

# EXHIBIT A

Field Notes Describing  
An 802,611 Sq. Ft. (18.425 Acre)  
Tract of Land to be Acquired  
in City Blocks 6704, 6707 and 1/6707

Being an 802,611 Square Foot (18.425 Acre) tract of land lying in the City of Dallas, Dallas County, Texas, in the Solomon Carver Survey, Abstract No. 620, and being all of Lot 1, Block 1/6707 of the McCutcheon Estates No. 2 Addition, an addition to the City of Dallas recorded in Volume 33, Page 215 of the Map Records of Dallas County, Texas, and containing a portion of that unplatted property conveyed to Belinda Marsaw by deed recorded in Instrument Number 201100698112 of the Official Public Records of Dallas County, Texas, and being more particularly described as follows

**NOTE:** All coordinates shown are State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Realization of 2011, No Scale, No Projection.

**BEGINNING** at a 5/8-inch diameter iron rod with City of Dallas Cap set on the South Right-of-Way line of Bruton Road (a variable width Right-of-Way), at the Northwest corner of the Fire Station No. 62 Addition, an addition to the City of Dallas recorded in Volume 75242, Page 2085 of the Deed Records of Dallas County, Texas, and being also the Northeast corner of the herein described tract of land (N=6960240.12; E=2534875.71):

**THENCE** South 00°53'16 East with the common line between the herein described tract of land and said Fire Station No. 62 Addition a distance of 244.17 feet to a 3/8-inch diameter iron rod found at the Southwest corner of said Fire Station No. 62 addition, on the North line of a tract of unplatted land conveyed to the New Life Full Gospel Church by deed recorded in Instrument Number 20070430782 of the Official Public Records of Dallas County, Texas (N=6959995.585, E=2534879.81):

**THENCE** South 88°59'33" West with the common line between the herein described tract of land and said New Life Full Gospel Church a distance of 287.31 feet to a 1/2-inch diameter iron pipe found at the Northwest corner of said church property, being also an inside corner of the herein described tract of land (N=6959990.53, E=2534592.58):

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**THENCE** South 00°27'54" East, continuing along the common line with said New Life Full Gospel Church a distance of 177.95 feet to a 3/8-inch diameter iron rod found at the Southwest corner of said church property, being also on the North line of a tract of land conveyed to Norman C. Thomson by deed recorded in Volume 80026, Page 2298 of the Deed Records of Dallas County, Texas, and being also an outside corner of the herein described tract of land (N=6959812.62; E=2534594.02):

**THENCE** South 89°01'54" West with the common line between the herein described tract of land and said Thomson property a distance of 242.52 feet to a 1/2-inch diameter iron pipe found at the Northwest corner of said Thomson property, being also an inside corner of the herein described tract of land (N=6959808.52; S=2534351.57):

**THENCE** South 00°58'51" East, continuing with the common line between the herein described tract of land and said Thomson property, *Pass At* 277.24 feet a 1/2-inch diameter iron rod found at the Southwest corner of Lot 1 of the John Bell Addition, an addition to the City of Dallas recorded in Volume 447, Page 189 of the Map Records of Dallas County, Texas, and continuing for a total distance of 569.22 feet to the intersection with the North line Lot 1, Block 6703 of the Dixon Addition, an addition to the City of Dallas recorded in Volume 18, Page 205 of the Map records of Dallas County, Texas, and being an outside corner of the herein described tract of land (not monumented):

**THENCE** South 88°53'04" West, with the common line between the herein described tract of land and the North line of said Lot 1 a distance of 162.36 feet to a 1/2-inch diameter iron rod found at the Northwest corner of said Lot 1, being also an inside corner of the herein described tract of land (N=6959236.30; E=2534199.00):

**THENCE** South 01°07'50" East with the West line of Lots 1 and 2 of said Dixon Addition a distance of 236.38 feet to a 1/2-inch diameter iron pipe found at the Southwest corner of said Lot 2, on the North line of the Lake Shore Terrace Addition, an addition to the City of Dallas recorded in Volume 13, Page 467 of the Map Records of Dallas County, Texas, and being also an outside corner of the herein described tract of land (N=6958999.99; E=2534203.67):

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**THENCE** North 88°29'31" West with the common line between the herein described tract of land and the North line of said Lake Shore Terrace Addition a distance of 10.19 feet to a ½-inch diameter iron rod found at an outside corner of said addition, being also an inside corner of the herein described tract of land (N=6959000.26; E=2534193.49):

**THENCE** South 00°33'12" East, continuing with the common line between the herein described tract of land and said Lake Shore Terrace Addition a distance of 59.50 feet to an outside corner of the herein described tract of land (unable to monument):

**THENCE** South 89°06'33" West, continuing with the common line between the herein described tract of land and said Lake Shore Terrace Addition a distance of 370.98 feet to a ½-inch diameter iron rod found at an outside corner of the herein described tract of land (N=6958935.01; E=2533823.18):

**THENCE** North 01°44'26" East, continuing with the common line between the herein described tract of land and said Lake Shore Terrace Addition a distance of 39.09 feet to a ½-inch diameter iron rod found at an inside corner of the herein described tract of land (6958974.52; E=2533824.05):

**THENCE** South 89°20'11" West, continuing with the common line between the herein described tract of land and said Lake Shore Terrace Addition a distance of 264.59 feet to the most Westerly Southwest corner of the herein described tract of land, lying on the East line of the McCutcheon Estates Addition, an addition to the City of Dallas recorded in Volume 30, Page 75 of the Map Records of Dallas County, Texas (unable to monument, corner lies under the water of a lake):

**THENCE** Northerly with the said East line of the McCutcheon Estates Addition the following courses and distances (unable to monument, as all the following corners lie under the waters of a lake):

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North 32°51'59" East a distance of 484.57 feet:  
North 06°36'59" East a distance of 400.00 feet:  
North 12°39'31" West a distance of 126.51 feet:  
North 65°17'39" East a distance of 55.00 feet:

**THENCE** North 29°22'23" East a distance of 348.12 feet to the intersection with the above referenced South line of Bruton Road:

**THENCE** North 88°57'54" East with the said South line of Bruton Road a distance of 814.46 feet to the **POINT OF BEGINNING**, containing 802,611 Square Feet, or 18.425 Acres of land.

**BASIS OF BEARINGS:** Bearings are based on the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Realization of 2011.

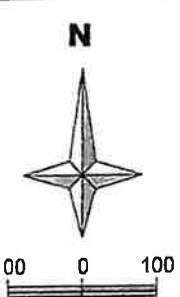
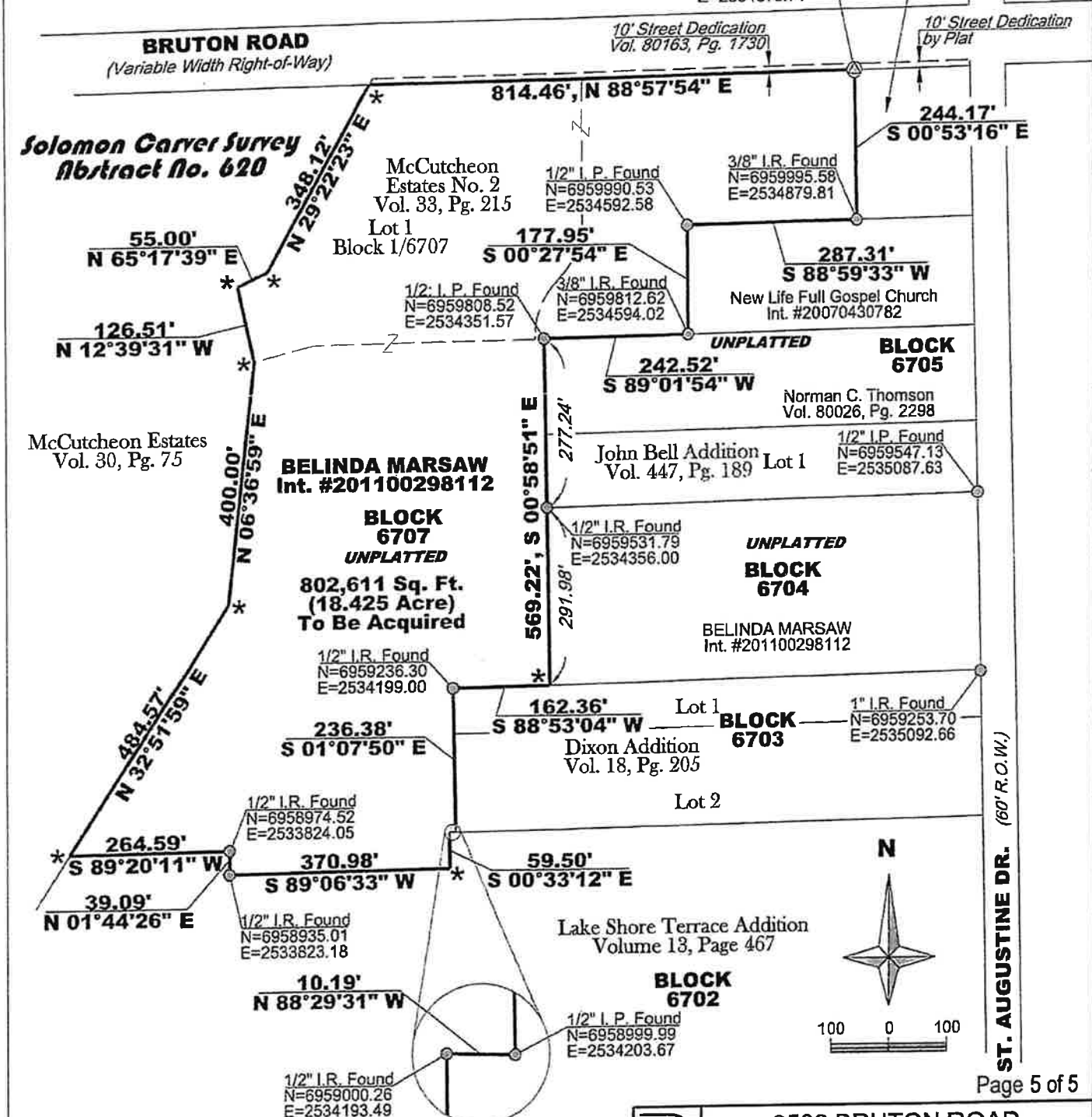
*Scott Holt*  
*12/20/2022*



# EXHIBIT A

5/8" COD I.R. Set  
**POINT OF BEGINNING**  
 N=6960240.12  
 E=2534875.71

Fire Station  
 No. 62  
 Vol. 75242, Pg. 2085



ST. AUGUSTINE DR. (60' R.O.W.)

\* Indicates a boundary corner which could not be monumented.

**BASIS OF BEARINGS:** Bearings are based on the State Plane Coordinate System Texas North Central Zone 4202, North American Datum of 1983, Realization of 2011.

All Coordinates are State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Realization of 2011: NO SCALE, NO PROJECTION.

<b>9500 BRUTON ROAD</b> Property Acquisition			
DEPARTMENT OF PUBLIC WORKS			
SURVEY DIVISION CITY OF DALLAS, TEXAS			
OPER. NAME	DESIGN FILE NAME	SCALE	DATE
Holt	N:\ENGR\SURVEY\HOLT\9500 Bruton\9500 Bruton.dgn	AS Noted	11-18-22
PARTY CHIEF	CALCULATIONS	FOLDER	FILE NO.
Prunty	Holt	Block 6707	041D-102