

Exhibit A

**Parcel 121E
Oncor Easement
Catharine Kimmell Survey, Abstract No. 724
City Block 8606
City of Dallas, Dallas County, Texas**

BEING a 2,240 square foot (0.0514 acres) tract situated in the Catharine Kimmell Survey, Abstract No. 724, City Block 8606, in the City of Dallas, Dallas County, Texas, being part of a tract of land described as Parcel W-121 in Warranty Deed to the City of Dallas, as recorded in Instrument No. 201300029302, of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described as follows:

COMMENCING at the south corner of said Parcel W-121 and the west corner of Traynor Addition, an addition to the City of Dallas, Texas, as recorded in Volume 90092, Page 2383, of the Deed Records of Dallas County, Texas (D.R.D.C.T.), being in the northeast line of a tract of land described in Warranty Deed to Dallas Power & Light Company, as recorded in Volume 15, Page 2399, D.R.D.C.T.;

THENCE North 47 degrees 44 minutes 44 seconds West, with the southwest line of said Parcel W-121 and the northeast line of said Dallas Power & Light Company tract, a distance of 2.50 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" (hereafter referred to a "with cap") set at the **POINT OF BEGINNING**;

1. **THENCE** North 47 degrees 44 minutes 44 seconds West, continuing with the southwest line of said Parcel W-121 and the northeast line of said Dallas Power & Light Company tract, a distance of 5.00 feet to a 1/2-inch iron rod with cap set;
2. **THENCE** North 42 degrees 15 minutes 06 seconds East, departing the southwest line of said Parcel W-121 and the northeast line of said Dallas Power & Light Company tract, a distance of 52.50 feet to a 1/2-inch iron rod with cap set;
3. **THENCE** North 47 degrees 44 minutes 44 seconds West, a distance of 218.27 feet to a 1/2-inch iron rod with cap set;
4. **THENCE** North 47 degrees 38 minutes 12 seconds West, a distance of 39.37 feet to a 1/2-inch iron rod with cap set;
5. **THENCE** South 42 degrees 20 minutes 03 seconds West, a distance of 2.50 feet to a 1/2-inch iron rod with cap set;
6. **THENCE** North 47 degrees 38 minutes 12 seconds West, a distance of 9.16 feet to a 1/2-inch iron rod with cap set;

J. J. Hall
FIELD NOTES APPROVED:
9/10/2025



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7. **THENCE** North 75 degrees 17 minutes 20 seconds West, a distance of 107.73 feet to a 1/2-inch iron rod with cap set in the southwest line of said Parcel W-121 and the northeast line of said Dallas Power & Light Company tract;
8. **THENCE** North 47 degrees 38 minutes 12 seconds West, with the southwest line of said Parcel W-121 and the northeast line of said Dallas Power & Light Company tract, a distance of 10.77 feet to a 1/2-inch iron rod with cap set;
9. **THENCE** South 75 degrees 17 minutes 20 seconds East, departing the southwest line of said Parcel W-121 and the northeast line of said Dallas Power & Light Company tract, a distance of 118.94 feet to a 1/2-inch iron rod with cap set;
10. **THENCE** North 42 degrees 20 minutes 03 seconds East, a distance of 4.80 feet to a 1/2-inch iron rod with cap set in the northeast line of said Parcel W-121 and the southwest line of Jake Morris Addition, Phase 1, an addition to the City of Dallas, as recorded in Instrument No. 201200329288, O.P.R.D.C.T.;
11. **THENCE** South 47 degrees 38 minutes 12 seconds East, with the northeast line of said Parcel W-121 and the southwest line of said Jake Morris Addition, a distance of 10.00 feet to a 1/2-inch iron rod with cap set;
12. **THENCE** South 42 degrees 20 minutes 03 seconds West, departing the northeast line of said Parcel W-121 and the southwest line of said Jake Morris Addition, a distance of 2.50 feet to a 1/2-inch iron rod with cap set;
13. **THENCE** South 47 degrees 38 minutes 12 seconds East, a distance of 39.37 feet to a 1/2-inch iron rod with cap set;
14. **THENCE** South 47 degrees 44 minutes 44 seconds East, a distance of 223.27 feet to a 1/2-inch iron rod with cap set;
15. **THENCE** South 42 degrees 15 minutes 06 seconds West, a distance of 57.50 feet to the **POINT OF BEGINNING** and containing 2,240 square feet (0.0514 acres) of land.

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Oncor Easement

Catharine Kimmell Survey, Abstract No. 724

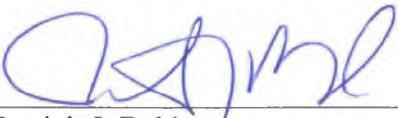
City Block 8606

City of Dallas, Dallas County, Texas

A plat accompanies this legal description.

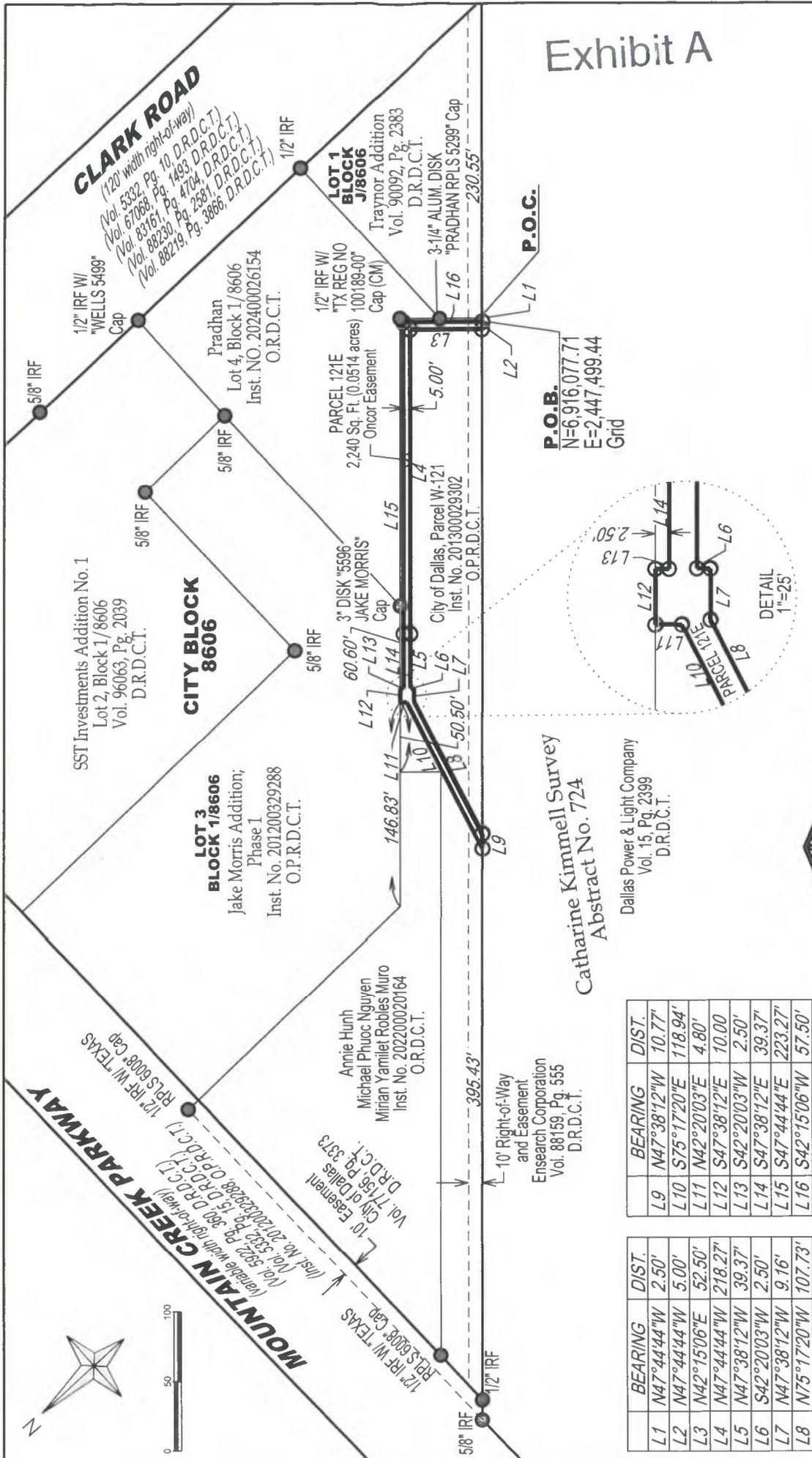
Bearings and coordinates used hereon are derived from the State Plane Coordinate System, Texas, North Central Zone 4202, American Datum 1983 (NAD83), adjustment realization 2011.



By: 
Patrick J. Baldasaro
Registered Professional Land Surveyor
Texas No. 5504
PJB Surveying, LLC
TBPELS Firm No. 10194303

Date: 5.15.25

Exhibit A



P.O.B.
 N=6,916,077.71
 E=2,447,499.44
 Grid

LINE	BEARING	DIST.
L9	N47°38'12"W	10.77'
L10	S75°17'20"E	118.94'
L11	N42°20'03"E	4.80'
L12	S47°38'12"E	10.00'
L13	S42°20'03"W	2.50'
L14	S47°38'12"E	39.37'
L15	S47°44'44"E	223.27'
L16	S42°15'06"W	57.50'

LINE	BEARING	DIST.
L1	N47°44'44"W	2.50'
L2	N47°44'44"W	5.00'
L3	N42°15'06"E	52.50'
L4	N47°44'44"W	218.27'
L5	N47°38'12"W	39.37'
L6	S42°20'03"W	2.50'
L7	N47°38'12"W	9.16'
L8	N75°17'20"W	107.73'



Legend:

- - Found Monument as noted
- - 1/2" Iron rod w/ red cap stamped "PJB SURVEYING" set unless otherwise noted
- Sq.Ft. - Square Feet
- IRF - Iron Rod Found
- CM - Controlling Monument
- O.P.R.D.C.T. - Official Public Records of Dallas County, Texas
- O.R.D.C.T. - Official Records of Dallas County, Texas
- M.R.D.C.T. - Deed Records of Dallas County, Texas
- D.R.D.C.T. - Map Records of Dallas County, Texas
- Inst. No. - Instrument Number
- Vol./Pg. - Volume/Page

BEARINGS: State Plane Coordinate System, Texas North Central Zone 4202, North American Datum (NAD) 1983, adjustment realization 2011

PARCEL 121E
ONCOR EASEMENT
CATHARINE KIMMELL SURVEY, ABSTRACT NO. 724
CITY BLOCK 8606
CITY OF DALLAS, DALLAS COUNTY, TEXAS

PREPARED BY:
PJB Surveying

200 W. BELMONT DR., SUITE D
 ALLEN, TX. 75013
 TBPELS 10194303