

EXHIBIT A

FIELD NOTES DESCRIBING AN 18,444 SQUARE FOOT (0.423 ACRE)
STREET EASEMENT
CITY OF DALLAS ETJ, KAUFMAN COUNTY, TEXAS

BEING an 18,444 square foot (0.423 acre) tract of land situated in the JUAN LOPEZ SURVEY, ABSTRACT NO. 286, City of Dallas ETJ, Kaufman County, Texas and being part of those tracts of land described in Deed to City of Dallas, as recorded in Volume 442, Page 193, Deed Records, Kaufman County, Texas and Volume 5814, Page 305, Official Public Records, Kaufman County, Texas and being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found (Controlling Monument (C.M.)) in the south line of said City of Dallas tract recorded in Volume 5814, Page 305 for a common exterior ell corner of Lot 25, Block 1 of DEVONSHIRE VILLAGE 20, an Addition to Kaufman County, Texas according to the Plat thereof recorded in Document No. 2023-0009376 (Cabinet 4, Sleeve 200), Map Records, Kaufman County, Texas and the northeast corner of that tract of land described in Deed to JBZ SLM Devonshire Land, LLC, as recorded in Document No. 2025-0013635 (Volume 8958, Page 342), Official Public Records, Kaufman County, Texas;

THENCE North 70 degrees 09 minutes 04 seconds East, with the common north line of said Addition and said south line, a distance of 149.37 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set in the north line of Lot 28, Block 1 of said Addition, said point being the **POINT OF BEGINNING** of the tract of land herein described:

THENCE North 19 degrees 50 minutes 56 seconds West, leaving said common line, a distance of 259.77 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner in the common south line of that tract of land described as Tract 1 in Deed to Devonshire Annex (Ranch) ASLI VIII-IX, LLC, as recorded in Document No. 2019-0014714 (Volume 6053, Page 15), Official Public Records, Kaufman County, Texas and north line of said City of Dallas tract recorded in Volume 442, Page 193, from which point a 3 inch aluminum disk stamped "City of Dallas" found bears South 70 degrees 09 minutes 04 seconds West, a distance of 912.56 feet;

THENCE North 70 degrees 09 minutes 04 seconds East, with said common line, a distance of 71.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner, from which point a 3 inch aluminum disk stamped "City of Dallas" found bears North 81 degrees 48 minutes 32 seconds East, a distance of 642.21 feet;

THENCE South 19 degrees 50 minutes 56 seconds East, leaving said common line, a distance of 259.77 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner in the common south line of said City of Dallas tract recorded in Volume 5814, Page 305 and north line of Lot 1, Block 18 of said Addition;

Deft Hall
FIELD NOTES APPROVED:
6/15/2026


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THENCE South 70 degrees 09 minutes 04 seconds West, with said common line, passing at a distance of 16.00 feet a point for the common northwest corner of said Lot 1 and northeast corner of Coach House Road, a 50' right-of-way, continuing for a distance of 50.00 feet to a point for the common northeast corner of said Lot 28 and northeast corner of said Coach House Road, and continuing in all for a total distance of 71.00 feet to the **POINT OF BEGINNING** and containing 18,444 square feet (0.423 acres) of land, more or less.



JOHNSON VOLK CONSULTING
TBPELS: Engineering Firm No. 11962
Land Surveying Firm No. 10194033
704 Central Parkway East, Suite 1200
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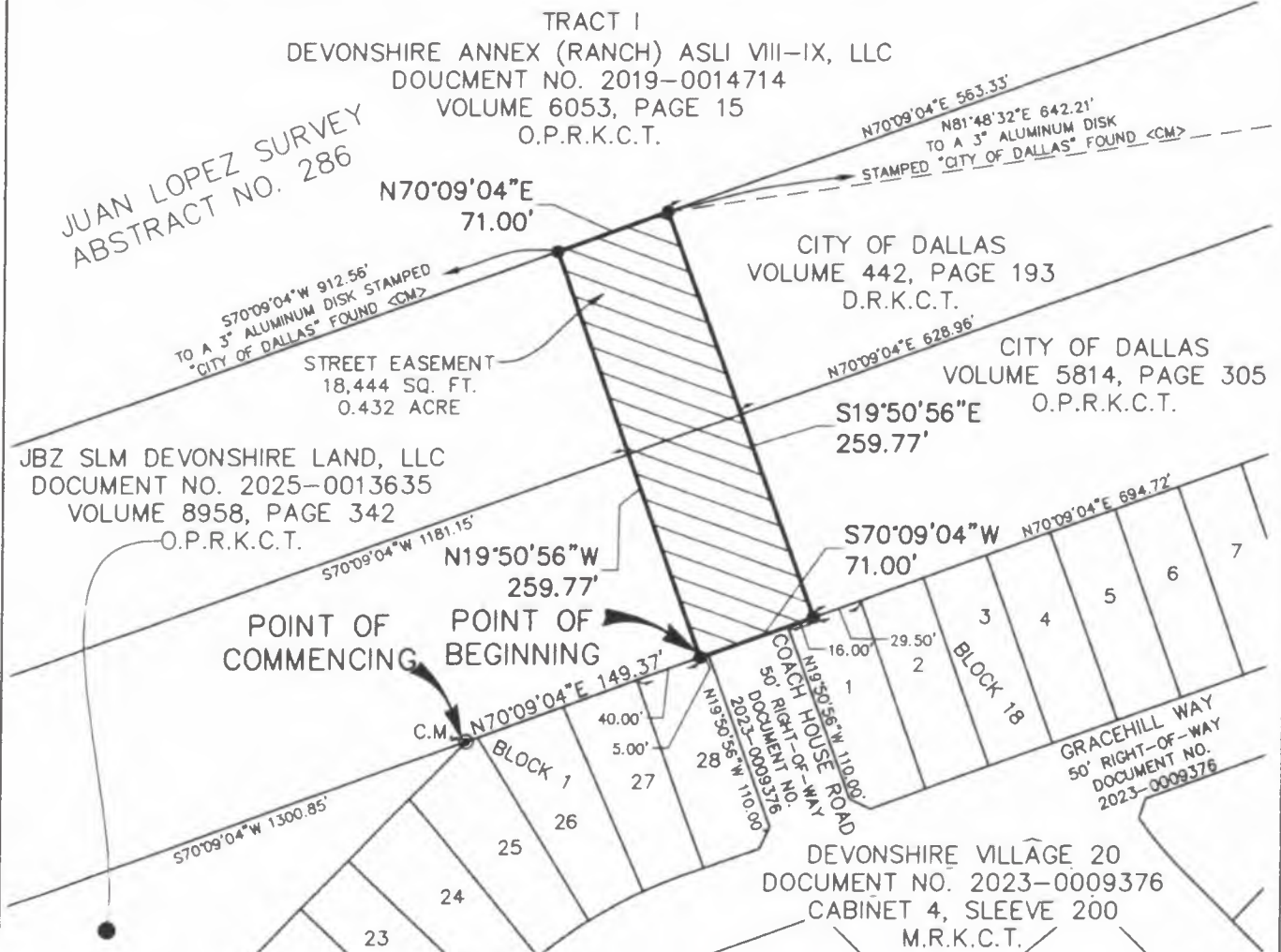
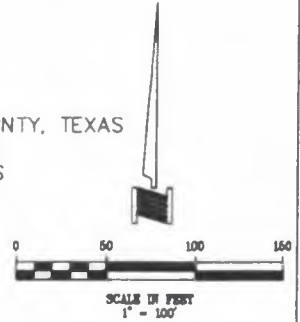
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FIELD NOTES DESCRIBING AN 18,444 SQUARE FEET (0.423 ACRES)
STREET EASEMENT
JUAN LOPEZ SURVEY, ABSTRACT NO. 286
CITY OF DALLAS ETJ, KAUFMAN COUNTY, TEXAS

LEGEND

- O.P.R.K.C.T. = OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS
M.R.K.C.T. = MAP RECORDS, KAUFMAN COUNTY, TEXAS
D.R.K.C.T. = DEED RECORDS, KAUFMAN COUNTY, TEXAS
C.M. = CONTROLLING MONUMENT
● = 1/2" IRON ROD W/ YELLOW PLASTIC CAP STAMPED "JVC" FOUND (UNLESS OTHERWISE NOTED)
● = 1/2" IRON ROD W/ YELLOW PLASTIC CAP STAMPED "JVC" SET (UNLESS OTHERWISE NOTED)

NOTE: BASIS OF BEARINGS DERIVED FROM THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, NORTH CENTRAL ZONE.



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Ryan S. Reynolds 06-15-26
Registered Professional Land Surveyor
No. 6385

