

EXHIBIT A

**FIELD NOTES DESCRIBING A 4,154 SQ. FT. (0.0954 ACRE)
ACCESS EASEMENT
IN THE R. MEAD SURVEY, ABSTRACT NO. 325
KAUFMAN COUNTY, TEXAS**

BEING a 4,154 Sq. Ft. (0.0954 ACRE) tract of land situated in the **R. MEAD SURVEY, ABSTRACT NO. 325**, Kaufman County, Texas, and being part of a called 4.83 acres to City of Dallas recorded in Volume 430, Page 361 of the Deed Records of Kaufman County, Texas. Said 4,154 Sq. Ft. tract being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod (found) for the Southeast corner of the above referenced 4.83 acres;

THENCE: South 81 Deg. 34 Min. 10 Sec. West, along the South line of the 4.83 acres and the North line of a called 6.791 acres to Oncor Electric Delivery Company LLC recorded in Instrument No. 2011-0017512 of the Deed Records of Kaufman County, Texas, a distance of 447.59 feet to a 1/2 inch iron rod (set) for the **POINT OF BEGINNING** of this 4,154 Sq. Ft. tract of land;

THENCE: South 81 Deg. 34 Min. 10 Sec. West, along the South line of the 4.83 acres and the North line of the 6.791 acres, a distance of 31.41 feet to a 1/2 inch iron rod (set) for the Southwest corner of this 4,154 Sq. Ft. tract of land;

THENCE: North 25 Deg. 38 Min. 12 Sec. West, over and across the 4.83 acres, a distance of 54.92 feet to a 1/2 inch iron rod (set) for an angle break in the West line of this 4,154 Sq. Ft. tract of land;

THENCE: North 24 Deg. 40 Min. 40 Sec. West, over and across the 4.83 acres, a distance of 56.88 feet to a 1/2 inch iron rod (set) for an angle break in the West line of this 4,154 Sq. Ft. tract of land;

THENCE: North 16 Deg. 35 Min. 05 Sec. West, over and across the 4.83 acres, a distance of 25.03 feet to a 1/2 inch iron rod (set) for the Northwest corner of this 4,154 Sq. Ft. tract of land. Said corner also being on the North line of the 4.83 acres and being on the South line of a called 117.579 acres to Bonnet Family Partnership, L.P. recorded in Volume 1945, Page 267 of the Deed Records of Kaufman County, Texas;

Scott Holt
FIELD NOTES APPROVED:
10/17/2026

A circular seal with a stylized 'S' and 'H' inside, representing the Surveyor's Seal for Scott Holt.

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THENCE: North 75 Deg. 52 Min. 14 Sec. East, along the North line of the 4.83 acres and the South line of the 117.579 acres, a distance of 30.03 feet to a 1/2 inch iron rod (set) for the Northeast corner of this 4,154 Sq. Ft. tract of land. Said corner being South 75 Deg. 52 Min. 14 Sec. West, at a distance of 514.36 feet from a 1/2 inch iron rod (found) for the Northeast corner of the 4.83 acres;

THENCE: South 16 Deg. 35 Min. 05 Sec. East, over and across the 4.83 acres, a distance of 21.62 feet to a 1/2 inch iron rod (set) for an angle break in the East line of this 4,154 Sq. Ft. tract of land;

THENCE: South 24 Deg. 40 Min. 40 Sec. East, continuing over and across the 4.83 acres, a distance of 54.50 feet to a 1/2 inch iron rod (set) for an angle break in the East line of this 4,154 Sq. Ft. tract of land;

THENCE: South 25 Deg. 38 Min. 12 Sec. East, over and across the 4.83 acres, a distance of 63.96 feet back to the **POINT OF BEGINNING** and containing 4,154 Sq. Ft. (0.0954 ACRE).

Bearings are ground and based on the Texas State Plane Coordinate System, North Central Zone (NAD83, CORS96) referenced to the Smartnet RTK Network. Reference made to Plat of Survey prepared even date (C250050).

GIVEN UNDER MY HAND AND SEAL, this the 22ND day of April, 2026.

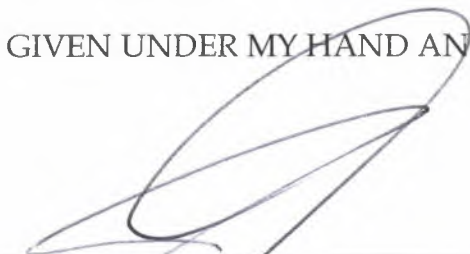

Jeff D. Douglas
Registered Professional
Land Surveyor No. 5757

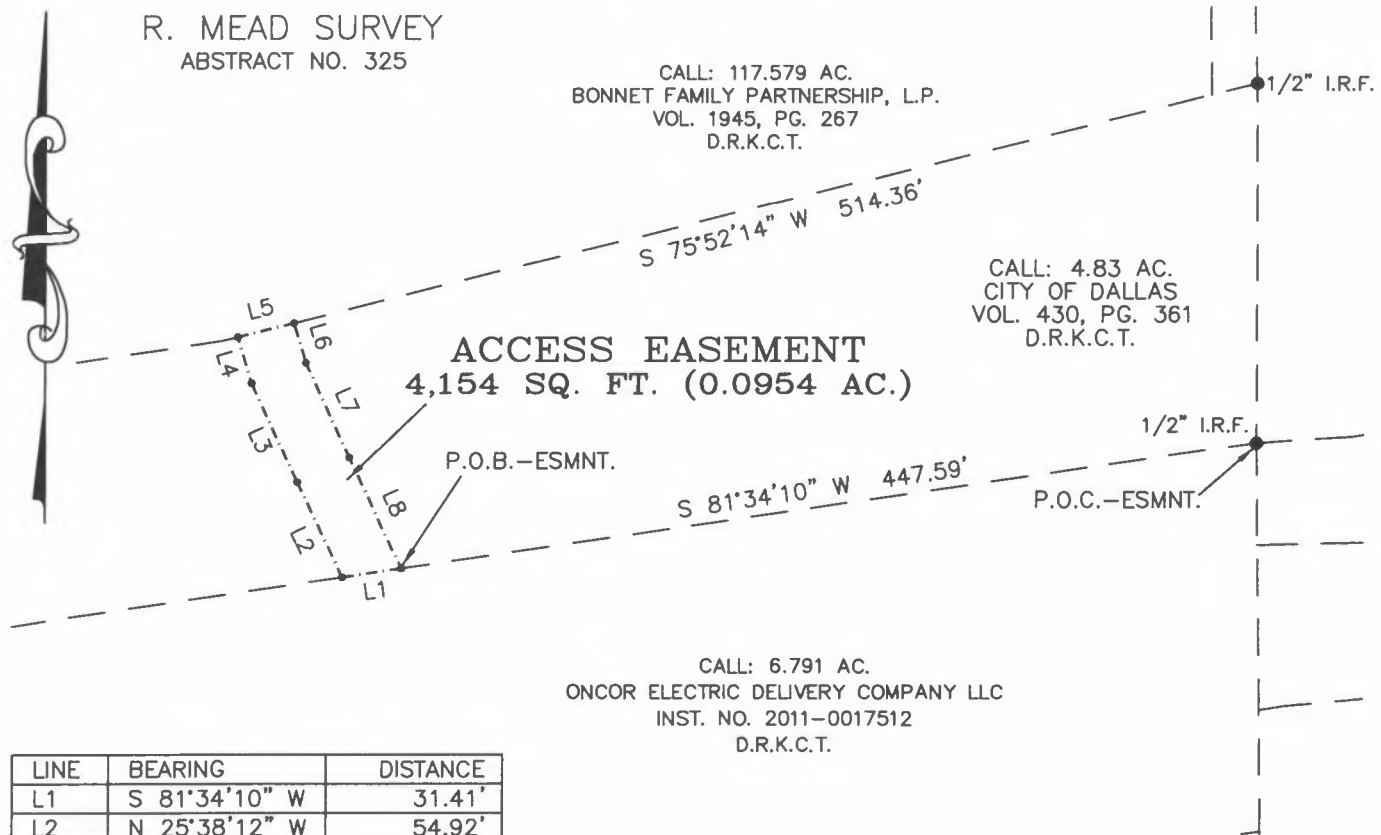


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R. MEAD SURVEY
ABSTRACT NO. 325

CALL: 117.579 AC.
BONNET FAMILY PARTNERSHIP, L.P.
VOL. 1945, PG. 267
D.R.K.C.T.

CALL: 4.83 AC.
CITY OF DALLAS
VOL. 430, PG. 361
D.R.K.C.T.



CALL: 6.791 AC.
ONCOR ELECTRIC DELIVERY COMPANY LLC
INST. NO. 2011-0017512
D.R.K.C.T.

LINE	BEARING	DISTANCE
L1	S 81°34'10" W	31.41'
L2	N 25°38'12" W	54.92'
L3	N 24°40'40" W	56.88'
L4	N 16°35'05" W	25.03'
L5	N 75°52'14" E	30.03'
L6	S 16°35'05" E	21.62'
L7	S 24°40'40" E	54.50'
L8	S 25°38'12" E	63.96'

LEGEND

P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCING
--- = PATENT SURVEY LINE (APPROXIMATE LOCATION)
I.R.F. = IRON ROD (FOUND)
• = IRON ROD (SET) W/CAP STAMPED "STANGER"
UNLESS OTHERWISE NOTED

FIELD NOTES DESCRIBING A 4,154 SQ. FT. (0.0954 ACRE) ACCESS EASEMENT IN THE R. MEAD SURVEY, ABSTRACT NO. 325 KAUFMAN COUNTY, TEXAS SCALE: 1" = 100'

BEARINGS AND DISTANCES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM,
NORTH CENTRAL ZONE
(NAD83, CORS98) REFERENCED TO THE SMARTNET RTK NETWORK.

I, JEFF D. DOUGLAS, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5757, DO HEREBY
CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED FROM AN ACTUAL SURVEY MADE
UNDER MY DIRECT SUPERVISION ON THE GROUND DURING THE MONTH OF MAY, 2025.

GIVEN UNDER BY HAND & SEAL, THIS THE 22ND DAY OF APRIL, 2026

BY: 
JEFF D. DOUGLAS
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 5757
TBPLS FIRM NO. 10025701

