

EXHIBIT A

Field Notes Describing a 6,521 Sq. Ft. (0.150 Ac.) Oncor Electric Delivery LLC Easement in Block 7212

Being a 6,521 Square Foot (0.150 Acre) tract of unplatted land lying in the John E. Helms Survey, Abstract No. 605, City of Dallas, Dallas County, Texas, in Block 7212 and being in that tract of land conveyed to the City of Dallas by deed recorded in Instrument Number 201100253346 of the Official Public Records of Dallas County, Texas and being more particularly described as follows:

All Coordinates shown are State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Adjustment Realization of 2011, No Scale, No Projection.

COMMENCING at a ½-inch diameter iron rod (Controlling Monument) found at the Northerly end of a cul-de-sac curve on Stone Mesa Drive, a public Right-of-Way dedicated by the Stone Mesa Drive Right-of-Way addition, an addition to the City of Dallas recorded in Volume 2001018, Page 708 of the Deed Records of Dallas County, Texas (N=6962258.29; E=2465068.91):

THENCE South-Southeasterly with the said East Right-of-Way line of Stone Mesa Drive and along said Curve to the Right, having a Radius of 60.00 feet, a Central Angle of 53°10'18", an Arc Length of 55.68 feet and a Chord which bears South 37°57'35" East a distance of 53.71 feet to the intersection with the South line of an easement to the Dallas Power and Light Company (DP&L), predecessor to the Oncor Electric Transmission Company, conveyed by deed recorded ins Volume 67226, Page 7 of the Deed Records of Dallas County, Texas:

THENCE North 85°37'19" East, departing the last said East line of Stone Mesa Drive and with the South line of said Oncor easement a distance of 278.94 feet to a 5/8-inch diameter iron rod with cap marked "CITY OF DALLAS" (hereinafter referred to as "5/8" I.R. w/COD Cap) set at the Northwest corner and **POINT OF BEGINNING** of the herein described tract of land:

THENCE North 85°37'19" East continuing with the South line of said Oncor easement a distance of 2.96 feet to an inside corner of the herein described tract of land (not monumented):

THENCE North 81°17'23" East continuing with the South line of said Oncor easement a distance of 12.07 feet to a 5/8" I.R. w/COD Cap set at the Northeast corner of the herein described tract of land:

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THENCE Southerly, over and across a portion of said City of Dallas property the following courses and distances:

South 04°42'50" East, departing the South line of said Oncor easement, a distance of 40.40 feet to a 5/8" I.R. w/COD Cap set at an inside corner of the herein described tract of land:

South 15°53'45" East a distance of 353.80 feet to a 5/8" I.R. w/COD Cap set at an inside corner of the herein described tract of land:

North 74°06'16" East a distance of 2.42 feet to a 5/8" I.R. w/COD Cap set at an outside corner of the herein described tract of land:

South 15°53'45" East a distance of 20.00 feet to a 5/8" I.R. w/COD Cap set at an outside corner of the herein described tract of land:

South 74°06'16" West a distance of 20.00 feet to a 5/8" I.R. w/COD Cap set at an outside corner of the herein described tract of land:

North 15°53'45" West a distance of 20.00 feet to a 5/8" I.R. w/COD Cap set at an outside corner of the herein described tract of land:

North 74°06'16" East a distance of 2.58 feet to a 5/8" I.R. w/COD Cap set at an inside corner of the herein described tract of land:

North 15°53'45" West a distance of 310.15 feet to a 5/8" I.R. w/COD Cap set at an outside corner of the herein described tract of land:

South 85°17'10" West a distance of 8.75 feet to a 5/8" I.R. w/COD Cap set at an outside corner of the herein described tract of land:

THENCE North 04°42'50" West, continuing over and across a portion of said City of Dallas property a distance of 85.31 feet to the **POINT OF BEGINNING**, containing 6,521 Square Feet, or 0.150 Acres of land:

BASIS OF BEARINGS: Bearings are based on the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Adjustment Realization of 2011.

Scott Holt
5/1/2026



EXHIBIT A

1/2" I.R. Fnd.
w/Yellow Cap
N=6962258.29
E=2465068.91
**RECORD MONUMENT &
POINT OF COMMENCING**

Pinnacle Park No. 2 Addition
Vol. 2001104, Pg. 1
374 PINNACLE OWNER LP
Inst. No. 201800220025

**LOT 1
BLOCK
D/7212**

**R= 60.00'
Δ = 53°10'18"
L= 55.68'
Ch. Brs: 53.71'
S 37°57'35" E**

DP&L (Oncor) Easement
Volume 67226, Page 7

278.94', N 85°37'19" E

85.31'
N 04°42'50" W

40.40'
S 04°42'50" E

**JOHN E. HELMS SURVEY
ABSTRACT NO. 605**

8.75'
S 85°17'10" W

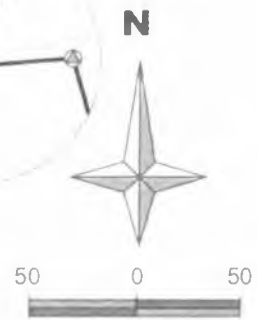
Not
Monumented

2.96'
N 85°37'19" E

12.07'
N 81°17'23" E

**POINT OF
BEGINNING**

310.15', N 15°53'45" W
353.80', S 15°53'45" E



6,521 Sq. Ft.
(0.150 Acre)
Easement to be
Conveyed

CITY OF DALLAS
Int. #201100253346

2.58'
N 74°06'16" E

2.42'
N 74°06'16" E

20.00'
N 15°53'45" W

20.00'
S 15°53'45" E

20.00'
S 74°06'16" W

**BLOCK
7212
UNPLATTED**

Stone Mesa Drive
(64-Foot Wide Right-of-Way)

**BLOCK
7212
UNPLATTED**

CITY OF DALLAS
Inst. #20070127330

⊗ Indicates a 5/8" I.R. w/COD Cap

BASIS OF BEARINGS: Bearings are based on the State Plane Coordinate System Texas North Central Zone 4202, North American Datum of 1983, Adjustment Realization of 2011.

All Coordinates are State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Adjustment Realization of 2011: NO SCALE, NO PROJECTION.

		Oncor Electric Delivery Company LLC Easement	
DEPARTMENT OF PUBLIC WORKS			
SURVEY DIVISION CITY OF DALLAS, TEXAS			
OPER NAME	DESIGN FILE NAME	SCALE	DATE
Holt	N:\ENR\SURVEY\40_TUon\GregoriusJoe - Gregorius Plan.dwg	As Noted	4-22-26
PARTY CHIEF	CALCULATIONS	FOLDER	FILE NO.
Prunty	Holt	Block 7212	