

# EXHIBIT A

FIELD NOTES DESCRIBING A 750 SQUARE FOOT (0.017 ACRE TRACT)  
STREET EASEMENT TO BE ACQUIRED  
FOR EDD ROAD IN CITY BLOCK 8822  
ROBERT KLEBERG SURVEY, ABSTRACT NUMBER 716  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
FROM W.C. GOODSON AND JUDITH ANN GOODSON

**BEING** a 750 square foot (0.017 acre) tract of land situated in City Block 8822 and the Robert Kleberg Survey, Abstract Number 716, City of Dallas, Dallas County, Texas; said tract being part of that certain 75 by 200 feet tract of land conveyed to W.C. Goodson Jr. and wife, Judith Ann Goodson by Warranty Deed as recorded in Volume 4919, Page 272 of the Deed Records of Dallas County, Texas (D.R.D.C.T.), said 750 square foot tract being more particularly described as follows:

**COMMENCING** at a 2" iron pipe found (controlling monument) for the north corner of that certain tract of land conveyed to Pedro Villegas as recorded in Instrument Number 20080075598 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.) and the west corner of that certain called 24.0383-acre tract of land described as "Tract 2" conveyed to NAN Investments LLC as recorded in Instrument Number 201700194443 of said Official Public Records, being in the existing southeasterly right of way line of Edd Road (variable width right of way), from which a 1" iron pipe found (controlling monument) bears South 44 degrees 51 minutes 40 seconds West, a distance of 60.00 feet for the west corner of said Villegas tract and the north corner of that certain called 22.9285-acre tract of land described as "Tract 1" conveyed to NAN Investments LLC as recorded in Instrument Number 201700194443 of said Official Public Records;

**THENCE** North 44 degrees 51 minutes 40 seconds East, along the existing southeasterly right of way line of Edd Road and the northwesterly line of said "Tract 2", a distance of 660.25 feet to the north corner of that certain tract of land conveyed to Elmer A. Benitez and Martha Beltran Perdomo as recorded in Instrument Number 201200246283 of said Official Public Records, being in the southwesterly line of that certain tract of land conveyed to Gene Lemons and wife, Donna Lemons as recorded in Volume 75245, Page 1663 of said deed records, from which a  $\frac{3}{8}$  inch iron rod found bears North 29 degrees 59 minutes 05 seconds West a distance of 1.07 feet;

**THENCE** North 45 degrees 16 minutes 09 seconds West, along the existing southeasterly right of way line of said Edd Road and the southwesterly line of said Lemons tract, a distance of 20.00 feet to the west corner of said Lemons tract;

**THENCE** North 44 degrees 51 minutes 40 seconds East, along the existing southeasterly right of way line of said Edd Road and the northwesterly line of said Lemons tract, a distance of 374.13 feet to a  $\frac{5}{8}$  inch iron rod set with a yellow cap stamped "AZ&B" for the north corner of that certain tract of land conveyed to Jorge Carreno and Vindiana Carreno as recorded in Instrument Number 200600313366 of said Official Public Records and the west corner of said Goodson tract, being the **POINT OF BEGINNING**;

*Deborah*  
FIELD NOTES APPROVED:  
7/27/22  


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**THENCE** North 44 degrees 51 minutes 40 seconds East, along the existing southeasterly right of way line of said Edd Road and the northwesterly line of said Goodson tract, a distance of 75.00 feet to a  $\frac{5}{8}$  inch iron rod set with a yellow cap stamped "AZ&B" for the north corner of said Goodson tract and the west corner of the residue of that certain called 6-acre tract of land conveyed to Jorge O. Carreno-Lara as recorded in Instrument Number 201700340099 of said Official Public Records;

**THENCE** South 45 degrees 16 minutes 09 seconds East, departing the existing southeasterly right of way line of said Edd Road, along the northeasterly line of said Goodson tract and the southwesterly line of said Carreno-Lara tract, a distance of 10.00 feet to a  $\frac{5}{8}$  inch iron rod set with a yellow cap stamped "AZ&B";

**THENCE** South 44 degrees 51 minutes 40 seconds West, over and across said Carreno tract, a distance of 75.00 feet to a  $\frac{5}{8}$  inch iron rod set with a yellow cap stamped "AZ&B" in the southwesterly line of said Goodson tract and the northeasterly line of said Carreno tract;

**THENCE** North 45 degrees 16 minutes 09 seconds West, along the southwesterly line of said Goodson tract and the northeasterly line of said Carreno tract, a distance of 10.00 feet to the **POINT OF BEGINNING** and containing 750 square feet [0.017 Acres of land, more or less].

Basis of bearings is the Texas Coordinate System of 1983, North American Datum of 1983 (NAD83), North Central Zone No. 4202, as determined by GPS observations using the ALLTERRA CENTRAL VRS Network. Distances shown have been adjusted to surface by applying the Dallas County TxDOT combination factor of 1.000136506.

  
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Heath W. Brown  
Registered Professional Land Surveyor  
No. 6189

6-10-2022  
Date



# EXHIBIT A



PEGGY ANN DIGGS  
PROB PR-11-3935-1  
VOL. 80178, PG. 1287  
D.R.D.C.T.  
(CALLED 1.0 AC.)

PEGGY ANN DIGGS  
PROB PR-11-3935-1  
VOL. 82208, PG. 1139  
D.R.D.C.T.  
(CALLED 2.0 AC.)

PEGGY ANN DIGGS  
PROB PR-11-3935-1  
VOL. 79131, PG. 2285  
D.R.D.C.T.

PEGGY ANN DIGGS  
PROB PR-11-3935-1  
VOL. 85147, PG. 4683  
D.R.D.C.T.

KEVIN WAYNE GILES &  
ROSE ANN GILES  
VOL. 98163, PG. 1283  
D.R.D.C.T.

BLOCK 8825

EDD RD  
(VARIABLE WIDTH RIGHT OF WAY)

MATCHLINE (SEE SHEET A OF A)

3/8" I.R.F.  
BEARS N64°37'11"W  
0.82'

1/2" I.R.F.  
BEARS N83°29'11"W  
0.70'

3/8" I.R.F.  
BEARS N77°12'03"W  
0.57'

3/8" I.R.F.  
BEARS N63°36'41"W  
0.64'

1/2" I.R.F.  
BEARS N60°26'40"W  
0.34'

JAMIE R GUTIERREZ &  
MARY A GUTIERREZ  
INST. NO. 201200041452  
D.P.R.D.C.T.  
(CALLED 1.0 AC.)

JAMIE R GUTIERREZ &  
MARY A GUTIERREZ  
INST. NO. 201500023677  
D.P.R.D.C.T.  
(CALLED 1.0 AC.)

SHERRY L. BOSWORTH  
VOL. 78122, PG. 2782  
D.R.D.C.T.

BLOCK 8822

ROBERT KLEBERG SURVEY  
ABSTRACT NO. 716

P.O.C.  
2" IRON PIPE  
(CM)

S44°51'40"W  
60.00'

1" IRON PIPE  
(CM)

80.00'

EXISTING  
RIGHT OF WAY LINE

INST. NAN INVESTMENTS LLC  
D.P.R.D.C.T.  
(CALLED 24.0383 AC.)

INST. PEDRO VILLEGAS  
D.P.R.D.C.T.  
(CALLED 22.9285 AC.)

ESTELLA R. SANCHEZ &  
EULEAZAR MACIAS JR.  
INST. NO. 202000366408  
D.P.R.D.C.T.  
(CALLED 1 AC.)

INST. NAN INVESTMENTS LLC  
D.P.R.D.C.T.  
(CALLED 24.0383 AC.)

NOTES:

A PROPERTY DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.

BASIS OF BEARINGS IS THE TEXAS COORDINATE SYSTEM OF 1983, NORTH AMERICAN DATUM OF 1983 (NAD83), NORTH CENTRAL ZONE NO. 4202, AS DETERMINED BY GPS OBSERVATIONS USING THE ALLTERRA CENTRAL NETWORK. DISTANCES SHOWN HAVE BEEN ADJUSTED TO SURFACE BY APPLYING THE DALLAS COUNTY TxDOT COMBINATION FACTOR OF 1.000136506.

LEGEND

- (CM) CONTROLLING MONUMENT
- I.R.F. IRON ROD FOUND
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- MONUMENT FOUND (SIZE/TYPE AS NOTED)
- ⊗ W/ YELLOW PLASTIC CAP MARKED "AZ&B"
- LIMITS OF PROPERTY TO BE ACQUIRED



## STREET EASEMENT

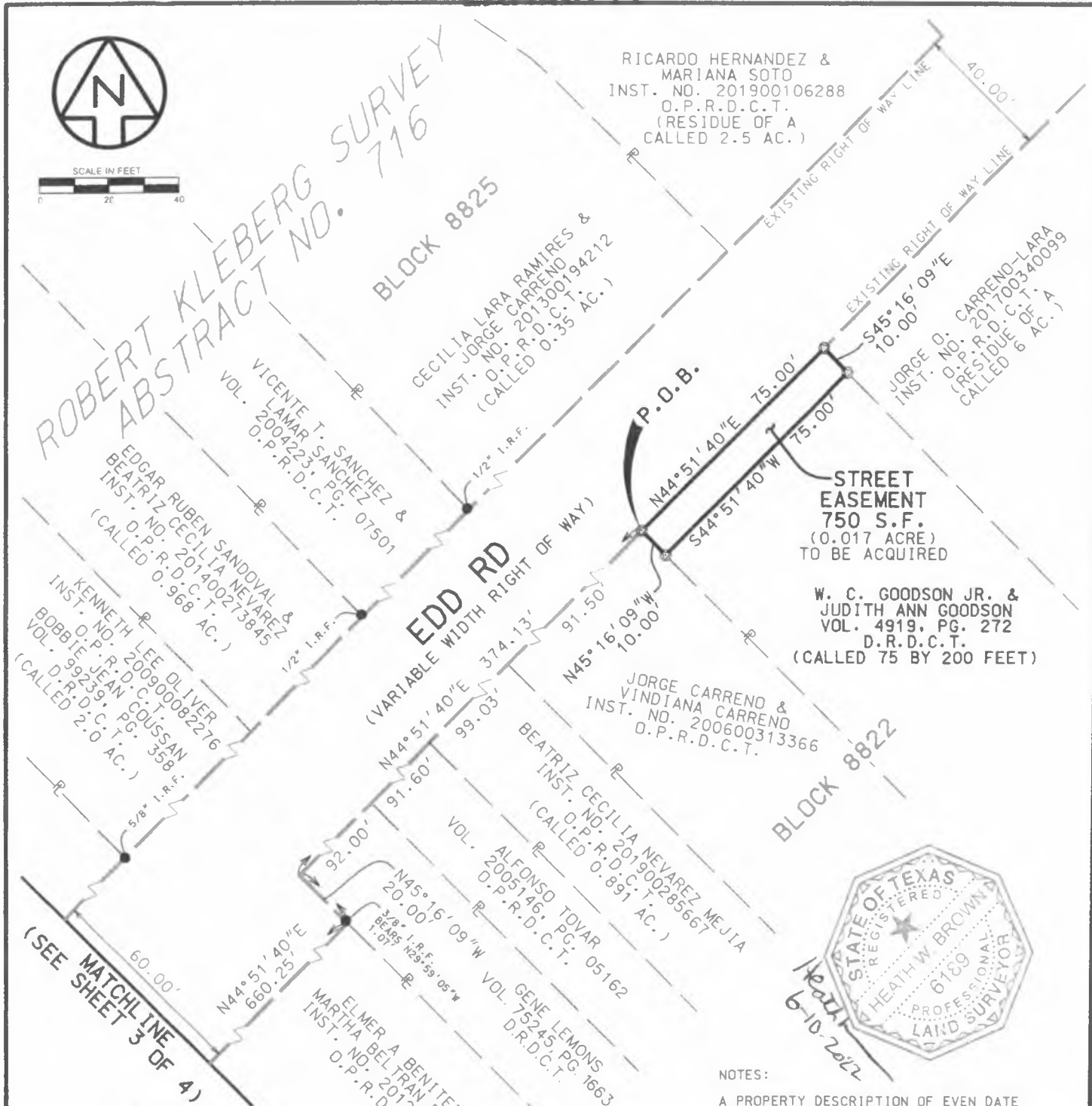
TO BE ACQUIRED FOR EDD ROAD  
IN CITY BLOCK 8822  
ROBERT KLEBERG SURVEY, ABSTRACT NO. 716,  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
FROM W. C. GOODSON AND JUDITH ANN GOODSON

COMPUTED	JSB	CKD	HWB
DRAWN	CEC	CKD	HWB
SUPERVISOR	H. BROWN		
DATE	06-26-20		
SCALE	1" = 40'		

REVISION	
DATE	DESCRIPTION
12-15-20	GENERAL REVISIONS
05-20-22	GENERAL REVISIONS
06-10-22	GENERAL REVISIONS

**AZ&B**  
ARREDOONDO, ZEPEDA & BRUNZ, INC.  
11385 MCCREE ROAD  
DALLAS TX 75230  
PH: 214-341-9900  
FAX: 214-341-8825  
email: office@azb-engr.com

# EXHIBIT A



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 IN CITY BLOCK 8822  
 ROBERT KLEBERG SURVEY, ABSTRACT NO. 716,  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS  
 FROM W.C. GOODSON AND JUDITH ANN GOODSON

**LEGEND**

(CM)	CONTROLLING MONUMENT
I.R.F.	IRON ROD FOUND
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
●	MONUMENT FOUND (SIZE/TYPE AS NOTED)
⊗	5/8" STEEL REBAR SET W/ YELLOW PLASTIC CAP MARKED "AZ&B"
□	LIMITS OF PROPERTY TO BE ACQUIRED

COMPUTED	JSB	CKD	HWB
DRAWN	CEC	CKD	HWB
SUPERVISOR	H. BROWN		
DATE	06-26-20		
SCALE	1" = 40'		

REVISION	
DATE	DESCRIPTION
12-15-20	GENERAL REVISIONS
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**AZ&B**  
 ARREDONDO ZEPEGA & BRUNZ, INC.  
 11355 MCCREE ROAD  
 DALLAS, TX 75238  
 PH: 214-341-8800  
 FAX: 214-341-8825  
 email: office@azb-engrs.com