

Exhibit A

Field Notes Describing a 4,120 Square Foot (0.095 Acre)
Easement in City Block 3420
To Be Conveyed to the
Oncor Electric Delivery Company

Being a 4,120 Square Foot (0.095 Acre) tract of unplatted land lying in the City of Dallas, Dallas County, Texas, being a part of Block 3420, and a part of the Elizabeth Robertson Survey, Abstract No. 1211, and being a part of that 74,872 (1.719 Acre) tract of land conveyed to the City of Dallas by deed recorded in Instrument Number 202300003500 of the Official Public Records of Dallas County, Texas, and being more particularly described as follows:

All coordinates shown a State Plan Coordinate System, North American Datum of 1983, Texas North Central Zone 4202, Adjustment Realization of 2011, No Scale, No Projection.

COMMENCING at a ½-inch diameter iron rod (Controlling Monument) (N=6964209.40; E=2487150.81) found on the East Right-of-Way line of Jefferson Boulevard (a 100-foot-wide public street), at the Northwest corner of said City of Dallas tract of land, being a common corner with a tract of land conveyed to the City of Dallas by Deed recorded in Volume 74029, Page 777 of the Deed Records of Dallas County, Texas:

THENCE Southerly, with the said East line of Jefferson Boulevard and along a Curve to the Left having a Radius of 1,382.69 feet, a Central Angle of 09°43'03", an Arc Length of 234.51 feet and a Chord which bears South 04°24'51" West a distance of 234.23 feet to the most Westerly Northwest corner and **POINT OF BEGINNING** of the herein described tract of land (not monumented):

NOTE: None of the corners of this easement are monumented.

THENCE departing the last said East line of Jefferson Boulevard, over and across a portion of said City of Dallas 74,872 Square Foot (1.719 Acre) tract the following courses and distances:

North 88°59'30" East a distance of 42.31 feet to an inside corner of the herein described tract of land:

North 18°08'26" East a distance of 41.20 feet to an outside corner of the herein described tract of land:

South 70°02'09" East a distance of 71.34 feet to an outside corner of the herein described tract of land:

South 19°56'08" West a distance of 25.04 feet to an outside corner of the herein described tract of land:

Field Notes Describing a 4,120 Square Foot (0.095 Acre)
Easement in City Block 3420
To Be Conveyed to the
Oncor Electric Delivery Company

South 88°59'30" West a distance of 32.53 feet to an inside corner of the herein described tract of land:

South 00°06'51" East a distance of 28.97 feet to an outside corner of the herein described tract of land:

South 89°26'03" West a distance of 80.34 feet to the intersection with the above said East line of Jefferson Boulevard, being also an outside corner of the herein described tract of land:

Northerly with the said East line of Jefferson Boulevard and along a Curve to the Right having a Radius of 1,382.69 feet, a Central Angle of 00°24'53", an Arc Length of 10.00 feet and Chord which bears North 00°49'35" West a distance of 10.00 feet to an outside corner of the herein described tract of land:

North 89°25'46" East, over and across a portion of said City of Dallas tract a distance of 70.64 feet to an inside corner of the herein described tract of land:

North 00°06'51" West a distance of 18.88 feet to an inside corner of the herein described tract of land:

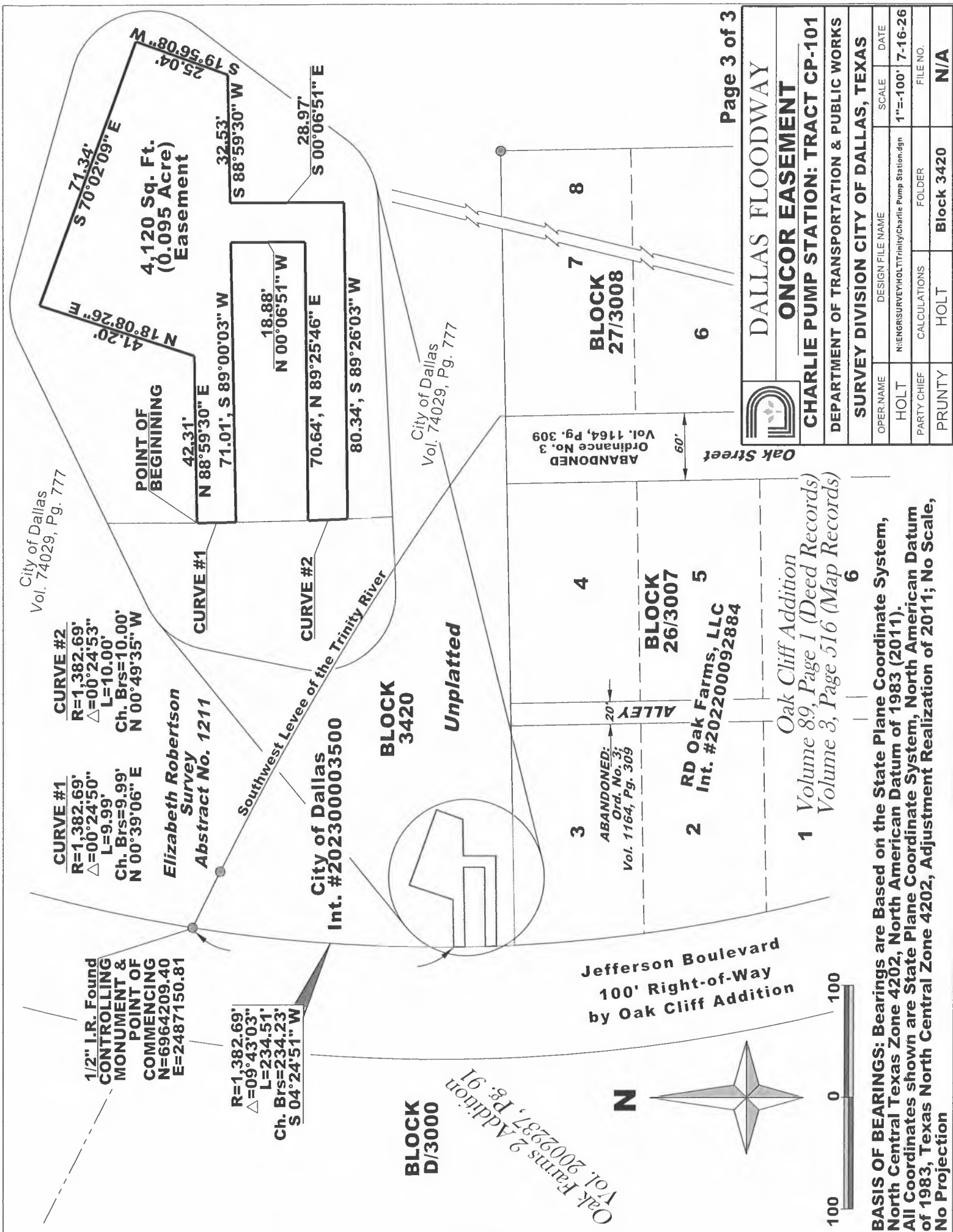
South 89°00'03" West a distance of 71.01 feet to the intersection with the above said East line of Jefferson Boulevard, being also an outside corner of the herein described tract of land:

THENCE Northerly with the said East line of Jefferson Boulevard and along a Curve to the Right, having a Radius of 1,382.69 feet, a Central Angle of 00°24'50", an Arc Length of 9.99 feet and a Chord which bears North 00°39'06" East a distance of 9.99 feet to the **POINT OF BEGINNING**, containing 4,120 Square Feet, or 0.095 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
7/16/2026



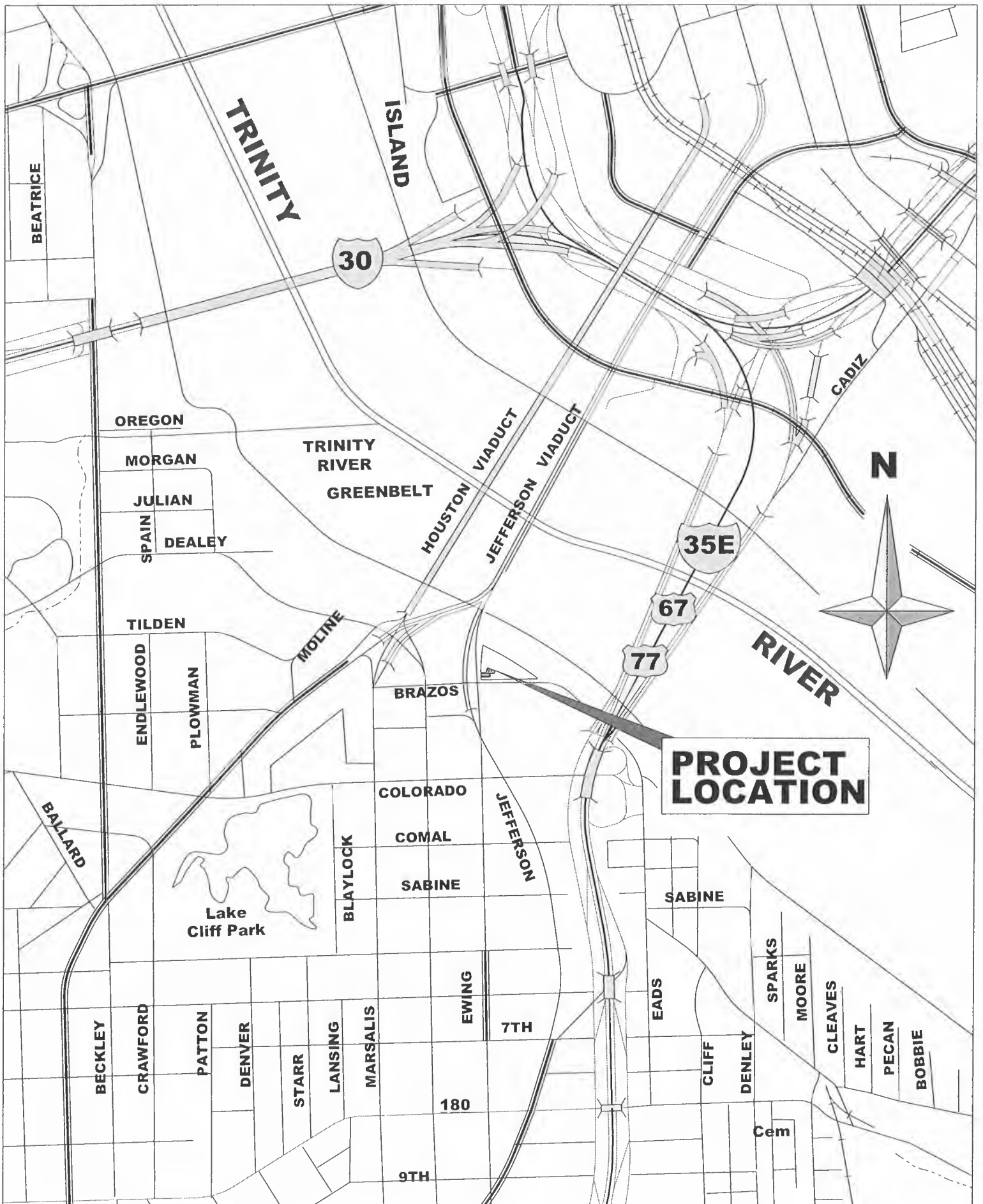


DALLAS FLOODWAY
ONCOR EASEMENT

CHARLIE PUMP STATION: TRACT CP-101
 DEPARTMENT OF TRANSPORTATION & PUBLIC WORKS

SURVEY DIVISION CITY OF DALLAS, TEXAS			
OPER. NAME	DESIGN FILE NAME	SCALE	DATE
HOLT	N:\ENGR\SURVEY\HOLT\Trinity\Charlie Pump Station.dgn	1"=100'	7-16-26
PARTY CHIEF	CALCULATIONS	FOLDER	FILE NO.
PRUNTY	HOLT	Block 3420	N/A

BASIS OF BEARINGS: Bearings are Based on the State Plane Coordinate System, North Central Texas Zone 4202, North American Datum of 1983 (2011).
 All Coordinates shown are State Plane Coordinate System, North American Datum of 1983, Texas North Central Zone 4202, Adjustment Realization of 2011; No Scale, No Projection



LOCATOR MAP - ONCOR ELECTRIC DELIVERY CO. EASEMENT