

# Exhibit A

DART D2 SUBWAY BELO GARDENS PARK SUBSURFACE EASEMENT  
FIELD NOTES DESCRIBING A 21,705 SQUARE FOOT (0.498 ACRE)  
(PARCEL 024E-S)  
OFFICAL CITY OF DALLAS BLOCK A/62  
JOHN GRIGSBY SURVEY, ABST. NO. 495  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
TO BE RESERVED FOR SUB-SURFACE TUNNEL EASEMENT

BEING a 21,705 sq. foot (0.498 acres) tract of land situated in the John Grigsby Survey, Abstract Number 495, in the City of Dallas, Dallas County, Texas, being part of a tract of land described in Judgement to City of Dallas, recorded in Instrument No. 200900346493, Official Public Records, Dallas County, Texas, (O.P.R.D.C.T.), being part of Lot 1, Block A/62, Belo Gardens Park, an addition to the City of Dallas, Texas, according to the plat thereof recorded in Inst. No. 201200060215, O.P.R.D.C.T., and being more particularly described as follows:

NOTE: Corners are not monumented due to the depth and nature of the hereon described Sub-Surface Tunnel Easement.

BEGINNING at an "X" cut found (controlling monument) at the intersection of the southeast right-of-way line of Main Street (79.5' right-of-way) referenced in City of Dallas Ordinance Book 1-A, and the east line of North Griffin Street (100' right-of-way) dedicated by Vol. 5445, Pg. 125; Vol. 5491, Pg. 237; Vol. 5564, Pg. 29 Deed Records of Dallas County, Texas, (D.R.D.C.T.) and being the northwest corner of said Belo Gardens Park, having coordinates of N:6,971,798.89, E:2,490,436.20 (not monumented)

THENCE North 75 degrees 03 minutes 45 seconds East, with the southeast right-of-way line of Main Street, a distance of 42.36 feet to the beginning of a non-tangent curve to the left, having coordinates of N:6,971,809.81, E:2,490,477.12 (not monumented);

THENCE in a southeasterly direction, and with said non-tangent curve to the left, having a central angle of 45 degrees 13 minutes 36 seconds, a radius of 420.00 feet, and a chord which bears South 68 degrees 17 minutes 26 seconds East, a distance of 322.99 feet, an arc length of 331.53 feet to the end of said curve and being on the east line of said Belo Gardens Park and the west right-of-way line of Murphy Street (25' Right-of-way) dedicated by Vol. 143, Pg. 403, D.R.D.C.T., having coordinates of N:6,971,690.33, E:2,490,777.20 (not monumented);

THENCE South 14 degrees 55 minutes 23 seconds East, with the west right-of-way line of said Murphy Street, a distance of 7.21 feet to the intersection of the west right-of-way line of said Murphy Street and the north line of Commerce Street (78.7' right-of-way) referenced in City of Dallas Ordinance Book 1-A, having coordinates of N:6,971,683.36, E:2,490,779.06 (not monumented);

THENCE South 75 degrees 03 minutes 45 seconds West, with the north right-of-way line of said Commerce Street, a distance of 171.82 feet to the beginning of a non-tangent curve to the right, having coordinates of N:6,971,639.07, E:2,490,613.05 (not monumented);

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THENCE in a northwesterly direction, over and across said Belo Gardens Park and with said non-tangent curve to the right, having a central angle of 22 degrees 39 minutes 58 seconds, a radius of 500.00 feet, and a chord which bears North 60 degrees 25 minutes 32 seconds West, a distance of 196.51 feet, an arc length of 197.80 feet to the end of said curve, and being on the west line of said Belo Gardens Park and the east right-of-way line of said North Griffin Street, having coordinates of N:6,971,736.06, E:2,490,442.14 (not monumented);

THENCE North 05 degrees 24 minutes 13 seconds West, with the east right-of-way line of North Griffin Street, a distance of 63.11 feet to the POINT OF BEGINNING and containing 0.498 acres (or 21,705 square feet) of land, more or less.

I, John Melton, a Registered Professional Land Surveyor, do hereby certify that the legal description hereon and the accompanying plat represent an actual survey made on the ground under my personal supervision.

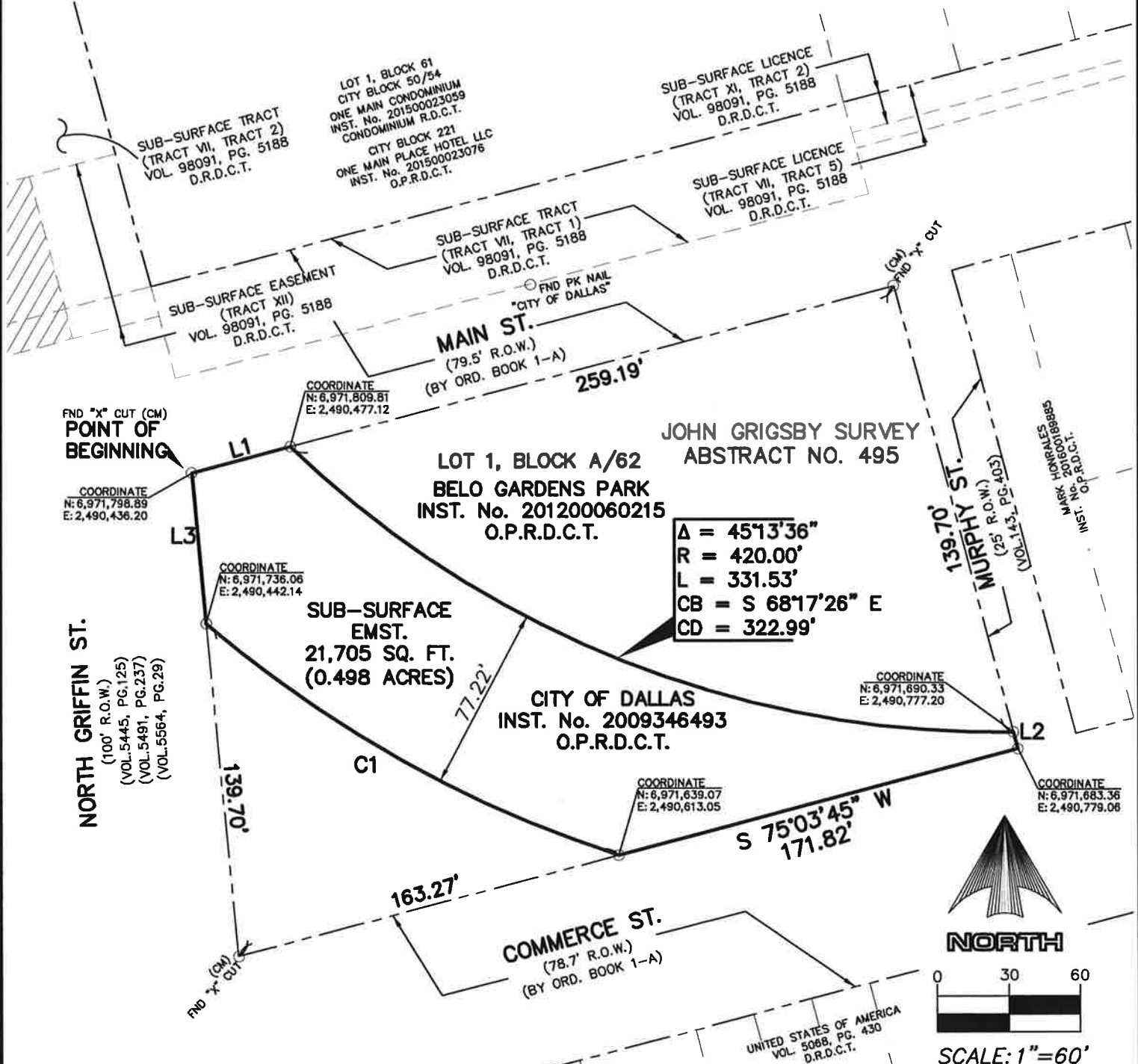


John Melton, Texas R.P.L.S. No. 4268  
Registered Professional Land Surveyor  
Nathan D. Maier Consulting Engineers, Inc.  
12377 Merit Drive, Suite 700  
Dallas, Texas 75251  
214-739-4741  
TBPE Firm Registration No.: F-356  
TBPLS Firm Registration No.: 100189-00



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**LEGEND**

CM = CONTROL MONUMENT  
1/2" IRF = 1/2" IRON ROD FOUND  
FND. "X" CUT = FOUND "X" CUT

BASIS OF BEARINGS ~ BASIS OF BEARINGS ~ Bearings for this survey are based on the Texas State Plane Coordinate System, NAD83, North Central Zone 4202, obtained with observations utilizing the TxDOT RTK network. Coordinates reflected hereon are surface values converted from grid values utilizing a scale factor of 1.000136506

**NATHAN D. MAIER CONSULTING ENGINEERS, INC.**

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PAGE-3-OF-4

08/25/20

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**LINE TABLE**

<b>LINE #</b>	<b>BEARING</b>	<b>DISTANCE</b>
<b>L1</b>	<b>N 75°03'45" E</b>	<b>42.36'</b>
<b>L2</b>	<b>S 14°55'23" E</b>	<b>7.21'</b>
<b>L3</b>	<b>N 05°24'13" W</b>	<b>63.11'</b>

**CURVE TABLE**

<b>NO.</b>	<b>DELTA</b>	<b>RADIUS</b>	<b>TANGENT</b>	<b>LENGTH</b>	<b>CHORD BEARING</b>	<b>CHORD LENGTH</b>
<b>C1</b>	<b>22°39'58"</b>	<b>500.00'</b>	<b>100.21'</b>	<b>197.80'</b>	<b>N 60°25'32" W</b>	<b>196.51'</b>



**NATHAN D. MAIER CONSULTING ENGINEERS, INC.**

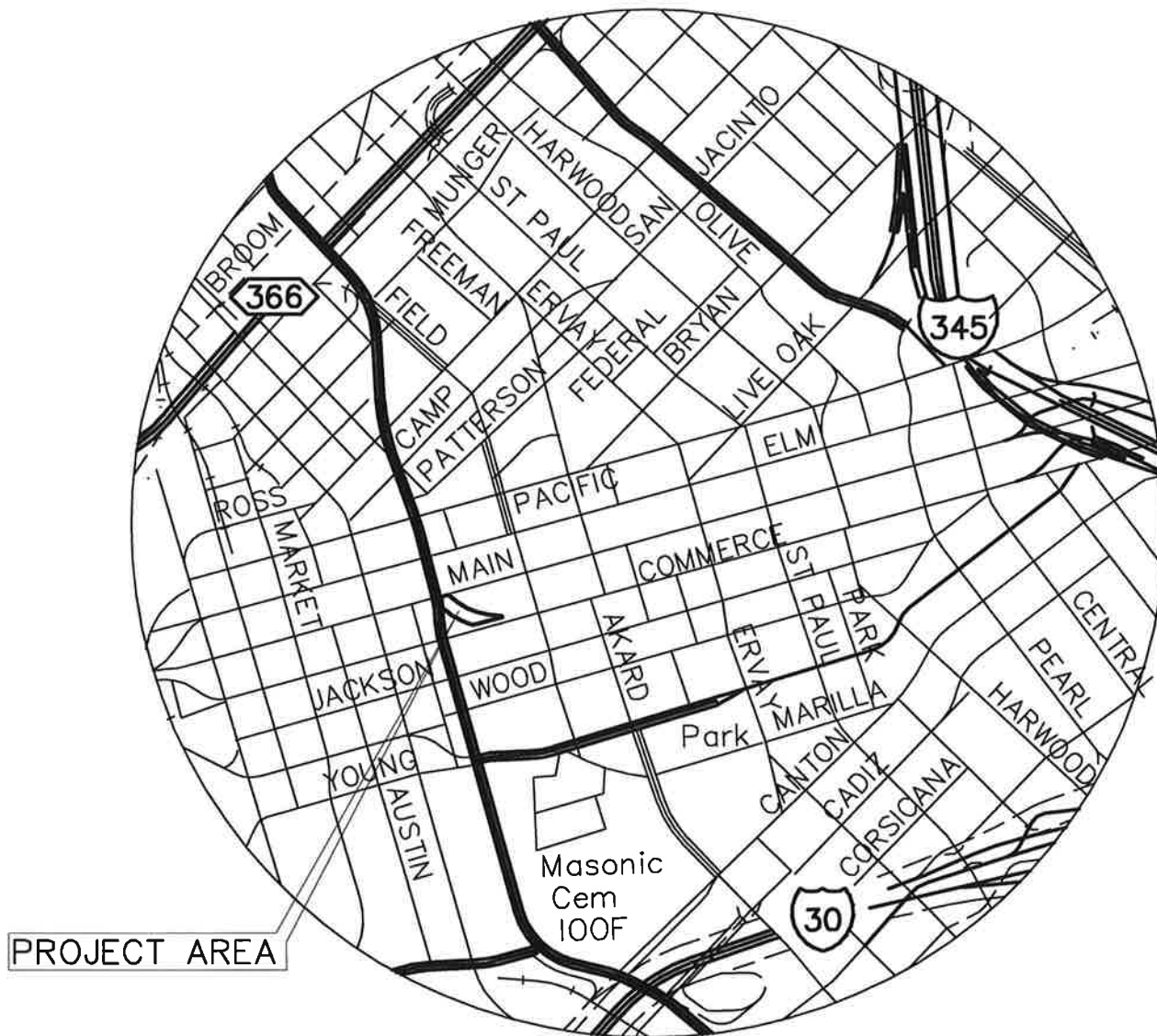
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PAGE-4-OF-4  
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VICINITY MAP  
NOT TO SCALE



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