Exhibit A

FIELD NOTES DESCRIBING A 239,246 (5.4923 ACRE) TRACT TO BE ACQUIRED IN CITY BLOCK 7607 CITY OF DALLAS, DALLAS COUNTY, TEXAS

All that certain lot, tract, or parcel of land lying and being located in Dallas County, Texas:

Being a 239,246 square foot (5.4923 acre) tract of land out of the S. C. Atterbury Survey, Abstract Number 14 and being part of Lot 7, Block 7607, Official City of Dallas Block number and being part of OAK CLIFF PLANTATIONS, an addition to the City of Dallas recorded in Volume 8, Page 263, Map Records, Dallas County Texas, same also being part of a called 6.92 acre tract of land conveyed to PARADISE MISSIONARY BAPTIST CHURCH, recorded in Volume 2003049, Page 2440 of the Deed Records, Dallas County, Texas and being more particularly described by metes and bounds as follows;

FIELD NOTES APPROVED: 5/13/2022

Commencing at a 1/2" iron rod found at the northwesterly corner of Lot 11 of said OAKCLIFF PLANTATIONS addition, same being the northeasterly corner of said Lot 7 of said addition, same also being along the southeasterly right of way line of Killough Boulevard, a 50 foot wide right of way;

Thence S 59° 01' 55" W, along the northeasterly line of said Lot 7 of said addition, same being the southeasterly line of Killough Boulevard a distance of 138.71 feet to a 5/8 inch iron rod with pink cap stamped BDS TECH set (State Plane Coordinates N: 6923894.8294, E: 2490434.8815) for the **POINT OF BEGINNING;**

Thence S 30° 57' 31" E, departing the last mentioned common line and crossing said Lot 7 a distance of 14.39 feet to a 5/8 inch iron rod with pink cap stamped BDS TECH set at an angle point;

Thence S 58° 58' 12" W, a distance of 4.99 feet to a 5/8 inch iron rod with pink cap stamped BDS TECH set at the beginning of a curve to the left;

Thence with said curve to the left, having a radius of 165.00 feet, a central angle of 57°59'00", an arc length of 166.98 feet, (chord bears S 29° 58' 42" W and is 159.95 feet in length) to a 5/8 inch iron rod with pink cap stamped BDS TECH set;

Thence S 00° 59' 12" W, a distance of 44.67 feet to a 5/8 inch iron rod with pink cap stamped BDS TECH set at an angle point;

Thence S 44° 00' 48" E, a distance of 17.07 feet to a 5/8 inch iron rod with pink cap stamped BDS TECH set;

Thence S 89° 00' 48" E, a distance of 357.49 feet to a 5/8 inch iron rod with pink cap stamped BDS TECH set along the northeasterly line of said Lot 7, same being the southwesterly line of said Lot 11 of said addition;

FIELD NOTES DESCRIBING A 239,246 (5.4923 ACRE) TRACT TO BE ACQUIRED IN CITY BLOCK 7607 CITY OF DALLAS, DALLAS COUNTY, TEXAS

Thence S 30° 58' 05" E, along the last mentioned common line a distance of 43.20 feet to a 5/8 inch iron rod with pink cap stamped BDS TECH found at the southeasterly corner of said Lot 7, same being the northeasterly corner of Lot 8 Block 7607 of said addition;

Thence S 59° 01' 55" W, departing the southwesterly line of said Lot 11 and along the common southeasterly line of said Lot 7 and the northwesterly line of said Lot 8 a distance of 914.26 feet to a 5/8 inch iron rod with pink cap stamped BDS TECH set in the east line of University Hills Boulevard, of variable width right of way;

Thence N 00° 57' 48" W, along the east line of said University Hills Boulevard a distance of 437.65 feet to an "X" cut set in concrete at the northeasterly corner of said Lot 7 and at the intersection of said University Hills Boulevard with the aforementioned southeasterly line of Killough Boulevard;

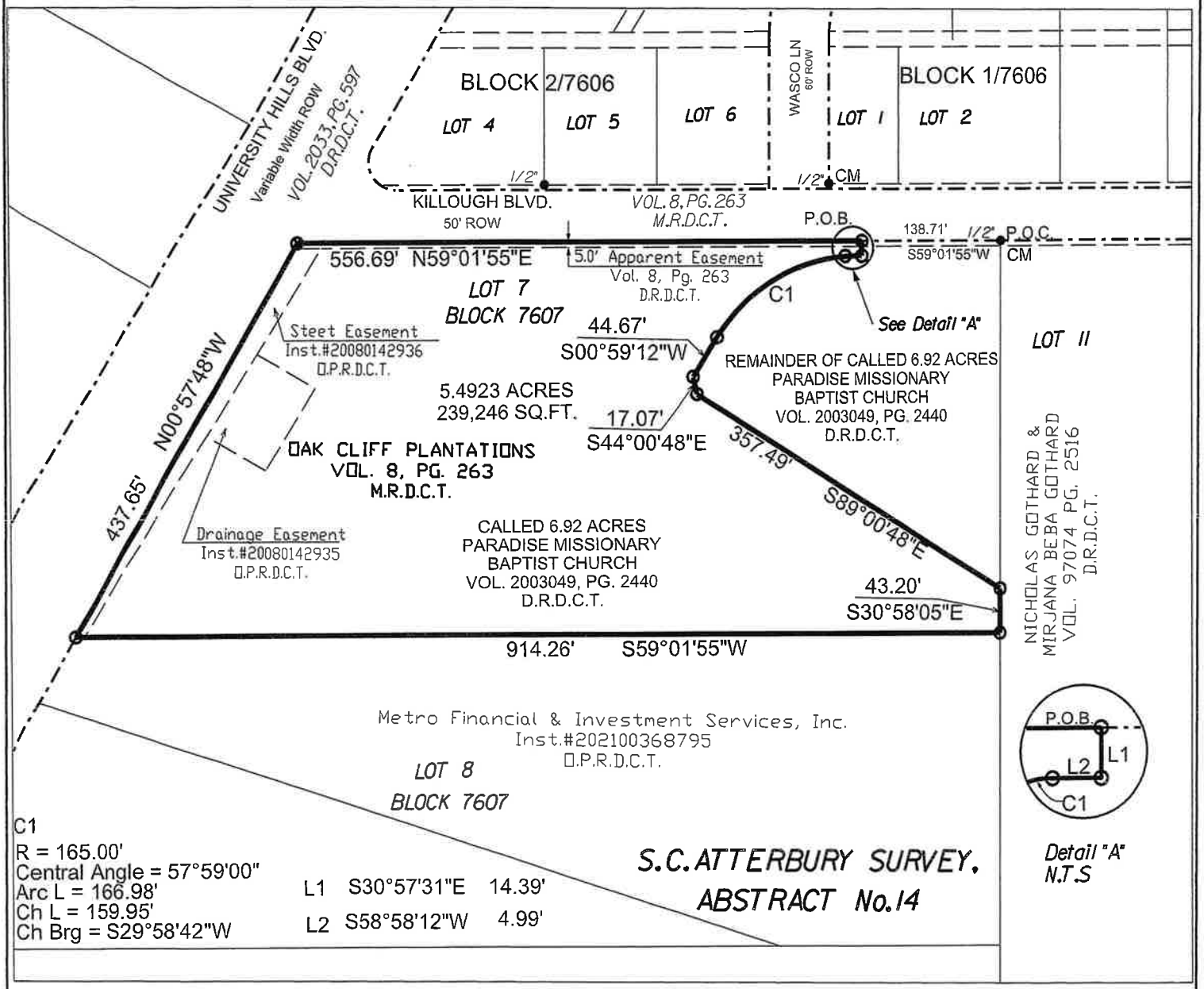
Thence N 59° 01' 55" E, with the southeasterly line of said Killough Boulevard same being the northwesterly line of said Lot 7 a distance of 556.69 feet to the **POINT OF BEGINNING** and containing approximately 239,246 square feet (5.4923 acres) of land within the metes recited.

Bearings are based on the Texas State Plane Coordinates System, North Central Zone 4202, North American Datum of 1983.

05/12/2022

Exhibit A

FIELD NOTES DESCRIBING A 239,246 SQUARE FOOT (5.4923 ACRE) TRACT TO BE ACQUIRED IN CITY BLOCK 7607, CITY OF DALLAS, DALLAS COUNTY, TEXAS



LEGEND

D.R.D.C.T.	Deed Records, Dallas County, Texas
M.R.D.C.T.	Map Records, Dallas County, Texas
VOL.	Volume
PG.	Page
INST. #	Instrument Number
ROW	Right of Way
P.O.C.	POINT OF COMMENCING
P.O.B.	POINT OF BEGINNING
CM	CONTROLLING MONUMENT
o	BDS TECH Pink 5/8" Capped Iron Rod set
●	Iron Rod Fnd (Size As Noted)
⊙	"X" CUT Set
— — —	Ex. Easement line
———	PROPERTY LINE
-·-·-	RIGHT OF WAY LINE
	SUBDIVISION LINE

0 150

SCALE 1"=150'

N

BASIS OF BEARING: Bearings are based on the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983.

S. Ephraim Osabutey 05/12/2022

STATE OF TEXAS
REGISTERED
S. EPHRAIM OSABUTEY
6063
PROFESSIONAL
LAND SURVEYOR