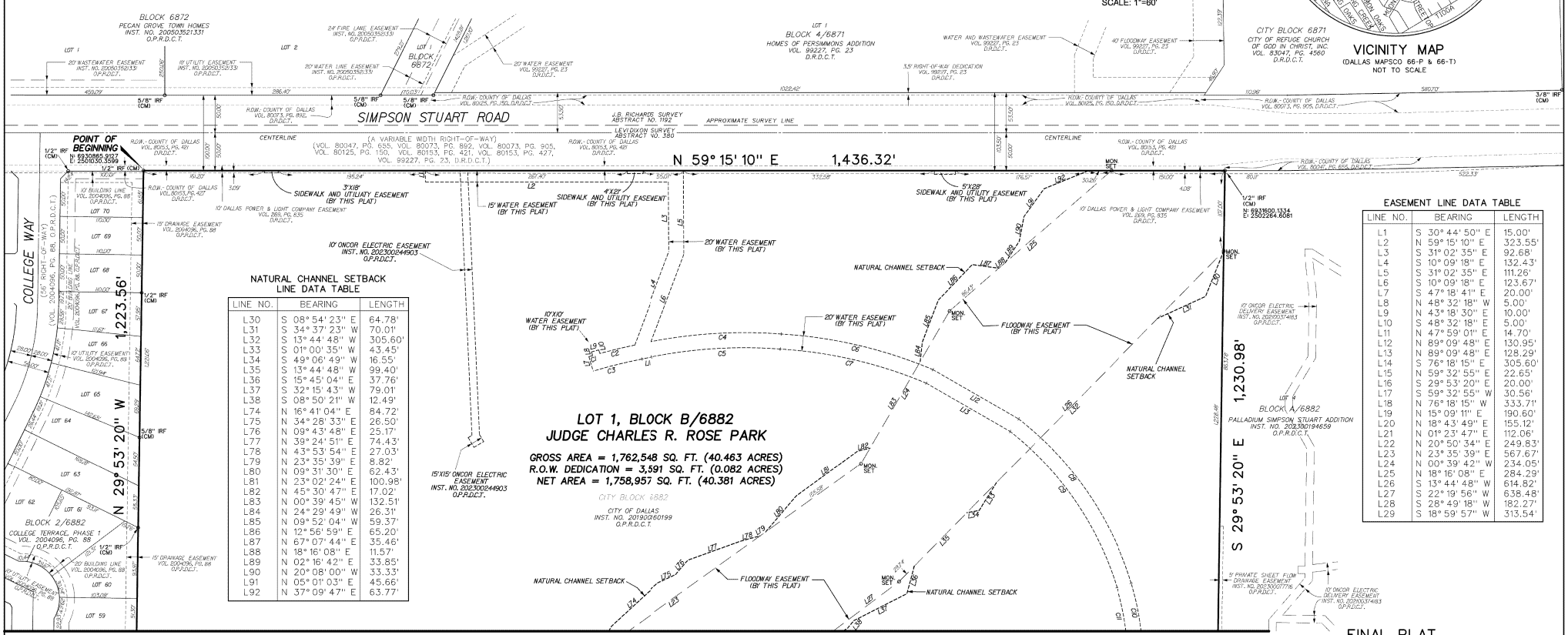
Exhibit A

sheet 1 of 2

EASEMENT CURVE DATA TABLE

Curve No.	Radius	Delta	Tangent	Length	Chord	Chord Bearing
C-1	740.00'	00° 23' 59"	2.58'	5.16'	5.16'	N 42° 53' 18" E
C-2	740.00'	03° 41' 21"	23.83'	47.65	47.64'	N 45° 42' 27" E
C-3	720.00'	05° 17' 42"	33.29'	66.54'	66.51'	N 45° 20' 10" E
C-4	650.00'	15° 17' 08"	87.22'	173.41'	172.89'	N 55° 54' 55" E
C-5	630.00'	15° 35' 15"	86.23'	171.39'	170.87'	N 55° 46' 38" E
C-6	610.00'	19° 29' 37"	104.78'	207.54'	206.54'	N 72° 28' 55" E
C-7	590.00'	19° 23' 27"	100.80'	199.68'	198.72'	N 72° 25' 00" E
C-8	440.00'	35° 00' 35"	138.77'	268.86'	264.69'	S 65° 13' 33" E
C-9	420.00'	34° 49' 03"	131.69'	255.23'	251.32'	S 65° 07' 51" E
C-10	350.00'	23° 01' 12"	71.27'	140.62'	139.68'	S 36° 09' 54" E
C-11	330.00'	23° 01' 07"	67.19'	132.58'	131.69'	S 36° 09' 51" E
C-12	510.00'	30° 21' 37"	138.37'	270.24'	267.09	S 09° 28' 29" E
C-13	490.00'	30° 21' 58"	132.97	259.69'	256.67'	S 09° 28' 19" E
C-14	620.00'	07° 21' 19"	39.85'	79.59'	79.54'	S 09° 05' 39" W
C-15	600.00'	09° 14' 21"	48.48'	96.75'	96.65'	S 10° 01' 53" W

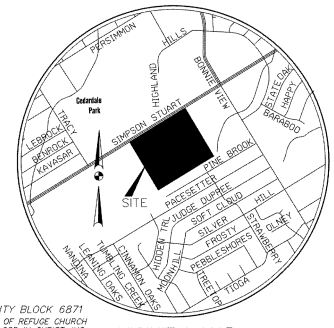


NATURAL CHANNEL SETBACK LINE DATA TABLE

LINE NO.	BEARING	LENGTH
L30	S 08° 54' 23" E	64.78'
L31	S 34° 37' 23" W	70.01'
L32	S 13° 44' 48" W	305.60'
L33	S 01° 00' 35" W	43.45'
L34	S 49° 06' 49" W	16.55'
L35	S 13° 44' 48" W	99.40'
L36	S 15° 45' 04" E	37.76'
L37	S 32° 15' 43" W	79.01'
L38	S 08° 50' 21" W	12.49'
L74	N 16° 41' 04" E	84.72'
L75	N 34° 28' 33" E	26.50'
L76	N 09° 43' 48" E	25.17'
L77	N 39° 24' 51" E	74.43'
L78	N 43° 53' 54" E	27.03'
L79	N 23° 35' 39" E	8.82'
L80	N 09° 31' 30" E	62.43'
L81	N 23° 02' 24" E	100.98'
L82	N 45° 30' 47" E	17.02'
L83	N 00° 39' 45" W	132.51'
L84	N 24° 29' 49" W	26.31'
L85	N 09° 52' 04" W	59.37'
L86	N 12° 56' 59" E	65.20'
L87	N 67° 07' 44" E	35.46'
L88	N 18° 16' 08" E	11.57'
L89	N 02° 16' 42" E	33.85'
L90	N 20° 08' 00" W	33.33'
L91	N 05° 01' 03" E	45.66'
L92	N 37° 09' 47" E	63.77'

EASEMENT LINE DATA TABLE

LINE NO.	BEARING	LENGTH
L1	S 30° 44' 50" E	15.00'
L2	N 59° 15' 10" E	323.55'
L3	S 31° 02' 35" E	92.68'
L4	S 10° 09' 18" E	132.43'
L5	S 31° 02' 35" E	111.26'
L6	S 10° 09' 18" E	123.67'
L7	S 47° 18' 41" E	20.00'
L8	N 48° 32' 18" W	5.00'
L9	N 43° 18' 30" E	10.00'
L10	S 48° 32' 18" E	5.00'
L11	N 47° 59' 01" E	14.70'
L12	N 89° 09' 48" E	130.95'
L13	N 89° 09' 48" E	128.29'
L14	S 76° 18' 15" E	305.60'
L15	N 59° 32' 55" E	22.65'
L16	S 29° 53' 20" E	20.00'
L17	S 59° 32' 55" W	30.56'
L18	N 76° 18' 15" W	333.71'
L19	N 15° 09' 11" E	190.60'
L20	N 18° 43' 49" E	155.12'
L21	N 01° 23' 47" E	112.06'
L22	N 20° 50' 34" E	249.83'
L23	N 23° 35' 39" E	567.67'
L24	N 00° 39' 42" W	234.05'
L25	N 18° 16' 08" E	284.29'
L26	S 13° 44' 48" W	614.82'
L27	S 22° 19' 56" W	638.48'
L28	S 28° 49' 18" W	182.27'
L29	S 18° 59' 57" W	313.54'



LEGEND:

CIRS	1/2" IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "LIM ASSOC"
INST. NO.	INSTRUMENT NUMBER
VOL.	VOLUME
PG.	PAGE
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
CM	CONTROLLING MONUMENT
MON.	3-1/4" ALUMINUM DISK SET STAMPED "FLOODWAY MARKER - BEYOND THIS POINT NO FENCING OR CONST."

GENERAL NOTES:

1. LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING & DRAINAGE ENGINEERING SECTION APPROVAL.
2. THE PURPOSE OF THIS PLAT IS TO CREATE A SINGLE LOT OUT OF AN UNPLATTED TRACT OF LAND.
3. BASIS OF BEARING IS THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.

SURVEYOR:

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FINAL PLAT
JUDGE CHARLES R. ROSE PARK
LOT 1, BLOCK B/6882
BEING A 40.463-ACRE TRACT
IN CITY BLOCK 6882
OUT OF
THE LEVI DIXON SURVEY, ABSTRACT NO. 380
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S212-040
ENGINEERING PLAN: DP22-215

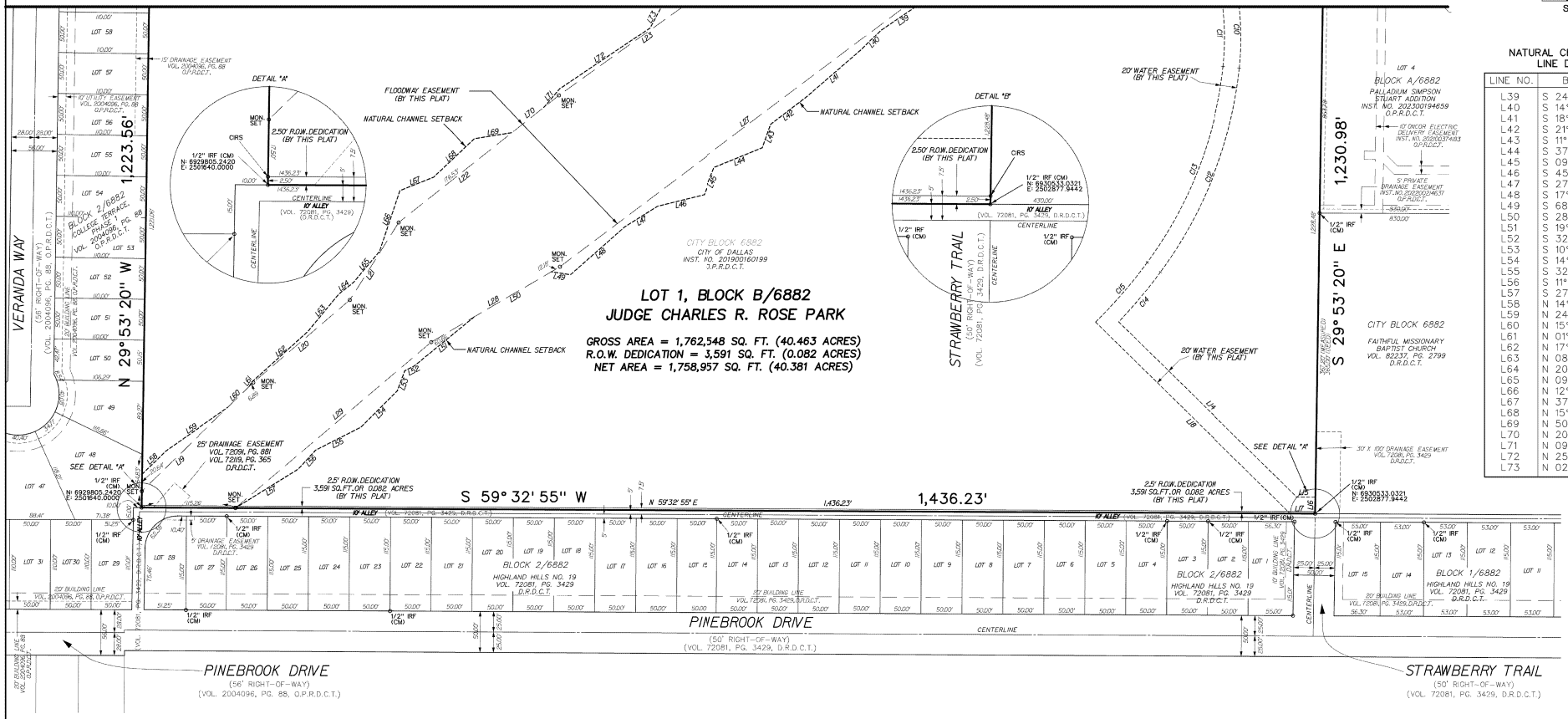
SHEET 1 OF 3
MAY 15, 2025

LIM JOB NO. 221105

Exhibit A

sheet 2 of 2

MATCH LINE - SEE SHEET 1



NATURAL CHANNEL SETBACK LINE DATA TABLE

LINE NO.	BEARING	LENGTH
L39	S 24° 59' 36" W	59.44'
L40	S 14° 27' 28" W	32.87'
L41	S 18° 24' 20" W	88.32'
L42	S 21° 50' 17" W	55.95'
L43	S 11° 24' 45" E	30.12'
L44	S 37° 02' 02" W	64.01'
L45	S 09° 07' 37" E	35.68'
L46	S 45° 25' 13" W	58.99'
L47	S 27° 05' 55" W	47.32'
L48	S 17° 51' 20" W	88.34'
L49	S 68° 06' 15" W	23.56'
L50	S 28° 49' 18" W	109.42'
L51	S 19° 55' 29" W	94.51'
L52	S 32° 23' 21" W	13.03'
L53	S 10° 23' 30" E	26.18'
L54	S 14° 25' 04" W	63.07'
L55	S 32° 23' 54" W	61.71'
L56	S 11° 41' 34" W	31.34'
L57	S 27° 30' 59" W	90.35'
L58	N 14° 58' 10" E	40.40'
L59	N 24° 14' 34" E	93.26'
L60	N 15° 09' 11" E	36.64'
L61	N 01° 11' 55" W	6.04'
L62	N 17° 14' 45" E	92.13'
L63	N 08° 50' 34" E	59.71'
L64	N 20° 12' 23" E	23.17'
L65	N 09° 18' 26" E	49.06'
L66	N 12° 12' 21" W	78.41'
L67	N 37° 37' 09" E	44.25'
L68	N 15° 50' 20" E	68.40'
L69	N 50° 06' 25" E	46.59'
L70	N 20° 50' 34" E	49.72'
L71	N 09° 45' 14" E	29.80'
L72	N 25° 14' 52" E	133.14'
L73	N 02° 29' 31" W	37.05'

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SHEET 2 OF 3
MAY 15, 2025

LIM JOB NO. 221105