

# EXHIBIT A

## Field Notes Describing a 52,443 Sq. Ft. (1.204 Ac.) Tract of Land in Block 1086½

Being a 52,443 Square Foot (1.204 Acre) tract of unplatted land lying in the John N. Bryan Survey, Abstract No. 149, City of Dallas, Dallas County, Texas, lying in Block 1086½ and being a portion of that land conveyed to the City of Dallas by deed recorded in Instrument Number 202400199041 of the Official Public Records of Dallas County, Texas and being more particularly described as follows:

All Coordinates shown are On Datum, State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Adjustment Realization of 2011, No Scale, No Projection.

**BEGINNING** at a 5/8-inch diameter iron rod with cap marked "CITY OF DALLAS" (N=6966813.15; E=2492610.74) set on the Northeast Right-of-Way line of Cockrell Street, a 60-foot wide public street closed and vacated by City of Dallas Ordinance No. 24467, at the South end of a corner-cut-off Right-of-Way dedication, *FROM WHICH* a 5/8-inch diameter iron rod (Controlling Monument) (N=6966818.23; E=2492604.56) found at the intersection of the said Northeast line of Cockrell Street with the Southeast Right-of-Way line of Bellevue Street, a 50-foot wide public street, bears North 50°36'38" West a distance of 8.00 feet:

**THENCE** North 05°36'12" West, departing the last said Northeast line of Cockrell Street and with the East line of said corner cut-off a distance of 4.24 feet to a 5/8-inch diameter iron rod with cap marked "CITY OF DALLAS" set at the North end of said cut-off:

**THENCE** North 39°24'15" East, being at all times 5.00 feet measured perpendicularly from and parallel with the above said Southeast line of Bellevue Street a distance of 226.63 feet to a Mag Nail with washer stamped "CITY OF DALLAS" set at the intersection with the Southwest line of a Dallas Area Rapid Transit (DART) rail corridor:

**THENCE** South 56°40'13" East with the Southwest line of said DART rail corridor a distance of 218.66 to the most Easterly corner of the herein described tract of land (not monumented):

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**THENCE** South 39°23'22" West, over and across the above said City of Dallas property a distance of 252 71 to the intersection with the above said Northeast line of Cockrell Street, being also the most Southerly corner of the herein described tract of land (not monumented):

**THENCE** North 50°36'38" West with said Northeast line of Cockrell Street a distance of 214.50 feet to the **POINT OF BEGINNING**, containing 52,443 Square Feet, or 1.204 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, Adjustment Realization of 2011.

*Scott Holt*  
*2/3/2025*

