

EXHIBIT A

Field Notes Describing a 19,947 Sq. Ft. (0.458 Ac.) Tract of Unplatted Land In Block 7135

Being a 19,947 Square Foot (0.458 Acre) tract of unplatted land lying in the Leven G. Coombs Survey, Abstract No. 289, City of Dallas, Dallas County, Texas, and being a portion of Block 7135, and a portion of that property conveyed to the City of Dallas by deed recorded in Volume 3900, Page 188 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

NOTE: 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 "Crow's Foot" cut in concrete pavement (Controlling Monument) found at the Southwest corner of said City of Dallas property, being also an inside corner of a tract of land conveyed to the Dallas Independent School District (D.I.S.D.) by deed recorded in Volume 5633, Page 386 of the Deed Records of Dallas County Texas, and the Southwest corner of the herein described tract of land (N=6971270.88; E=2473357.24):

THENCE North 00°39'51" West with the common line between said D.I.S.D. property and the herein described tract of land a distance of 138.00 feet to the Northwest corner of the herein described tract of land (not monumented):

THENCE North 89°20'09" East, being at all times 12.00 feet measured perpendicularly from and parallel with the South Right-of-Way line of Dennison Street, a variable width private street, a distance of 126.00 feet to the Northwest end of a corner cut-off line (not monumented):

THENCE South 45°39'51" East with said corner cut-off line a distance of 28.28 feet to the Southeast end of said corner cut-off line (not monumented):

THENCE South 00°39'51" East, being at all times 4.00 feet measured perpendicularly from and parallel with the West Right-of-Way line of North Hampton Road, a 104-foot-wide public Right-of-Way, a distance of 118.00 feet to the intersection with the North property line of the above said D.I.S.D. property, *FROM WHICH* a ½-inch diameter iron rod (Controlling Monument) found on the said West line of North Hampton Road at a common East corner of said D.I.S.D. property and the herein described tract of land bears North 89°20'09" East a distance of 4.00 feet:

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THENCE South 89°20'09" West with the common property line between said D.I.S.D. property and the herein described tract of land a distance of 146.00 feet to the **POINT OF BEGINNING**, containing 19,947 Square Feet, or 0.458 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.

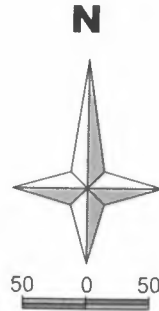
Scott Holt
1/20/2016



EXHIBIT A

West Dallas Field
of Dreams Addition
Int. #200900198126

**BLOCK
BBB/7135**



DENNISON STREET
(A Variable Width Private Street)

*L. G. Coombs Survey
Abstract No. 289*

**BLOCK
7135**

UNPLATTED

Dallas Independent
School District
Vol. 5633, Pg. 386

**BLOCK
7135
UNPLATTED**

19,947 Sq. Ft.
(0.458 Acre)
Tract of Land

"Crow's Foot"
Found Cut in Conc.
CONTROLLING
MONUMENT &
POINT OF
BEGINNING
N=6971270.88
E=2473357.24

28.28'
S 45°39'51" E

4'

HAMPTON ROAD
(104' Right-of-Way)

138.00', N 00°39'51" W

118.00', S 00°39'51" E

146.00', S 89°20'09" W

1/2" I.R. Found
Bears 4.00'
N 89°20'09" E
CONTROLLING
MONUMENT
N=6971272.62
E=2473507.25

518.62'
S 00°39'51" E

5/8" I.R. Found
CONTROLLING
MONUMENT
N=6970754.11
E=2473513.36

1 2 3 4 5
Hampton Gardens Addition
Volume 8, Page 291
Map Records

**BLOCK
7135**

Dallas Independent School District
Vol. 5633, Pg. 386

"CURRIE STREET"

All streets and alleys within the D.H.A. Project No. Tex-9-11 (an area bounded on the South by Singleton Blvd., on the East by Hampton Rd., on the North by Canada Dr., on the Northwest by the Old Channel of the Trinity River, & on the West by Westmoreland Rd.), were vacated, abandoned, and ordered quitclaimed to the Housing Authority of the City of Dallas by order of the Commissioners' Court of Dallas County, Texas. Ord. No. 17498, dated 12-03-51, D.C.C.C. minute records Volume 43, Page 56.

⊙ Indicates a 5/8-inch diameter iron rod with City of Dallas cap.

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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.



3241 N. HAMPTON ROAD
Boundary Survey

DEPARTMENT OF PUBLIC WORKS

SURVEY DIVISION CITY OF DALLAS, TEXAS

OPER. NAME	DESIGN FILE NAME	SCALE	DATE
Holt	N:\ENGR\SURVEY\HOLT\Southeast Service Center\2721 Municipal.dgn	As Noted	11-21-25
PARTY CHIEF	CALCULATIONS	FOLDER	FILE NO.
Prunty	Holt	Block A/7070	N/A