

Exhibit A

3,131 Square Foot/0.072 Acre ONCOR ELECTRIC DELIVERY COMPANY, LLC EASEMENT TO BE CONVEYED

Part of a called 2.766 acre tract in Special Warrant Deed to the City of Dallas
Situating in City Block 7503

The Heirs of James M. Houx Survey, Abstract No. 579
City of Dallas, Dallas County, Texas

DESCRIPTION, of a 3,131 square foot (0.072 acre) tract of land situated in The Heirs of J. M. Houx Survey, Abstract No. 579, City of Dallas, Dallas County, Texas and in Block 7503, Official Block Numbers of the City of Dallas, Texas; said tract being part of a called 2.766 acre tract of land described in Special Warranty Deed to the City of Dallas recorded in Instrument No. 201100014998 of the Official Public Records of Dallas County, Texas; said 3,131 square foot (0.072 acre) tract being more particularly described as follows (Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (adjustment realization 2011), Texas North Central Zone 4202. Distances reported have been scaled by applying the TxDOT Dallas County surface adjustment factor of 1.000136506):

COMMENCING, at a 1/2-inch iron rod with "RPLS 4701" cap found in the northwest right-of-way line of Greenville Avenue (a variable width right-of-way, formerly U.S. Highway 75) and the southwest line of said City of Dallas tract; said point being the northeast corner of Lot 8, Block 7503, Vencor Hospital Addition, an addition to the City of Dallas, Texas according to the plat recorded in Volume 97203, Page 992 of the Deed Records of Dallas County, Texas, the southwest corner of a Street Easement to the City of Dallas recorded in Volume 71216, Page 2075 of said Deed Records, an angle point in the said northwest line of Greenville Avenue and North 16 degrees, 24 minutes, 33 seconds East, a distance of 459.30 feet from the north end of a right-of-way corner clip as dedicated by said plat of Vencor Hospital Addition located at the intersection of said northwest line of Greenville Avenue and the north right-of-way line of Stults Road (a 60-foot wide right-of-way);

THENCE, South 74 degrees, 10 minutes, 57 seconds East, along an offset in the said northwest line of Greenville Avenue and the said southwest line of the City of Dallas tract a distance of 15.00 feet to a point; said point being the southeast corner of said City of Dallas tract and an angle point in the said northwest line of Greenville Avenue;

THENCE, North 16 degrees, 24 minutes, 33 seconds East, along the said northwest line of Greenville Avenue and the southeast line of the said City of Dallas tract, a distance of 263.79 feet to a 5/8-inch iron rod with blue "PACHECO KOCH EASEMENT" cap set for corner at the **POINT OF BEGINNING**;

THENCE, departing the said northwest line of Greenville Avenue and the said northeast line of the City of Dallas tract and into, over and across said City of Dallas tract, the following seven (7) calls:

North 68 degrees, 11 minutes, 01 seconds West, a distance of 63.15 feet to a 5/8-inch iron rod with blue "PACHECO KOCH EASEMENT" cap set for corner;

North 81 degrees, 16 minutes, 36 seconds West, a distance of 228.86 feet to a 5/8-inch iron rod with blue "PACHECO KOCH EASEMENT" cap set for corner;

South 47 degrees, 33 minutes, 39 seconds West, a distance of 15.34 feet to a 5/8-inch iron rod with blue "PACHECO KOCH EASEMENT" cap set for corner;

Deed Hall
FIELD NOTES APPROVED:
4/17/2001



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COMPANY, LLC EASEMENT
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Situated in City Block 7503

The Heirs of James M. Houx Survey, Abstract No. 579

City of Dallas, Dallas County, Texas

North 42 degrees, 26 minutes, 21 seconds West, a distance of 10.00 feet to a 5/8-inch iron rod with blue "PACHECO KOCH EASEMENT" cap set for corner;

North 47 degrees, 33 minutes, 39 seconds East, a distance of 20.12 feet to a 5/8-inch iron rod with blue "PACHECO KOCH EASEMENT" cap set for corner;

South 81 degrees, 16 minutes, 59 seconds East, a distance of 234.69 feet to a 5/8-inch iron rod with blue "PACHECO KOCH EASEMENT" cap set for corner;

South 68 degrees, 11 minutes, 01 seconds East, a distance of 63.46 feet to a 5/8-inch iron rod with blue "PACHECO KOCH EASEMENT" cap set for corner in the said northwest line of Greenville Avenue and the said northeast line of the City of Dallas tract;

THENCE, South 16 degrees, 24 minutes, 33 seconds West, along the said northwest line of Greenville Avenue and the said northeast line of the City of Dallas tract, a distance of 10.04 feet to the **POINT OF BEGINNING**;

CONTAINING, 3,131 square feet or 0.072 acres of land, more or less.

2021-03-31

Revised Date

Michael C Clover

Registered Professional Land Surveyor No. 5225

Pacheco Koch Consulting Engineers, Inc.

7557 Rambler Rd, #1400, Dallas TX 75231

(972) 235-3031

TX Reg. Surveying Firm LS-10008000

1869-18.402_EX1(rev1).doc

1869-18.402_Oncor Easement Exhibit.dwg JM



03/31/2021



1. A metes and bounds description of even survey date herewith accompanies this plat of survey.
2. Bearing system for this survey is based on the State Plane Coordinate System, North American Central Datum of 1983 (adjustment realization 2011), Texas North Central Zone 4202. Distances reported have been scaled by applying the TxDOT Dallas County surface adjustment factor of 1.000136506.

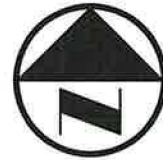
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
JM	MCC	1"=50'	MARCH 2021	1869-18.402

PART OF A 2.766 ACRE TRACT IN SPECIAL
WARRANTY DEED TO THE CITY OF DALLAS
AND SITUATED IN CITY BLOCK 7503,
THE HEIRS OF JAMES M. HOUX SURVEY,
ABSTRACT NO. 579
CITY OF DALLAS, DALLAS COUNTY, TEXAS
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VICINITY MAP no scale



ONCOR ELECTRIC
DELIVERY COMPANY,
LLC EASEMENT TO
BE CONVEYED

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DELIVERY COMPANY,
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