

# EXHIBIT A

## Field Notes Describing a 752 Sq. Ft. (0.017 Ac.) Easement to be Conveyed to Oncor Electric Delivery Company

Being a 752 Square Foot (0.017 Acre) tract of land lying in the Samuel Beeman Survey, Abstract No. 68, in the City of Dallas, Dallas County, Texas and lying in Lot 33A in Block 5823 of the Fire Station No. 32 addition, an addition to the City of Dallas recorded in Instrument No. 201500272240 of the Official Public Records of Dallas County, Texas, City of Dallas, Dallas County, Texas, and being a portion of the property conveyed to the City of Dallas by the following instruments:

Volume 3092, Page 537, Deed Records (Warranty Deed)

Volume 78200, Page 1114, Deed Records (Warranty Deed)

Instrument No. 201200165398, Official Public Records (Warranty Deed)

Instrument No. 201200189712, Official Public Records (Agreed Judgement)

All 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.

**BEGINNING** at a 3-inch diameter aluminum disc (Controlling Monument) found on the East Right-of-Way line of Jim Miller Road, a 100-foot wide public street, at the Northwest end of a corner cut-off (N=6969197.15; E=2521727.53):

**THENCE** departing the last said East line of Jim Miller Road, over and across a portion of said Lot 33A the following courses and distances:

North 52°27'39" East a distance of 144.84 feet to a 5/8-inch diameter iron rod with cap marked "CITY OF DALLAS" (hereinafter referred to as a "5/8" I.R. w/COD Cap") set at an inside corner of the herein described tract of land:

North 00°00'00" West a distance of 2.02 feet to a 5/8" I.R. w/COD Cap set at an outside corner of the herein described tract of land:

North 90°00'00" East a distance of 6.00 feet to a 5/8" I.R. w/COD Cap set at an outside corner of the herein described tract of land:

South 00°00'00" West a distance of 6.00 feet to a 5/8" I.R. w/COD Cap set at an outside corner of the herein described tract of land:

North 90°00'00" West a distance of 2.97 feet to a 5/8" I.R. w/COD Cap set at an inside corner of the herein described tract of land:

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**THENCE** South 52°27'39" West, continuing over and across a portion of said Lot 33A a distance of 144.05 feet to a 5/8" I.R. w/COD Cap set at the intersection with the above said corner cut-off line at the Northeast corner of the intersection of Jim Miller Road and Benning Avenue:

**THENCE** North 46°16'47" West with said corner cut-off line a distance of 5.06 feet to the **POINT OF BEGINNING**, containing 752 Square Feet, or 0.017 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*  
*4/20/2026*



# EXHIBIT A

## TOLAND STREET

(50' Right-of-Way)

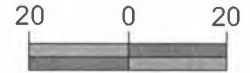
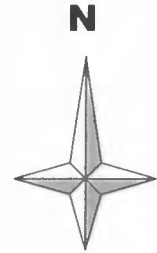
**CM**  
N=6969476.43  
E=2521737.78

N=6969461.06  
E=2521723.03  
**CM**

FIRE STATION NO, 32  
ADDITION  
Int. No. 201500272240

LOT 33A

**BLOCK 5823**



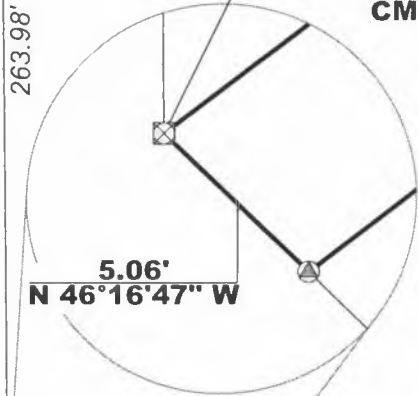
150'  
150'  
35  
FIRST INSTALLMENT  
URBANDALE  
Vol. 3, Pg. 403

**BLOCK 5823**

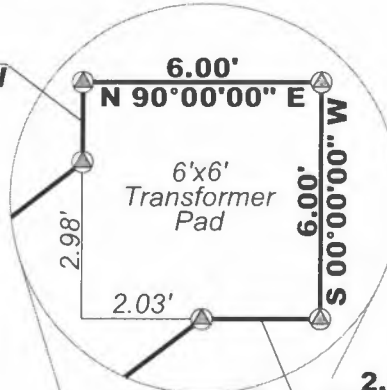
50'

**JIM MILLER ROAD**

(100' Right-of-Way)



2.02'  
N 00°00'00\"/>



2.97'  
N 90°00'00\"/>

**SAMUEL BEEMAN SURVEY  
ABSTRACT NO. 68**

752 Sq. Ft. (0.017 Ac.)  
Easement to Oncor  
Electric Devlivery Co.

City of Dallas  
Vol. 3092, Pg. 537  
Vol. 78200, Pg. 1114  
Int. #201200165398  
Int. #201200189712

**CM**  
N=6969182.55  
E=2521742.79

**CM**  
N=6969186.51  
E=2521914.45  
50'

21.15'  
(Plat)

## BENNING AVENUE

(50' Right-of-Way)

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**CM** Indicates a Controlling Monument

☒ Indicates a 3" Alum. Disc. Found

⊙ Indicates a 5/8" I.R. w/COD Cap Set

**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.

 <b>FIRE STATION #32</b> <b>Oncor Electric Delivery Easement</b>			
SURVEY DIVISION CITY OF DALLAS, TEXAS			
OPER. NAME	DESIGN FILE NAME	SCALE	DATE
Holt	N\ENGR\SURVEY\HOLT\Fire Station 32\Fire Station 32.dgn	As Noted	4-17-26
PARTY CHIEF	CALCULATIONS	FOLDER	FILE NO.
Prunty	Holt	Block 5823	N/A