

**Field Notes Describing a 110.07 Acre (4,794,536 Square Foot)
Boundary Survey
To Be Acquired in City of Dallas Block Number 5800
From Oncor Electric Delivery Company LLC**

BEING a 110.07 Acre (4,794,536 Square Foot) tract of land situated in the Thomas Lagow Survey, Abstract Number 759, City of Dallas, Dallas County, Texas, City of Dallas Block Number 5800, and being part of a called 279.808 acre tract of land described in Special Warranty Deed to Oncor Electric Delivery Company LLC, recorded in Instrument Number 201000003665 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and part of Lots 14, 15, 16, 17, and 18, of the Silas Lagow Land Partition, an addition to the City of Dallas, Dallas County, Texas, recorded in Volume 250, Page 234 of the Deed Records of Dallas County, Texas (D.R.D.C.T.), and being more particularly described as follows:

COMMENCING at a 1-inch found iron pipe for the northeast corner of Lot 10 of said Silas Lagow Land Partition, said corner being at the intersection of the south right-of-way line of Union Pacific Railroad (a variable with right-of-way, Volume 748, Page 642, D.R.D.C.T.) and the west right-of-way line of Parkdale Street (a variable width right-of-way, Volume 250, Page 234, D.R.D.C.T.);

THENCE with the south right-of-way line of said Union Pacific Railroad, the following bearings and distances:

South 82 degrees 29 minutes 56 seconds West, with the north line of said Lot 10, passing at a distance of 696.70 feet the common northwest corner of said Lot 10 and the northeast corner of said Lot 16, and continuing with the north line of said Lot 16, passing at a distance of 1,382.59 feet the common northwest corner of said Lot 16 and the northeast corner of said Lot 15, and continuing with the north line of said Lot 15, in all a total distance of 1,658.60 feet to a 5/8-inch found iron rod with cap stamped "GORRONDONA AND ASSOC." for the northeast corner of a called 0.69 acre tract of land described in Warranty Deed to the Texas and Pacific Railway Co., recorded in Volume 1774, Page 636, D.R.D.C.T.;

South 07 degrees 30 minutes 04 seconds East, with the east line of said 0.69 acre tract, a distance of 60.00 feet to a 5/8-inch found iron rod with cap stamped "GORRONDONA AND ASSOC." for the southeast corner of said 0.69 acre tract;

South 82 degrees 29 minutes 56 seconds West, with the south line of said 0.69 acre tract, a distance of 569.17 feet to the southwest corner of said 0.69 acre tract;

North 41 degrees 36 minutes 03 seconds East, with the west line of said 0.69 acre tract, a distance of 91.64 feet to the northwest corner of said 0.69 acre tract and the northeast corner of said Lot 14;

FIELD NOTES APPROVED:



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South 82 degrees 29 minutes 56 seconds West, with the north line of said Lot 14, passing at a distance of 306.42 feet the northeast corner of a called 5.5 acre tract of land described in deed to City of Dallas, recorded in Volume 3213, Page 317, D.R.D.C.T., and continuing with the north line of said Lot 14 and said 5.5 acre tract, a distance of 793.04 feet to the northwest corner (not monumented) of said Lot 14 and said 5.5 acre tract;

South 42 degrees 20 minutes 42 seconds West, with the west line of said Lot 14 and said 5.5 acre tract, passing at a distance of 22.50 feet the northeast corner of Lot 13 of said Silas Lagow Partition, as recorded in Volume 250, Page 234, D.R.D.C.T., same being the northeast corner of a tract of land described in deed to the Texas and New Orleans Railroad (T. & N.O. RR.), recorded in Volume 2170, Page 215, D.R.D.C.T., and continuing with said west lines and the east lines of said Lot 13 and said T. & N.O. RR. tract, in all a total distance of 453.20 feet to a 1/2-inch set iron rod with cap stamped "HALFF" for the west corner of said 5.5 acre tract and for the **POINT OF BEGINNING**;

THENCE over and across said Lots 14 and 15 and with the southeast line of said 5.5 acre tract, the following bearings and distances:

South 60 degrees 19 minutes 18 seconds East, a distance of 334.80 feet to a 5/8-inch found iron rod with cap stamped "GORRONDONA & ASSOC." for corner;

North 29 degrees 40 minutes 42 seconds East, a distance of 50.00 feet to a 1/2-inch set iron rod with cap stamped "HALFF" for corner;

North 53 degrees 36 minutes 09 seconds West, a distance of 46.66 feet to a 1/2-inch set iron rod with cap stamped "HALFF" for corner;

North 29 degrees 39 minutes 17 seconds West, a distance of 61.90 feet to a 1/2-inch set iron rod with cap stamped "HALFF" for corner;

North 76 degrees 39 minutes 27 seconds East, a distance of 111.89 feet to a 1/2-inch set iron rod with cap stamped "HALFF" for corner;

South 76 degrees 49 minutes 18 seconds East, a distance of 40.00 feet to a 1/2-inch set iron rod with cap stamped "HALFF" for corner;

South 69 degrees 51 minutes 12 seconds East, a distance of 18.13 feet to a 1/2-inch set iron rod with cap stamped "HALFF" for corner;

THENCE South 33 degrees 12 minutes 26 seconds East, departing the south line of said 5.5 acre tract, and over and across said Lots 14 and 15, a distance of 585.28 feet to a corner in the approximate western bank of White Rock Creek (not monumented);

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THENCE South 03 degrees 57 minutes 08 seconds West, over and across said Lots 15, 16, 17 and 18 and along the approximate westerly bank of said White Rock Creek, a distance of 2,528.75 feet to a corner in the approximate centerline of White Rock Creek (not monumented);

THENCE South 25 degrees 34 minutes 28 seconds West, over and across said Lot 18, and along the approximate centerline of said White Rock Creek, a distance of 511.92 feet to a corner in the White Rock Creek (not monumented);

THENCE South 19 degrees 27 minutes 33 seconds West, over and across said Lot 18, and along the approximate centerline of said White Rock Creek, a distance of 159.61 feet to a corner in the White Rock Creek (not monumented) on the northeast line of a called 6.2424 acre tract of land described as "1st Tract" in Warranty Deed to City of Dallas, recorded in Volume 1959, Page 265 of the Deed Records of Dallas County, Texas (D.R.D.C.T.);

THENCE with the northeast line of said 6.2424 acre tract and over and across said Lots 15, 16, 17, and 18, the following bearings and distances:

North 55 degrees 59 minutes 18 seconds West, a distance of 1,543.13 feet to a 1-inch found iron pipe for the point of curvature of a tangent circular curve to the left, having a radius of 552.50 feet, and a chord that bears North 63 degrees 27 minutes 18 seconds West, a distance of 143.59 feet;

Northwesterly, with said curve, through a central angle of 14 degrees 56 minutes 00 seconds, an arc distance of 144.00 feet to a 5/8-inch found iron rod with cap stamped "GORRONDONA AND ASSOC." for corner;

North 70 degrees 55 minutes 18 seconds West, a distance of 192.95 feet to a 1/2-inch set iron rod with cap stamped "HALFF" for corner on the east right-of-way line of Houston and Texas Central Railroad Company (a variable width right-of-way, First Tract, Volume 732, Page 555, D.R.D.C.T.);

THENCE with the east right-of-way line of said Houston and Texas Central Railroad Company, the following bearings and distances:

North 18 degrees 58 minutes 42 seconds East, a distance of 816.60 feet to the point of curvature of a tangent circular curve to the left, having a radius of 2,965.00 feet, and a chord that bears North 12 degrees 58 minutes 42 seconds East, a distance of 619.85 feet, from which a 3/4-inch found iron pipe bears North 89 degrees 32 minutes 24 seconds West, a distance of 0.51 of a foot;

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Northerly, with said curve, through a central angle of 12 degrees 00 minutes 00 seconds, an arc distance of 620.99 feet a corner, from which a 5/8-inch found iron rod with cap stamped "GORRONDONA AND ASSOC." bears North 80 degrees 09 minutes 49 seconds West, a distance of 0.64 of a foot;

North 06 degrees 58 minutes 42 seconds East, a distance of 349.20 feet to a fence corner post for the southwest corner of said T. & N.O. RR. Tract, said corner being on the common northwest line of said Lot 14 and the southeast line of Lot 13 of said Silas Lagow Land Partition;

THENCE North 42 degrees 20 minutes 42 seconds East, with the northwest line of said Lot 14 and the southeast line of said Lot 13, a distance of 1,274.30 feet to the **POINT OF BEGINNING AND CONTAINING** 110.07 acres (4,794,536 square feet) of land, more or less.

Field Notes Describing a 110.07 Acre (4,794,536 Square Foot)
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NOTES:

The Basis of Bearing is the North American Datum of 1983, Texas Coordinate System of 1983, North Central Zone (4202). Coordinates shown are grid values and may be converted to surface by multiplying by the published Dallas County TXDOT scale factor of 1.000136506. Distances shown are reported in U.S. survey feet.

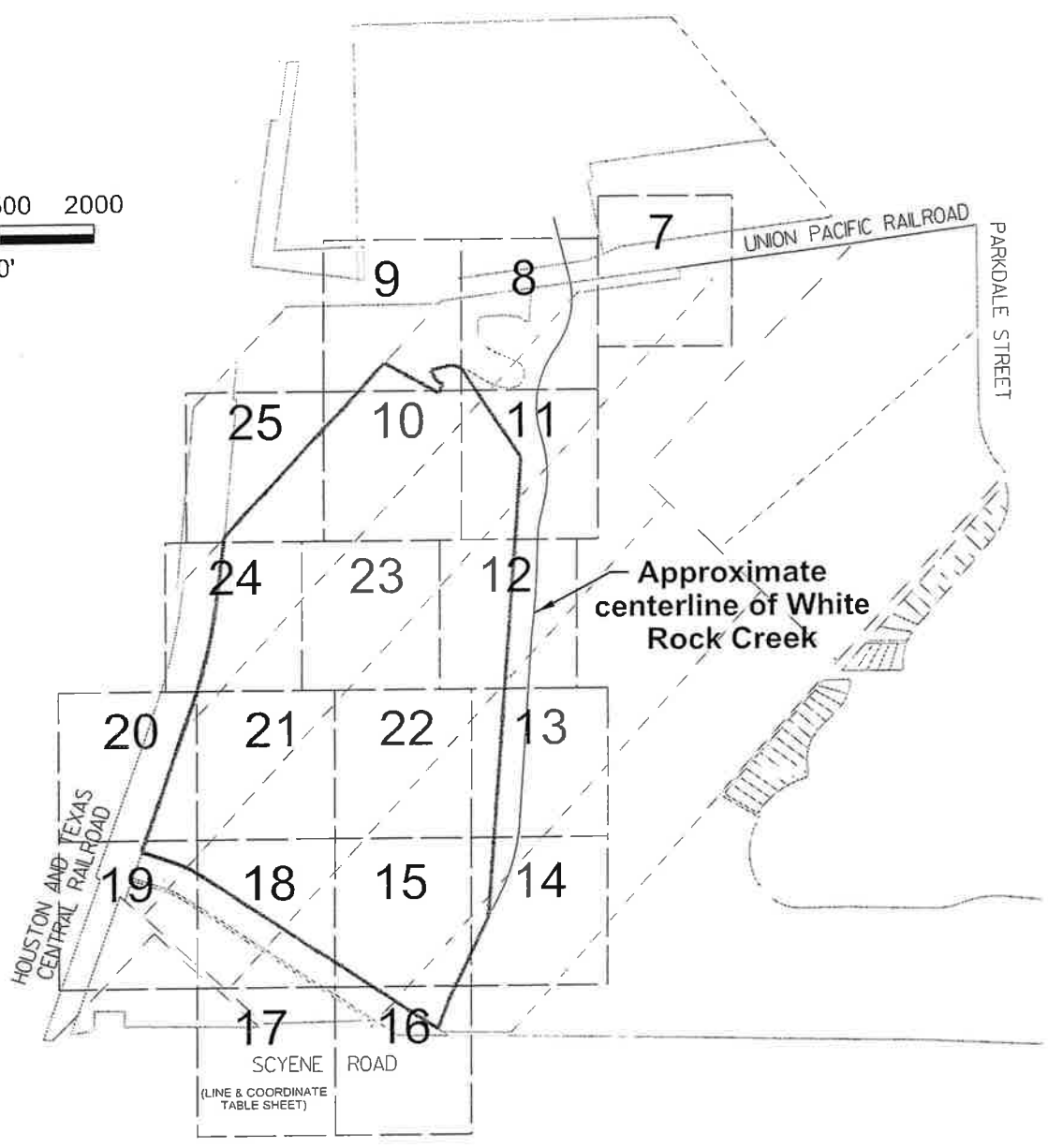
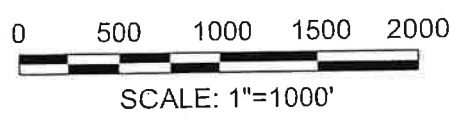
Andrew Chavchalov

3-15-2022



Andrew Chavchalov
Registered Professional Land Surveyor
Texas No. 6708
Halff Associates, Inc.
1201 North Bowser Road.
Richardson, Texas 75081
(214) 346-6200
TBPELS Firm No. 10029600



KEYMAP



LEGEND

-  PAGE OUTLINE & MATCHLINE
-  BOUNDARY LINE
- 19** PAGE NUMBER

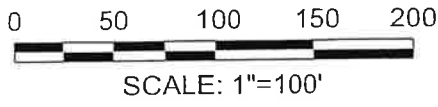
Field Notes Describing a 110.07 Acres(4,794,536 Square Foot)
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To Be Acquired in City of Dallas Block Number 5800
From Oncor Electric Delivery Company LLC



HALFF

TBPELS FIRM NO.10029600
1201 N.BOWSER ROAD RICHARDSON, TEXAS 75081
TELE. (214)346-6200 FAX (214)739-0095

DATE: 3/15/2022
AVO.: 33378.001
PAGE 6 OF 25



THOMAS LAGOW SURVEY
ABSTRACT NO. 759

LOT 3, BLOCK G/5800

DALLAS PARK AND RECREATION CENTRAL
SERVICE CENTER COMPLEX ADDITION
VOL. 86155, PG. 2412
D.R.D.C.T.

MATCH LINE PAGE 8 OF 25

UNION PACIFIC RAILROAD
(VARIABLE WIDTH R.O.W.)
VOL. 748, PG. 642
D.R.D.C.T.

5/8" FIR
W/CAP stamped
"GORRONDONA & ASSOC."
(C.M.)

POINT OF
COMMENCING

TEXAS & PACIFIC
RAILROAD COMPANY
VOL. 1774, PG. 636
D.R.D.C.T.

5/8" FIR
W/CAP stamped
"GORRONDONA & ASSOC."
(C.M.)

LOT 15
SILAS LAGOW LAND PARTITION
VOL. 250, PG. 234
D.R.D.C.T.

CITY OF DALLAS BLOCK
5800

(CALLED 279.808 ACRES)
ONCOR ELECTRIC DELIVERY COMPANY LLC
INST. NO. 201000003665
O.P.R.D.C.T.

LOT 8
SILAS LAGOW LAND
PARTITION
VOL. 250, PG. 234
D.R.D.C.T.

LOT 10
SILAS LAGOW LAND
PARTITION
VOL. 250, PG. 234
D.R.D.C.T.

PARKDALE ST. (VARIABLE WIDTH R.O.W.)
VOL. 250, PG. 234, D.R.D.C.T.



Andrew Chavchalo

LEGEND

- NOT MONUMENTED (UNLESS OTHERWISE NOTED)
- FOUND MONUMENT (AS NOTED)
- FIR FOUND IRON ROD (AS NOTED)
- FIP FOUND IRON PIPE (AS NOTED)
- D.R.D.C.T. DEED RECORDS OF DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
- INST. NO. INSTRUMENT NUMBER
- VOL. VOLUME
- PG. PAGE
- (C.M.) CONTROLLING MONUMENT
- ℙ PROPERTY LINE

Field Notes Describing a 110.07 Acres(4,794,536 Square Foot)
Boundary Survey
To Be Acquired in City of Dallas Block Number 5800
From Oncor Electric Delivery Company LLC

HALFF TBPELS FIRM NO.10029600
1201 N.BOWSER ROAD RICHARDSON, TEXAS 75081
TELE. (214)346-6200 FAX (214)739-0095

DATE: 3/15/2022
AVO.: 33378.001
PAGE 7 OF 25

0 50 100 150 200
SCALE: 1"=100'

Note:
See Sheet 17 for dimensions and coordinates.



THOMAS LAGOW SURVEY
ABSTRACT NO. 759

UNION PACIFIC RAILROAD
(VARIABLE WIDTH R.O.W.)
VOL. 748, PG. 642, D.R.D.C.T.

(CALLED 5.5 ACRES)
CITY OF DALLAS
VOL. 3213, PG. 317
D.R.D.C.T.

LOT 14
SILAS LAGOW LAND PARTITION
VOL. 250, PG. 234
D.R.D.C.T.

(CALLED 279.808 ACRES)
ONCOR ELECTRIC DELIVERY COMPANY LLC
INST. NO. 201000003665
O.P.R.D.C.T.

LOT 15
SILAS LAGOW LAND PARTITION
VOL. 250, PG. 234
D.R.D.C.T.

Approximate
centerline of White
Rock Creek

CITY OF DALLAS BLOCK
5800

110.07 AC.
(4,794,536 SQ. FT.)

LEGEND

- NOT MONUMENTED (UNLESS OTHERWISE NOTED)
- FOUND MONUMENT (AS NOTED)
- FIR FOUND IRON ROD (AS NOTED)
- FIP FOUND IRON PIPE (AS NOTED)
- D.R.D.C.T. DEED RECORDS OF DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
- INST. NO. INSTRUMENT NUMBER
- VOL. VOLUME
- PG. PAGE
- (C.M.) CONTROLLING MONUMENT
- P PROPERTY LINE

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To Be Acquired in City of Dallas Block Number 5800
From Oncor Electric Delivery Company LLC



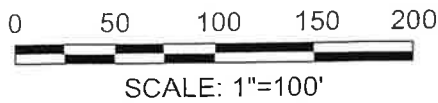
HALFF

TBPELS FIRM NO.10029600
1201 N.BOWSER ROAD RICHARDSON, TEXAS 75081
TELE. (214)346-6200 FAX (214)739-0095

DATE: 3/15/2022

AVO.: 33378.001

PAGE 8 OF 25



UNION PACIFIC RAILROAD

(VARIABLE WIDTH R.O.W.)
VOL. 748, PG. 642
D.R.D.C.T.

N89°30'51"E

815.48'

LOT 13
SILAS LAGOW LAND PARTITION
VOL. 250, PG. 234
D.R.D.C.T.

CITY OF DALLAS BLOCK
5800

TEXAS & NEW ORLEANS RAILROAD
VOL. 2170, PG. 215
D.R.D.C.T.

THOMAS LAGOW SURVEY
ABSTRACT NO. 759

S82°29'56"W
793.04'

22.50'

LOT LINE
453.20'
S42°20'42"W

(CALLED 5.5 ACRES)
CITY OF DALLAS
VOL. 3213, PG. 317
D.R.D.C.T.

(CALLED 279.808 ACRES)
ONCOR ELECTRIC DELIVERY COMPANY LLC
INST. NO. 201000003665
O.P.R.D.C.T.

POINT OF BEGINNING

1/2" SIR
W/HALFF
CAP

N42°20'42"E
1,274.30'

LOT 14
SILAS LAGOW LAND PARTITION
VOL. 250, PG. 234
D.R.D.C.T.

110.07 AC.
(4,794,536 SQ. FT.)

S60°19'18"E

1/2" SIR
W/HALFF
CAP

N76°39'27"E
111.89'

1/2" SIR
W/HALFF
CAP

1/2" SIR
W/HALFF
CAP

334.80'

MATCH LINE PAGE 10 OF 25

Note:
See Sheet 17 for dimension and coordinates.

LEGEND

○	NOT MONUMENTED (UNLESS OTHERWISE NOTED)
●	FOUND MONUMENT (AS NOTED)
FIR	FOUND IRON ROD (AS NOTED)
FIP	FOUND IRON PIPE (AS NOTED)
D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER
VOL.	VOLUME
PG.	PAGE
(C.M.)	CONTROLLING MONUMENT
ℙ	PROPERTY LINE

Field Notes Describing a 110.07 Acres(4,794,536 Square Foot)
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To Be Acquired in City of Dallas Block Number 5800
From Oncor Electric Delivery Company LLC



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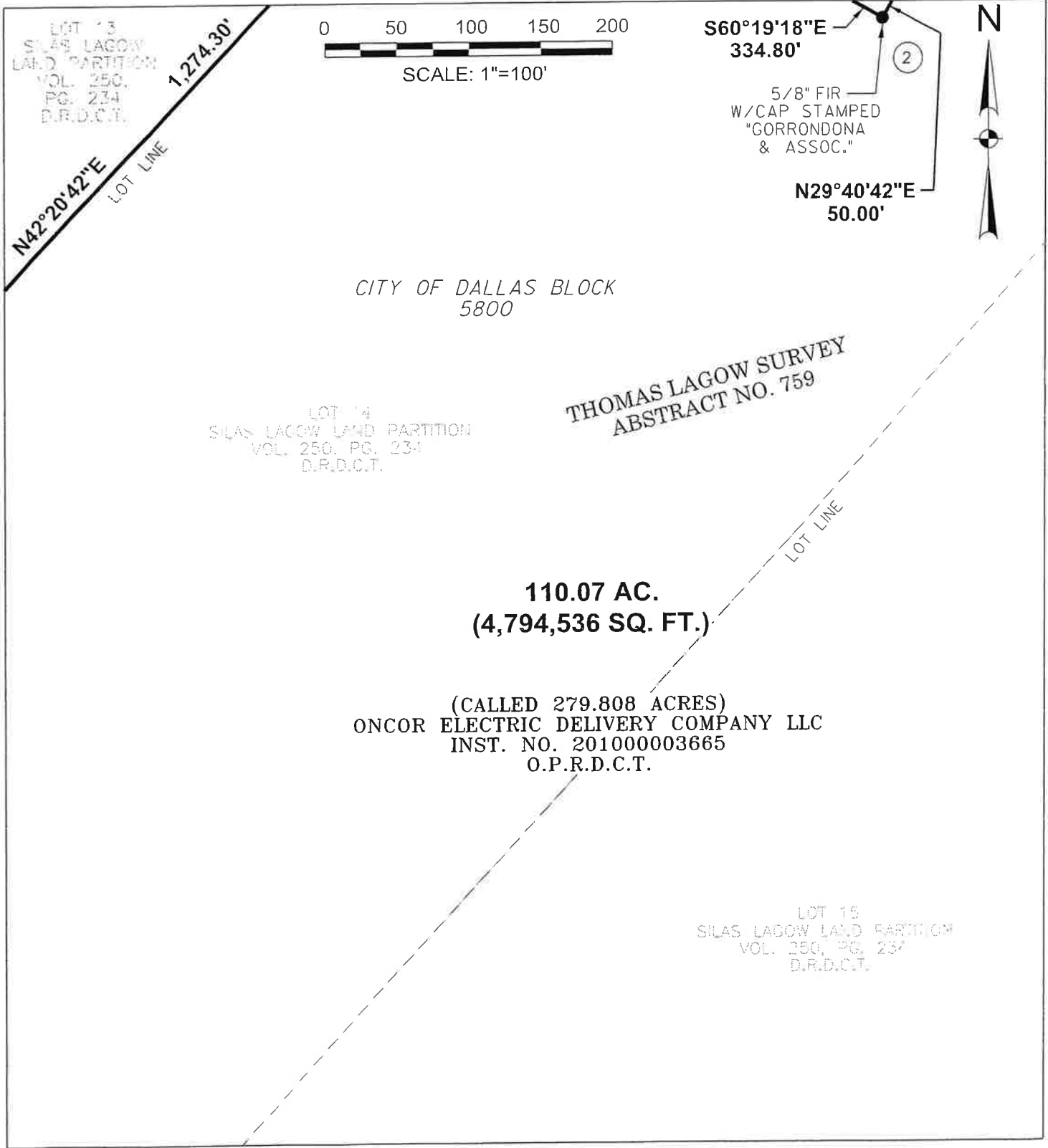
DATE: 3/15/2022

AVO.: 33378.001

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MATCH LINE PAGE 25 OF 25

MATCH LINE PAGE 11 OF 25



MATCH LINE PAGE 23 OF 25

Note:
See Sheet 17 for dimension and coordinates.

LEGEND

○	NOT MONUMENTED (UNLESS OTHERWISE NOTED)
●	FOUND MONUMENT (AS NOTED)
FIR	FOUND IRON ROD (AS NOTED)
FIP	FOUND IRON PIPE (AS NOTED)
D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER
VOL.	VOLUME
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Field Notes Describing a 110.07 Acres(4,794,536 Square Foot)
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**HALFF**

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 TELE. (214)346-6200 FAX (214)739-0095

DATE: 3/15/2022

AVO.: 33378.001

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0 50 100 150 200

SCALE: 1"=100'

N

THOMAS LAGOW SURVEY
ABSTRACT NO. 759

White Rock Creek

Approximate
centerline of White
Rock Creek110.07 AC.
(4,794,536 SQ. FT.)CITY OF DALLAS BLOCK
5800(CALLED 279.808 ACRES)
ONCOR ELECTRIC DELIVERY
COMPANY LLC
INST. NO. 201000003665
O.P.R.D.C.T.

MATCH LINE PAGE 12 OF 25

Note:
See Sheet 17 for coordinates.

LEGEND

○	NOT MONUMENTED (UNLESS OTHERWISE NOTED)
●	FOUND MONUMENT (AS NOTED)
FIR	FOUND IRON ROD (AS NOTED)
FIP	FOUND IRON PIPE (AS NOTED)
D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER
VOL.	VOLUME
PG.	PAGE
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P	PROPERTY LINE

Field Notes Describing a 110.07 Acres(4,794,536 Square Foot)
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To Be Acquired in City of Dallas Block Number 5800
From Oncor Electric Delivery Company LLC



HALFF

TBPELS FIRM NO.10029600
1201 N.BOWSER ROAD RICHARDSON, TEXAS 75081
TELE. (214)346-6200 FAX (214)739-0095

DATE: 3/15/2022

AVO.: 33378.001

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MATCH LINE PAGE 10 OF 25

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0 50 100 150 200

SCALE: 1"=100'



LOT 15
SILAS LAGOW LAND PARTITION
VOL. 250, PG. 234
D.R.D.C.T.

LOT 16
SILAS LAGOW LAND PARTITION
VOL. 250, PG. 234
D.R.D.C.T.

**110.07 AC.
(4,794,536 SQ. FT.)**

CITY OF DALLAS BLOCK
5800

(CALLED 279.808 ACRES)
ONCOR ELECTRIC DELIVERY COMPANY LLC
INST. NO. 201000003665
O.P.R.D.C.T.

THOMAS LAGOW SURVEY
ABSTRACT NO. 759

2,528.75'

S03°57'08"W

White Rock Creek

Approximate
centerline of White
Rock Creek

LOT 17
SILAS LAGOW LAND PARTITION
VOL. 250, PG. 234
D.R.D.C.T.

MATCH LINE PAGE 13 OF 25

Note:
See Sheet 17 for coordinates.

LEGEND

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●	FOUND MONUMENT (AS NOTED)
FIR	FOUND IRON ROD (AS NOTED)
FIP	FOUND IRON PIPE (AS NOTED)
D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER
VOL.	VOLUME
PG.	PAGE
(C.M.)	CONTROLLING MONUMENT
ℙ	PROPERTY LINE

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DATE: 3/15/2022

AVO.: 33378.001

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0 50 100 150 200

SCALE: 1"=100'

N



LOT 16
SILAS LAGOW
LAND PARTITION
VOL. 250,
PG. 234
D.R.D.C.T.

LOT LINE

THOMAS LAGOW SURVEY
ABSTRACT NO. 759

LOT 17
SILAS LAGOW LAND PARTITION
VOL. 250, PG. 234
D.R.D.C.T.

CITY OF DALLAS BLOCK
5800

(CALLED 279.808 ACRES)
ONCOR ELECTRIC DELIVERY
COMPANY LLC
INST. NO. 201000003665
O.P.R.D.C.T.

Approximate
centerline of White
Rock Creek

White Rock Creek

2,528.75'

S03°57'08"W

LOT LINE

LOT 18
SILAS LAGOW LAND PARTITION
VOL. 250, PG. 234
D.R.D.C.T.

MATCH LINE PAGE 14 OF 25

LEGEND

○	NOT MONUMENTED (UNLESS OTHERWISE NOTED)
●	FOUND MONUMENT (AS NOTED)
FIR	FOUND IRON ROD (AS NOTED)
FIP	FOUND IRON PIPE (AS NOTED)
D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER
VOL.	VOLUME
PG.	PAGE
(C.M.)	CONTROLLING MONUMENT
P	PROPERTY LINE

Note:
See Sheet 17 for coordinates.

Field Notes Describing a 110.07 Acres(4,794,536 Square Foot)
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HALFF

TBPELS FIRM NO.10029600
1201 N.BOWSER ROAD RICHARDSON, TEXAS 75081
TELE. (214)346-6200 FAX (214)739-0095

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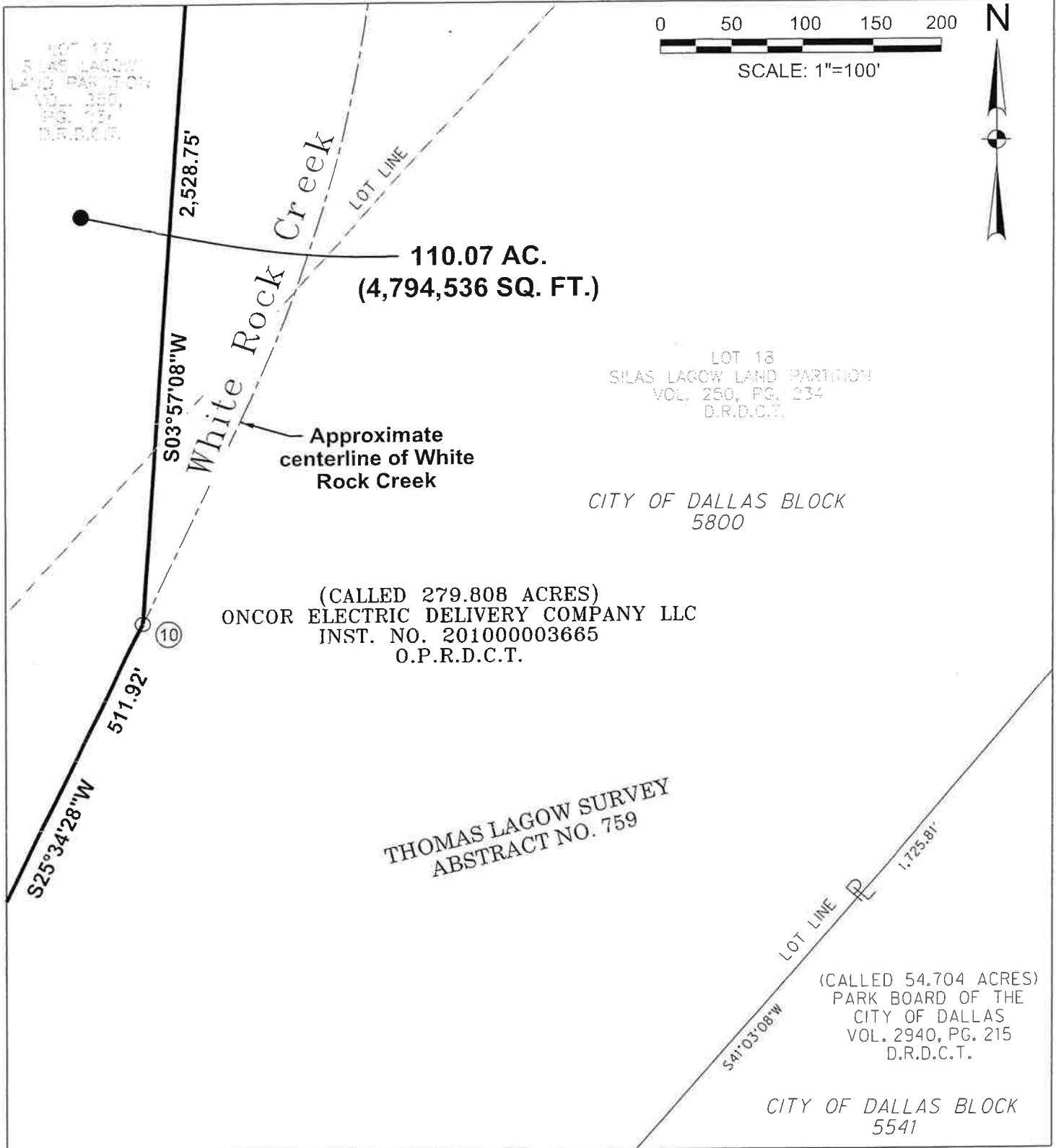
PAGE 13 OF 25

0 50 100 150 200

SCALE: 1"=100'



MATCH LINE PAGE 15 OF 25



THOMAS LAGOW SURVEY
ABSTRACT NO. 759

(CALLED 54.704 ACRES)
PARK BOARD OF THE
CITY OF DALLAS
VOL. 2940, PG. 215
D.R.D.C.T.

CITY OF DALLAS BLOCK
5541

Note:
See Sheet 17 for coordinates.

LEGEND

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●	FOUND MONUMENT (AS NOTED)
FIR	FOUND IRON ROD (AS NOTED)
FIP	FOUND IRON PIPE (AS NOTED)
D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS
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DATE: 3/15/2022

AVO.: 33378.001

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0 50 100 150 200

SCALE: 1"=100'



LOT 16
SILAS LAGOW LAND PARTITION
VOL. 250, PG. 234
D.R.D.C.T.

LOT 17
SILAS LAGOW LAND PARTITION
VOL. 250, PG. 234
D.R.D.C.T.

CITY OF DALLAS BLOCK
5800

110.07 AC.
(4,794,536 SQ. FT.)

(CALLED 279.808 ACRES)
ONCOR ELECTRIC DELIVERY COMPANY LLC
INST. NO. 201000003665
O.P.R.D.C.T.

THOMAS LAGOW SURVEY
ABSTRACT NO. 759

LOT LINE

Approximate
centerline of White
Rock Creek

White Rock
Creek
S25°34'28"W
511.92'

LOT 18
SILAS LAGOW LAND
PARTITION
VOLUME 250, PG. 234
D.R.D.C.T.

N55°59'18"W
1,543.13'
(CALLED 6.2424 ACRES)
CITY OF DALLAS
1ST TRACT
VOL. 1959, PG. 265
D.R.D.C.T.

MATCH LINE PAGE 16 OF 25

LEGEND

○	NOT MONUMENTED (UNLESS OTHERWISE NOTED)
●	FOUND MONUMENT (AS NOTED)
FIR	FOUND IRON ROD (AS NOTED)
FIP	FOUND IRON PIPE (AS NOTED)
D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER
VOL.	VOLUME
PG.	PAGE
(C.M.)	CONTROLLING MONUMENT
ℙ	PROPERTY LINE

Field Notes Describing a 110.07 Acres(4,794,536 Square Foot)
Boundary Survey
To Be Acquired in City of Dallas Block Number 5800
From Oncor Electric Delivery Company LLC



HALFF

TBPELS FIRM NO.10029600
1201 N.BOWSER ROAD RICHARDSON, TEXAS 75081
TELE. (214)346-6200 FAX (214)739-0095

DATE: 3/15/2022

AV0.: 33378.001

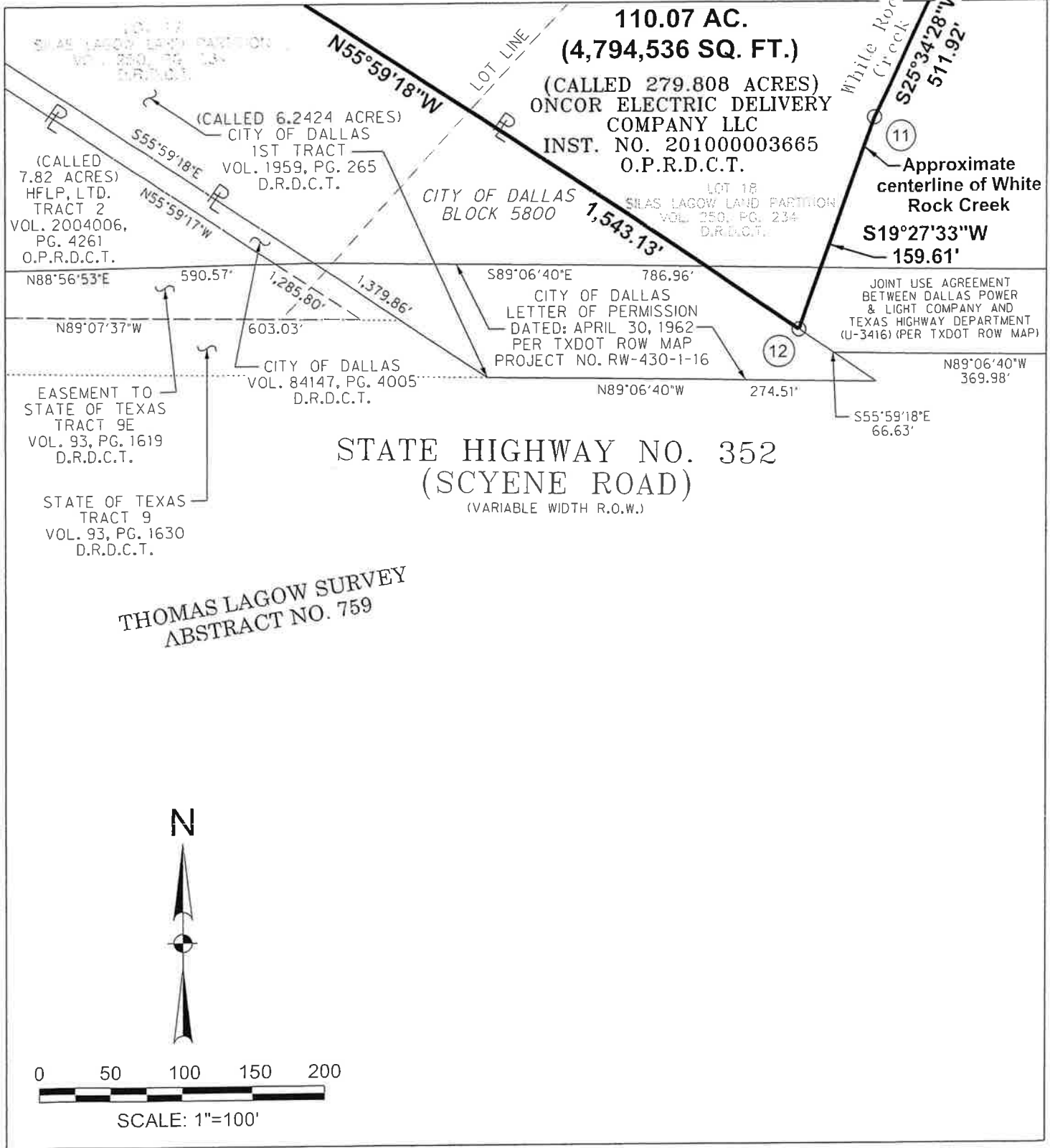
PAGE 15 OF 25

MATCH LINE PAGE 18 OF 25

MATCH LINE PAGE 14 OF 25

I:\333000s\33378\002\CADD\Sheets\Survey\Boundary\EXH-B5-PG09-33378.DGN

3/15/2022 4:14:18 PM



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Note:
See Sheet 17 for coordinates.

LEGEND

- NOT MONUMENTED (UNLESS OTHERWISE NOTED)
- FOUND MONUMENT (AS NOTED)
- FIR FOUND IRON ROD (AS NOTED)
- FIP FOUND IRON PIPE (AS NOTED)
- D.R.D.C.T. DEED RECORDS OF DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
- INST. NO. INSTRUMENT NUMBER
- VOL. VOLUME
- PG. PAGE
- (C.M.) CONTROLLING MONUMENT
- P PROPERTY LINE

Field Notes Describing a 110.07 Acres(4,794,536 Square Foot)
Boundary Survey
To Be Acquired in City of Dallas Block Number 5800
From Oncor Electric Delivery Company LLC



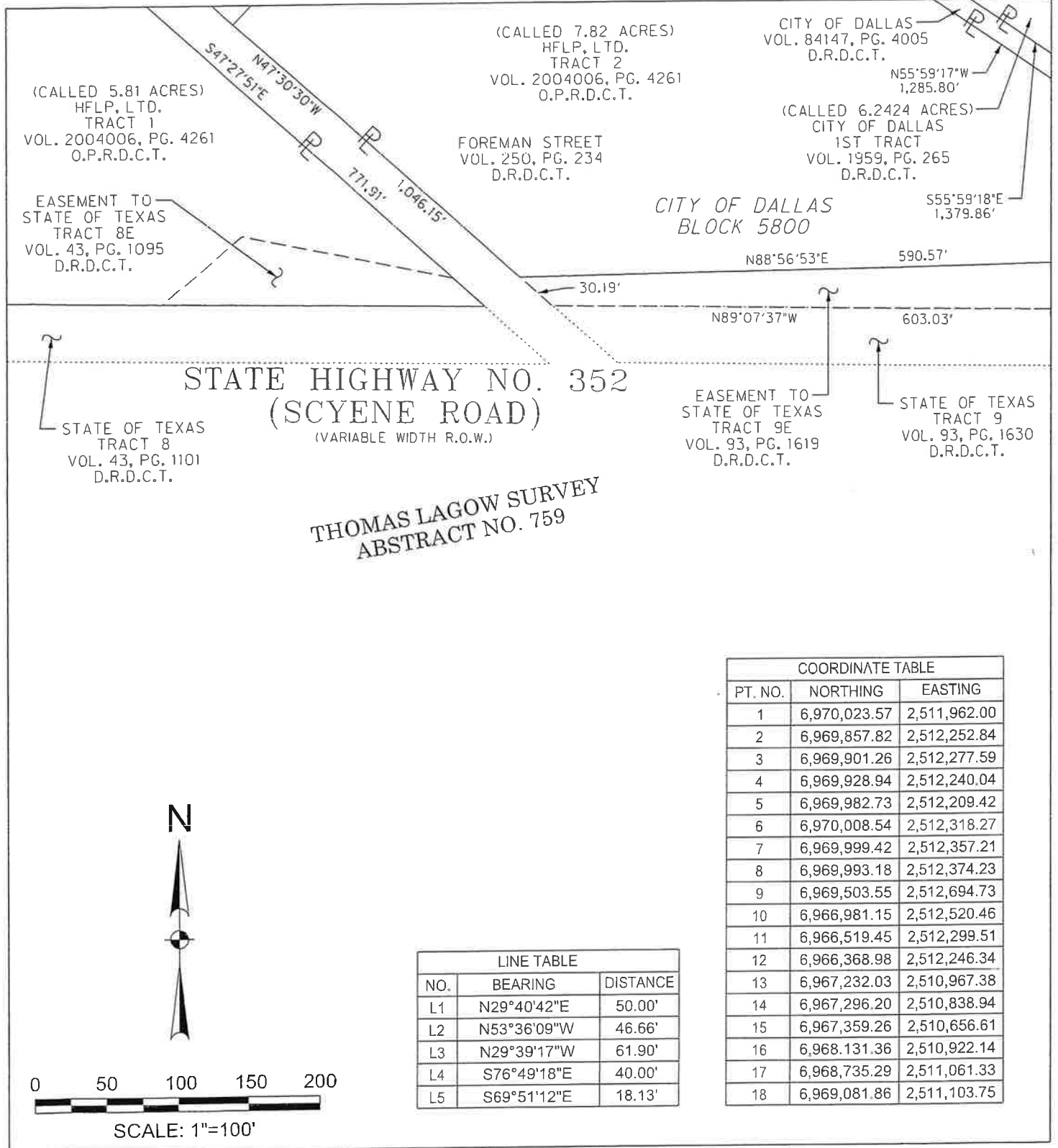
HALFF

TBPELS FIRM NO.10029600
1201 N.BOWSER ROAD RICHARDSON, TEXAS 75081
TELE. (214)346-6200 FAX (214)739-0095

DATE: 3/15/2022

AVO.: 33378.001

PAGE 16 OF 25



LEGEND

- NOT MONUMENTED (UNLESS OTHERWISE NOTED)
● FOUND MONUMENT (AS NOTED)
FIR FOUND IRON ROD (AS NOTED)
FIP FOUND IRON PIPE (AS NOTED)
D.R.D.C.T. DEED RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
INST. NO. INSTRUMENT NUMBER
VOL. VOLUME
PG. PAGE
(C.M.) CONTROLLING MONUMENT
R PROPERTY LINE

Field Notes Describing a 110.07 Acres(4,794,536 Square Foot)
Boundary Survey
To Be Acquired in City of Dallas Block Number 5800
From Oncor Electric Delivery Company LLC



HALFF
TBPELS FIRM NO.10029600
1201 N.BOWSER ROAD RICHARDSON, TEXAS 75081
TELE. (214)346-6200 FAX (214)739-0095

DATE: 3/15/2022

AVO.: 33378.001

PAGE 17 OF 25

0 50 100 150 200

SCALE: 1"=100'



LOT 15
SILAS LAGOW LAND PARTITION
VOL. 250, PG. 234
D.R.D.C.T.

LOT 16
SILAS LAGOW LAND PARTITION
VOL. 250, PG. 234
D.R.D.C.T.

THOMAS LAGOW SURVEY
ABSTRACT NO. 759

110.07 AC.
(4,794,536 SQ. FT.)

(CALLED 279.808 ACRES)
ONCOR ELECTRIC DELIVERY COMPANY LLC
INST. NO. 201000003665
O.P.R.D.C.T.

$\Delta = 14^{\circ}56'00''$ (LT)
 $R = 552.50'$
 $L = 144.00'$
 $CL = 143.59'$
 $CB = N63^{\circ}27'18''W$

$N55^{\circ}59'18''W$

CITY OF DALLAS
BLOCK 5800

(CALLED 6.2424 ACRES)
CITY OF DALLAS
1ST TRACT
VOL. 1959, PG. 265
D.R.D.C.T.

LOT 17
SILAS LAGOW LAND PARTITION
VOL. 250, PG. 234
D.R.D.C.T.

(CALLED 7.82 ACRES)
HFLP, LTD.
TRACT 2
VOL. 2004006, PG. 4261
O.P.R.D.C.T.

CITY OF DALLAS
VOL. 84147, PG. 4005
D.R.D.C.T.

LEGEND

- NOT MONUMENTED (UNLESS OTHERWISE NOTED)
- FOUND MONUMENT (AS NOTED)
- FIR FOUND IRON ROD (AS NOTED)
- FIP FOUND IRON PIPE (AS NOTED)
- D.R.D.C.T. DEED RECORDS OF DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
- INST. NO. INSTRUMENT NUMBER
- VOL. VOLUME
- PG. PAGE
- (C.M.) CONTROLLING MONUMENT
- P PROPERTY LINE

Note:
See Sheet 17 for coordinates.

Field Notes Describing a 110.07 Acres(4,794,536 Square Foot)
Boundary Survey
To Be Acquired in City of Dallas Block Number 5800
From Oncor Electric Delivery Company LLC



HALFF

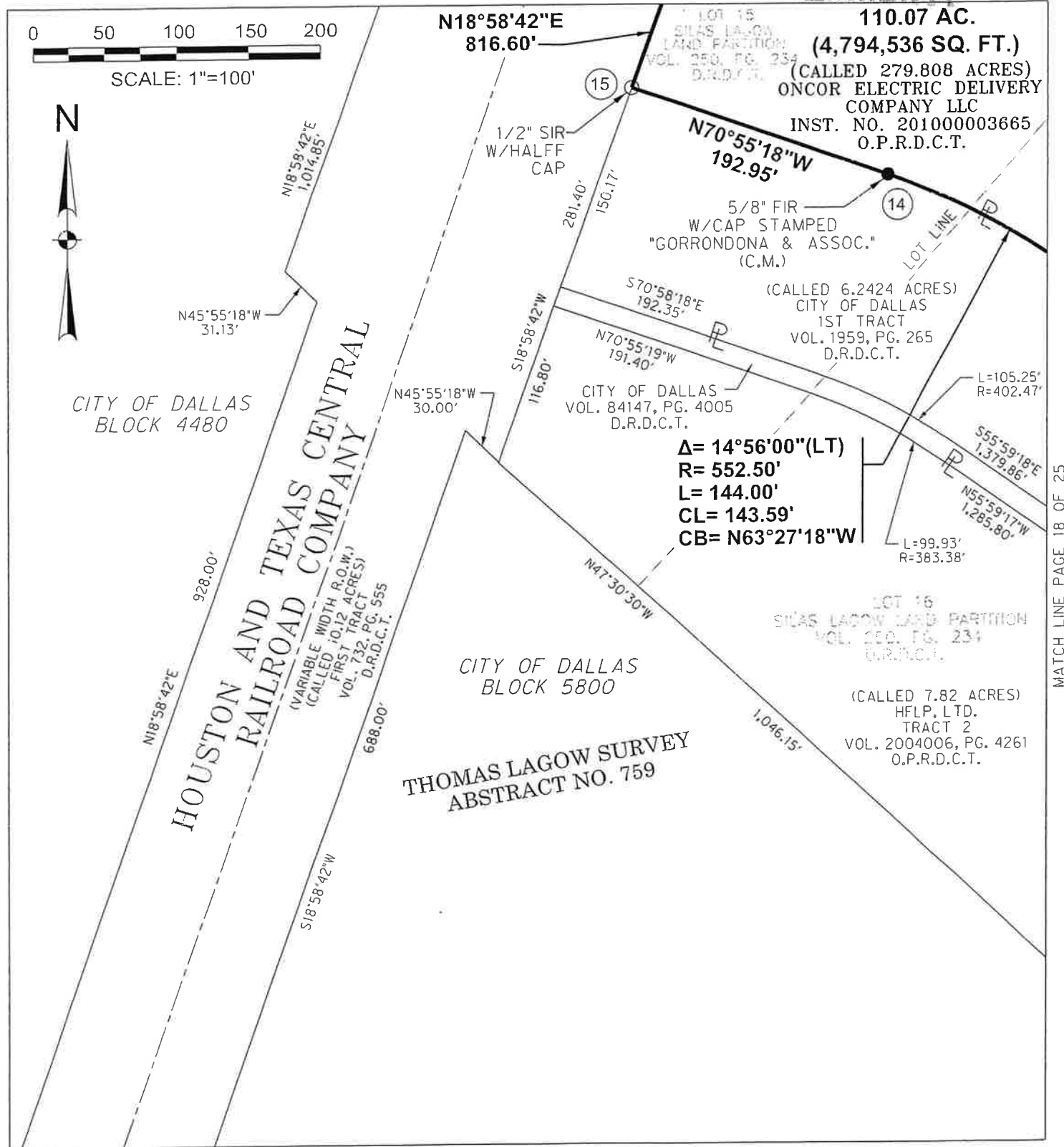
TBPELS FIRM NO.10029600
1201 N.BOWSER ROAD RICHARDSON, TEXAS 75081
TELE. (214)346-6200 FAX (214)739-0095

DATE: 3/15/2022

AVO.: 33378.001

MATCH LINE PAGE 20 OF 25

Exhibit A



LEGEND

○	NOT MONUMENTED (UNLESS OTHERWISE NOTED)
●	FOUND MONUMENT (AS NOTED)
FIR	FOUND IRON ROD (AS NOTED)
FIP	FOUND IRON PIPE (AS NOTED)
D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER
VOL.	VOLUME
PG.	PAGE
(C.M.)	CONTROLLING MONUMENT
P	PROPERTY LINE

Note:
See Sheet 17 for coordinates.

Field Notes Describing a 110.07 Acres(4,794,536 Square Foot)
Boundary Survey
To Be Acquired in City of Dallas Block Number 5800
From Oncor Electric Delivery Company LLC



HALFF

TBPELS FIRM NO.10029600
1201 N.BOWSER ROAD RICHARDSON, TEXAS 75081
TELE. (214)346-6200 FAX (214)739-0095

DATE: 3/15/2022

AVO.: 33378.001

PAGE 19 OF 25

MATCH LINE PAGE 18 OF 25

0 50 100 150 200

SCALE: 1"=100'

N

L=588.00'
R=2,785.00'

$\Delta = 12^\circ 00' 00''$ (LT)
 $R = 2,965.00'$
 $L = 620.99'$
 $CL = 619.85'$
 $CB = N12^\circ 58' 42'' E$

3/4" FIP BEARS
 $N89^\circ 32' 24'' W, 0.51'$

(16)

LOT 14
 SILAS LAGOW LAND PARTITION
 VOL. 250, PG. 234
 D.R.D.C.T.

LOT LINE

THOMAS LAGOW SURVEY
 ABSTRACT NO. 759

CITY OF DALLAS
 BLOCK 4480

HOUSTON AND TEXAS CENTRAL
 RAILROAD COMPANY
 (VARIABLE WIDTH R.O.W.)
 (CALLED 10.12 ACRES)
 VOL. 732, PG. 555
 D.R.D.C.T.

816.60'

CITY OF DALLAS
 BLOCK 5800

LOT 15
 SILAS LAGOW LAND PARTITION
 VOL. 250, PG. 234
 D.R.D.C.T.

110.07 AC.
 (4,794,536 SQ. FT.)

(CALLED 279.808 ACRES)
 ONCOR ELECTRIC DELIVERY
 COMPANY LLC
 INST. NO. 201000003665
 O.P.R.D.C.T.

MATCH LINE PAGE 19 OF 25

MATCH LINE PAGE 21 OF 25

LEGEND

○	NOT MONUMENTED (UNLESS OTHERWISE NOTED)
●	FOUND MONUMENT (AS NOTED)
FIR	FOUND IRON ROD (AS NOTED)
FIP	FOUND IRON PIPE (AS NOTED)
D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER
VOL.	VOLUME
PG.	PAGE
(C.M.)	CONTROLLING MONUMENT
ℙ	PROPERTY LINE

Note:
 See Sheet 17 for coordinates.

Field Notes Describing a 110.07 Acres(4,794,536 Square Foot)
 Boundary Survey
 To Be Acquired in City of Dallas Block Number 5800
 From Oncor Electric Delivery Company LLC



HALFF

TBPELS FIRM NO.10029600
 1201 N.BOWSER ROAD RICHARDSON, TEXAS 75081
 TELE. (214)346-6200 FAX (214)739-0095

DATE: 3/15/2022

AVO.: 33378.001

PAGE 20 OF 25

0 50 100 150 200

SCALE: 1"=100'

N

LOT LINE

LOT 14
 SILAS LAGOW LAND PARTITION
 VOL. 250, PG. 234
 D.R.D.C.T.

THOMAS LAGOW SURVEY
 ABSTRACT NO. 759

LOT 15
 SILAS LAGOW LAND PARTITION
 VOL. 250, PG. 234
 D.R.D.C.T.

CITY OF DALLAS
 BLOCK 5800

**110.07 AC.
 (4,794,536 SQ. FT.)**

(CALLED 279.808 ACRES)
 ONCOR ELECTRIC DELIVERY COMPANY LLC
 INST. NO. 201000003665
 O.P.R.D.C.T.

LOT LINE

LOT 16
 SILAS LAGOW LAND PARTITION
 VOL. 250, PG. 234
 D.R.D.C.T.

MATCH LINE PAGE 18 OF 25

LEGEND

○	NOT MONUMENTED (UNLESS OTHERWISE NOTED)
●	FOUND MONUMENT (AS NOTED)
FIR	FOUND IRON ROD (AS NOTED)
FIP	FOUND IRON PIPE (AS NOTED)
D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER
VOL.	VOLUME
PG.	PAGE
(C.M.)	CONTROLLING MONUMENT
ℙ	PROPERTY LINE

Field Notes Describing a 110.07 Acres(4,794,536 Square Foot)
 Boundary Survey
 To Be Acquired in City of Dallas Block Number 5800
 From Oncor Electric Delivery Company LLC



HALFF

TBPEL'S FIRM NO.10029600
 1201 N.BOWSER ROAD RICHARDSON, TEXAS 75081
 TELE. (214)346-6200 FAX (214)739-0095

DATE: 3/15/2022

AV0.: 33378.001

PAGE 21 OF 25

0 50 100 150 200

SCALE: 1"=100'



LOT 15
SILAS LAGOW LAND PARTITION
VOL. 250, PG. 234
O.P.R.D.C.T.

LOT 16
SILAS LAGOW LAND PARTITION
VOL. 250, PG. 234
O.P.R.D.C.T.

**110.07 AC.
(4,794,536 SQ. FT.)**

(CALLED 279.808 ACRES)
ONCOR ELECTRIC DELIVERY COMPANY LLC
INST. NO. 201000003665
O.P.R.D.C.T.

CITY OF DALLAS
BLOCK 5800

THOMAS LAGOW SURVEY
ABSTRACT NO. 759

LOT LINE

LOT 17
SILAS LAGOW LAND PARTITION
VOL. 250, PG. 234
O.P.R.D.C.T.

MATCH LINE PAGE 15 OF 25

LEGEND

○	NOT MONUMENTED (UNLESS OTHERWISE NOTED)
●	FOUND MONUMENT (AS NOTED)
FIR	FOUND IRON ROD (AS NOTED)
FIP	FOUND IRON PIPE (AS NOTED)
D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER
VOL.	VOLUME
PG.	PAGE
(C.M.)	CONTROLLING MONUMENT
ℙ	PROPERTY LINE

Field Notes Describing a 110.07 Acres(4,794,536 Square Foot)
Boundary Survey
To Be Acquired in City of Dallas Block Number 5800
From Oncor Electric Delivery Company LLC



HALFF

TBPELS FIRM NO.10029600
1201 N.BOWSER ROAD RICHARDSON, TEXAS 75081
TELE. (214)346-6200 FAX (214)739-0095

DATE: 3/15/2022

AVO.: 33378.001

PAGE 22 OF 25

0 50 100 150 200

SCALE: 1"=100'

LOT 14
SILAS LAGOW LAND PARTITION
VOL. 250, PG. 234
D.R.D.C.T.

THOMAS LAGOW SURVEY
ABSTRACT NO. 759

CITY OF DALLAS
BLOCK 5800

LOT 15
SILAS LAGOW LAND PARTITION
VOL. 250, PG. 234
D.R.D.C.T.

110.07 AC.
(4,794,536 SQ. FT.)

(CALLED 279.808 ACRES)
ONCOR ELECTRIC DELIVERY COMPANY LLC
INST. NO. 201000003665
O.P.R.D.C.T.

LOT 16
SILAS LAGOW LAND PARTITION
VOL. 250, PG. 234
D.R.D.C.T.

MATCH LINE PAGE 21 OF 25

MATCH LINE PAGE 22 OF 25

LEGEND

- NOT MONUMENTED (UNLESS OTHERWISE NOTED)
- FOUND MONUMENT (AS NOTED)
- FIR FOUND IRON ROD (AS NOTED)
- FIP FOUND IRON PIPE (AS NOTED)
- D.R.D.C.T. DEED RECORDS OF DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
- INST. NO. INSTRUMENT NUMBER
- VOL. VOLUME
- PG. PAGE
- (C.M.) CONTROLLING MONUMENT
- ℙ PROPERTY LINE

Field Notes Describing a 110.07 Acres(4,794,536 Square Foot)
Boundary Survey
To Be Acquired in City of Dallas Block Number 5800
From Oncor Electric Delivery Company LLC



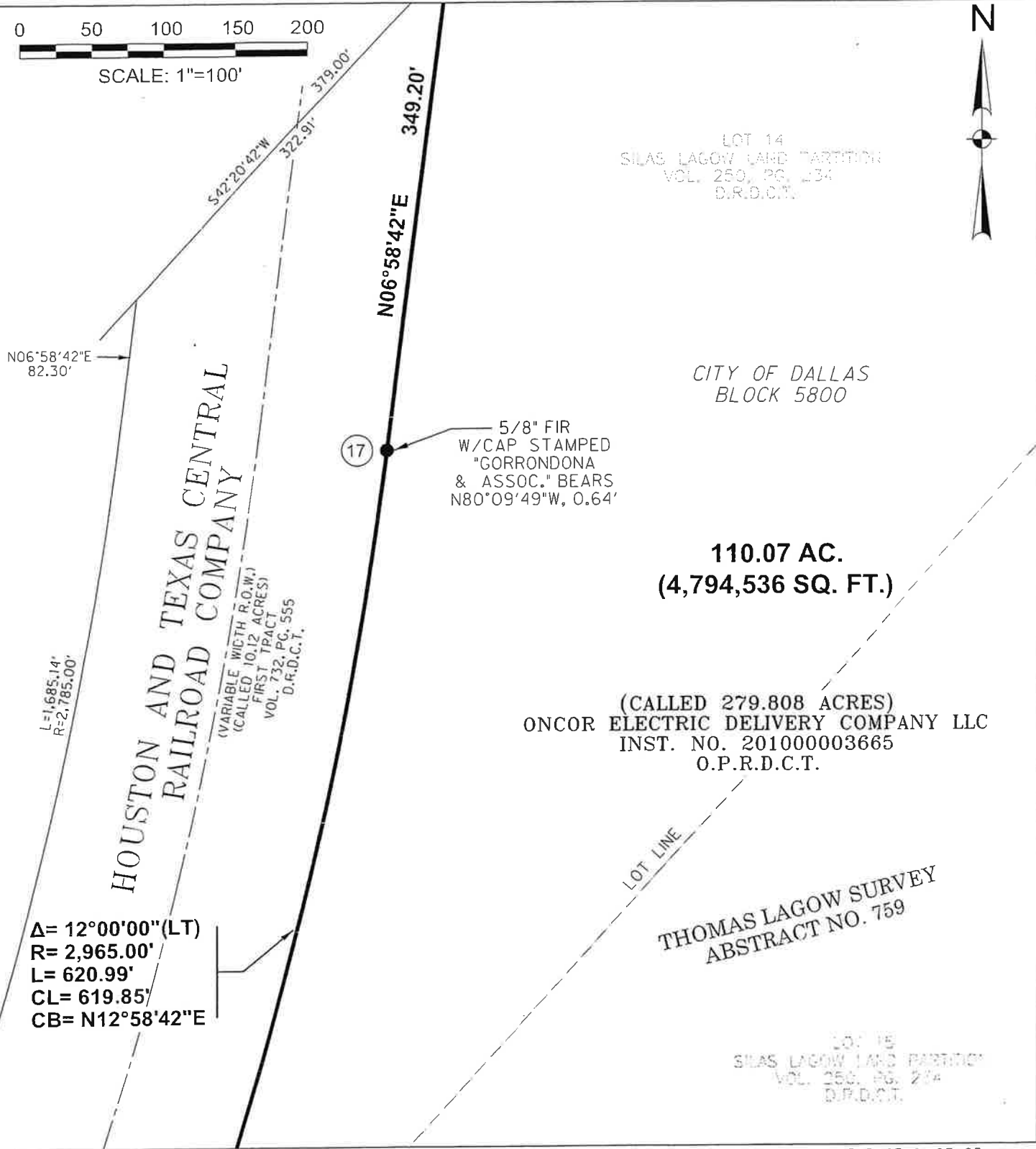
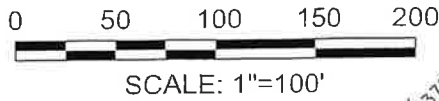
HALFF

TBPELS FIRM NO.10029600
1201 N.BOWSER ROAD RICHARDSON, TEXAS 75081
TELE. (214)346-6200 FAX (214)739-0095

DATE: 3/15/2022

AVO.: 33378.001

PAGE 23 OF 25



MATCH LINE PAGE 23 OF 25

MATCH LINE PAGE 20 OF 25

MATCH LINE PAGE 21 OF 25

LEGEND

○	NOT MONUMENTED (UNLESS OTHERWISE NOTED)
●	FOUND MONUMENT (AS NOTED)
FIR	FOUND IRON ROD (AS NOTED)
FIP	FOUND IRON PIPE (AS NOTED)
D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER
VOL.	VOLUME
PG.	PAGE
(C.M.)	CONTROLLING MONUMENT
ℙ	PROPERTY LINE

Note:
See Sheet 17 for coordinates.

Field Notes Describing a 110.07 Acres(4,794,536 Square Foot)
Boundary Survey
To Be Acquired in City of Dallas Block Number 5800
From Onco Electric Delivery Company LLC



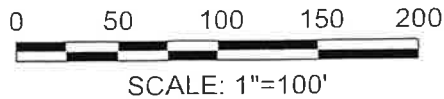
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TELE. (214)346-6200 FAX (214)739-0095

DATE: 3/15/2022

AVO.: 33378.001

PAGE 24 OF 25



HOUSTON AND TEXAS CENTRAL
RAILROAD COMPANY

(VARIABLE WIDTH R.O.W.)
(CALLED 4.9 ACRES)
FIRST TRACT
VOL. 748, PG. 642
D.R.D.C.T.

THOMAS LAGOW SURVEY
ABSTRACT NO. 759

LOT 13
SILAS LAGOW LAND PARTITION
VOL. 250, PG. 234
D.R.D.C.T.

TEXAS & NEW ORLEANS RAILROAD
VOL. 2170, PG. 215
D.R.D.C.T.

LOT 14
SILAS LAGOW LAND PARTITION
VOL. 250, PG. 234
D.R.D.C.T.

CITY OF DALLAS
BLOCK 5800

110.07 AC.
(4,794,536 SQ. FT.)

(CALLED 279.808 ACRES)
ONCOR ELECTRIC DELIVERY COMPANY LLC
INST. NO. 201000003665
O.P.R.D.C.T.

S42°20'42"W
322.91'
N06°58'42"E
349.20'

FENCE
CORNER
POST

(18)

N05°14'42"E
755.00'

1,274.30'
LOT LINE

N42°20'42"E

MATCH LINE PAGE 24 OF 25

MATCH LINE PAGE 23 OF 25

Note:
See Sheet 17 for coordinates.

Field Notes Describing a 110.07 Acres(4,794,536 Square Foot)
Boundary Survey
To Be Acquired in City of Dallas Block Number 5800
From Oncor Electric Delivery Company LLC



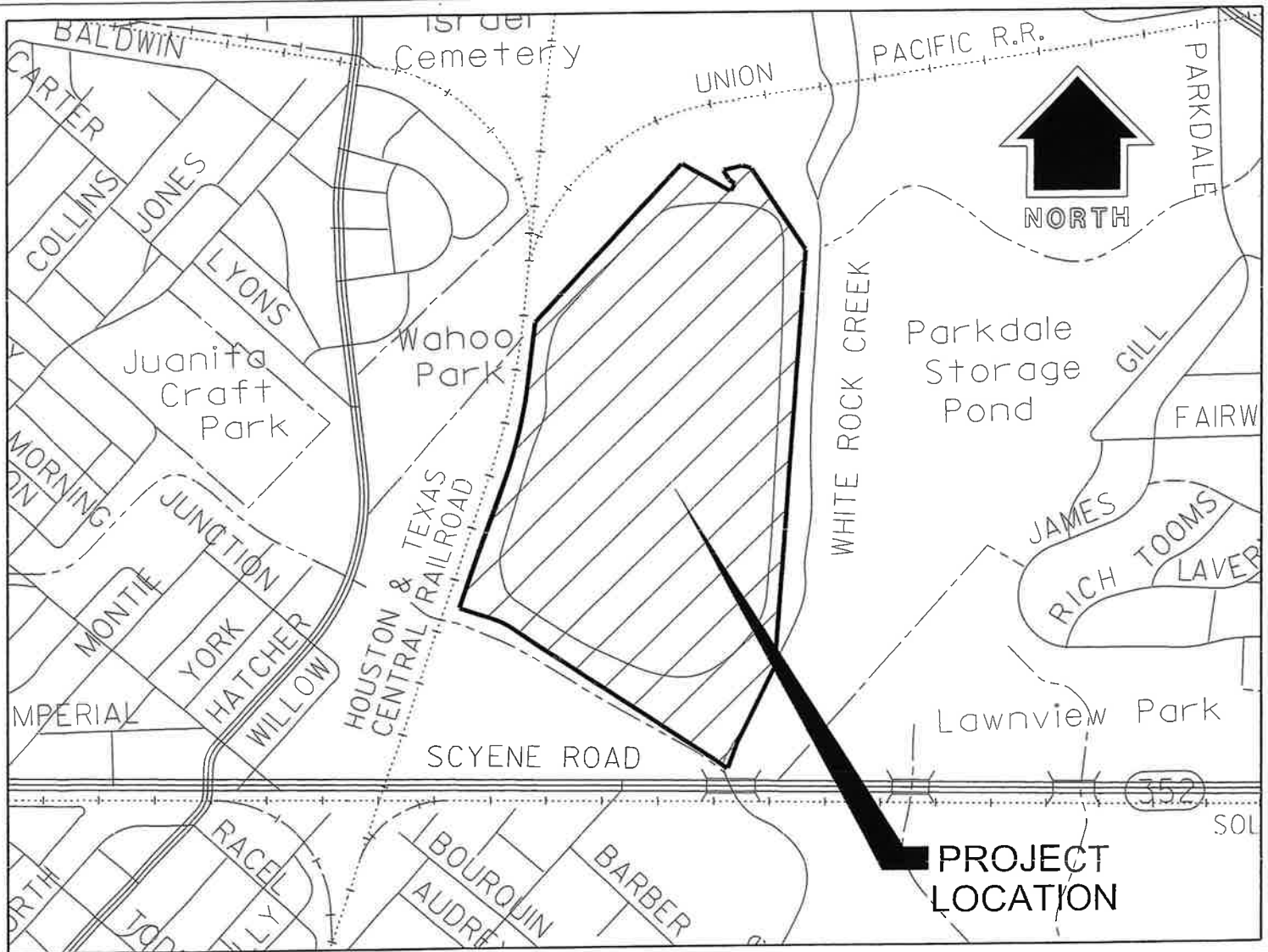
HALFF

TBPELS FIRM NO.10029600
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TELE. (214)346-6200 FAX (214)739-0095

DATE: 3/15/2022

AVO.: 33378.001

PAGE 25 OF 25



LOCATOR MAP NOT TO SCALE