 acres of land situated in the William Mooneyham Survey, Abstract Number 946, in the City of Dallas, Dallas County, Texas and being part of Lot 2, Block B/6431 of the Chapel Downs Fourth Section recorded in Volume 51, Page 165 of Deed Records of Dallas County Texas and conveyed to Cynthia Eason by deed recorded in Volume 95057, Page 132 of the Deed Records of Dallas County, Texas and being more particularly described as follows:

COMMENCING at a 1/2" iron rod set in the northwest corner of said Lot 2, being the northwest corner of said 0.009 acre tract, being the southwest corner of Lot 3, Block B/6431 Chapel Downs Fourth Section, recorded in Volume 51, Page 165 of Deed Records of Dallas County, Texas and conveyed to Virginia Velez-Lopez by deed recorded in Instrument Number 202000348561 of the Official Public Records of Dallas County, Texas, being in the east line of a 15-foot alley dedicated by plat recorded in Volume 22, Page 111 of the Map Records of Dallas County Texas and referenced to a found 1/2-inch iron rod (controlling monument) at the southeast corner of said Lot 3, bearing North 89° 04' 11" East a distance of 125.00 feet and a found 1/2-inch iron rod (controlling monument) at the northeast corner of said Lot 3 bearing North 56°27'02" East at a distance of 148.41 feet;

THENCE North 89°04'11" East, a distance 2.00 feet, along the north line of said Lot 2, being the south line of said Lot 3, to a 1/2" iron rod set for the **POINT OF BEGINNING**;

THENCE North 89°04'11" East, a distance of 5.00 feet, along the north line of said Lot 2, being the south line of said Lot 3, to a point for the northeast corner of said 0.009 acre tract;

THENCE South 00°55'49" East, a distance of 80.00 feet, parallel to the west line of said Lot 2, departing the north line of said Lot 2 being the south line of said Lot 3, to a point being the southeast corner of said 0.009 acre tract, being in the south line of said lot 2, being the north line of lot 1, Block B/6431 of the said Chapel Downs Fourth Section, conveyed to Ciriaco Maldonado and Ma Luz Maldonado by deed recorded in Volume 91252, Page 2388 of the Deed Records of Dallas County;

THENCE South 89°04'11" West, a distance of 5.00 feet, along the south line of said Lot 2, being the north line of said Lot 1, to a 1/2" iron rod set for the southwest corner of said 0.009 acre tract;

THENCE North 00°55'49" West, a distance of 80.00 feet, parallel and 2.00-feet east of the west line of said Lot 2, to the **POINT OF BEGINNING**, containing 400 square feet or 0.009 acres, more or less.

Basis of Bearings: State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, (2011)

