

EXHIBIT A

Field Notes Describing a 4,430 Sq. Ft. (0.113 Ac.) Tract of Land in Block D/1131

Being a 4,430 Square Foot (0.113 Acre) tract of land lying in the Macum Main Survey, Abstract No. 995, City of Dallas, Dallas County, Texas, lying in Block D/1131 of Alexander's Revised Plat of Fetzer's Addition, an addition to the City of Dallas recorded in Volume 200, Page 472 of the Deed Records of Dallas County, Texas and being a part of Lots 13, 14 and 15 conveyed to the City of Dallas by deed recorded in Volume 74006, Page 551 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, Realization of 2011, No Scale, No Projection.

BEGINNING at a $\frac{1}{2}$ -inch diameter iron rod (Controlling Monument) found on the Southwest Right-of-Way line of Colonial Avenue (a 48-foot-wide public street), at the most Northerly corner of said Lot 13, being also the most Easterly corner of Lot 12 of the property conveyed to the Cornerstone Baptist Church of Dallas, Inc. by deed recorded in Instrument Number 202100064901 of the Official Public Records of Dallas County, Texas (N=6964694.14; E=2497970.76) **FROM WHICH** a $\frac{1}{2}$ -inch diameter iron rod (Controlling Monument) found at the intersection of the said Southwest line of Colonial Avenue with the Southeast Right-of-Way line of South Boulevard (a variable width public street) bears North $45^{\circ}23'51''$ West a distance of 113.97 feet (N=6964774.16; E=2497889.62):

THENCE South $45^{\circ}23'51''$ East with the said Southwest line of Colonial Avenue a distance of 123.27 feet to a 5/8-inch diameter iron rod with cap marked "CITY OF DALLAS" set at the intersection of the Southwest line of Colonial Avenue with the North Right of-Way line of the Ervay Street / Colonial Avenue Connector (a variable width public street) (N=6964607.60; E=2498058.52) :

THENCE Northwesterly with the said North line of the Ervay / Colonial Connector and along a Curve to the Left, having a Radius of 549.41 feet, a Central Angle of $05^{\circ}31'43''$, an Arc Length of 53.01 and a Chord which bears North $77^{\circ}22'23''$ West a distance of 52.99 feet to a 5/8-inch diameter iron rod with cap marked "CITY OF DALLAS" set at the Point of Tangency (N=6964619.18; E=2498006.81):

THENCE North $80^{\circ}08'14''$ West continuing with the said North line of the Ervay / Colonial Connector a distance of 92.17 feet to a 5/8-inch diameter iron rod set at the Point of Curvature of a Curve to the Right (N=6964634.97; E=2497916.02):

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THENCE Northwesterly continuing with the said North line of the Ervay / Colonial Connector and along said Curve, having a Radius of 450.59 feet, a Central Angle of $00^{\circ}18'35''$, an Arc Length of 2.44 feet and a Chord which bears North $79^{\circ}58'57''$ West a distance of 2.44 feet to a 60-D nail (Controlling Monument) found at the intersection with the common line between said lots 12 and 13 (N=6964634.69; E=2497913.59):

THENCE North $44^{\circ}12'07''$ East, departing the last said North line of the Ervay / Colonial Connector and with the said common line between lots 12 and 13 a distance of 81.97 feet to the **POINT OF BEGINNING**, containing 4,909 Square Feet, or 0.113 Acres of land **SAVE AND EXCEPT** a 4.00-foot-wide strip of land along the Northeast side of the herein described tract containing 479 Square Feet, or 0.011 Acres of land to be retained for public Right-of-Way purposes, and yielding 4,430 Square Feet, or 0.102 Acres of land to be conveyed hereunder:

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
6/28/2024*

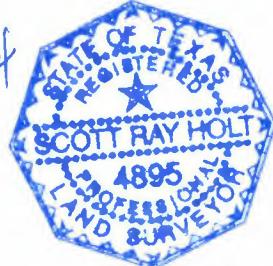


EXHIBIT A

BLOCK
D/1131

SOUTH BOULEVARD
(Variable Width Right-of-Way)

137.57' N 44° 12' 07" E
10

1/2" I.R.
N=6964774.16
E=2497889.62
CONTROLLING MONUMENT

COLONIAL AVE.
(48-Foot Right-of-Way)
113.97' N 45° 23' 51" W

ALEXANDER'S
REVISED PLAT of
FETZERS ADDITION
Volume 200, Page 472

60D Nail
N=6964675.57
E=2497793.74
CONTROLLING MONUMENT

Cornerstone Baptist
Church of Dallas, Inc.
Int. #202100064901

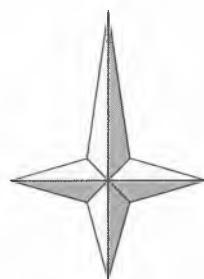
BLOCK
D/1131

11 12

BLOCK
5/1142

EDGEWOOD PLACE
ADDITION
Volume 106, Page 117

N



25 0 25

1/2" I.R.
N=6964694.14
E=2497970.76
CONTROLLING MONUMENT & POINT OF BEGINNING

**4,430 Sq. Ft.
(0.113 Acre)
Tract of Land**

**Public Street
Right-of-Way
To Be Retained.**

N=6964607.60
E=2498058.52

City of Dallas
Vol. 74006, Pg. 551

13 14 15
92.17' N 80° 08' 14" W
N=6964619.18
E=2498006.81

R= 549.41'
Δ= 05° 31' 43"
L= 53.01'
Ch. Brs. 52.99'
N 77° 22' 23" W

**ERVAY / COLONIAL
CONNECTOR**
(Variable Width Right-of-Way)

60D Nail
N=6964634.69
E=2497913.59
CONTROLLING MONUMENT

R= 450.59'
Δ= 00° 18' 35"
L= 2.44'
Ch. Brs. 2.44'
N 79° 58' 57" W

13

BLOCK
D/1131

14

Four A's Realty Inc.
Int. #201400223247

15

ERVAY STREET
(60-Foot Right-of-Way)

Ⓐ Indicates a 5/8" I.R. w/COD Cap

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.

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	2900 Colonial Avenue Surplus Property					
DEPARTMENT OF PUBLIC WORKS						
SURVEY DIVISION CITY OF DALLAS, TEXAS						
OPER. NAME	DESIGN FILE NAME	SCALE	DATE			
Holt	N:\ENGR\SURVEY\HOLT\2900 Colonial\2900 Colonial.dgn	As Noted	6-17-24			
PARTY CHIEF	CALCULATIONS	FOLDER	FILE NO			
Prunty	Holt	Block A/6030	N/A			