

# EXHIBIT A

FIELD NOTES DESCRIBING A 1,222 SQUARE FOOT (0.028 ACRE TRACT)  
STREET EASEMENT TO BE ACQUIRED  
FOR EDD ROAD IN CITY BLOCK 8825  
ROBERT KLEBERG SURVEY, ABSTRACT NUMBER 716  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
FROM CECILIA LARA RAMIRES AND JORGE CARRENO

**BEING** a 1,222 square foot (0.028 acre) tract of land situated in City Block 8825 and the Robert Kleberg Survey, Abstract Number 716, City of Dallas, Dallas County, Texas; said tract being part of that certain called 0.35-acre tract of land conveyed to Cecilia Lara Ramires and Jorge Carreno by Special Warranty Deed as recorded in Instrument Number 201300194212 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), said 1,222 square foot tract being more particularly described as follows:

**COMMENCING** at a  $\frac{5}{8}$  inch iron rod found with a yellow cap stamped "DCA INC" (controlling monument) for the east corner of that certain tract of land designated as "Part B", conveyed to Javier Martinez and Blanca Martinez as recorded in Instrument Number 201600316542 of said Official Public Records and the north corner of that certain tract of land conveyed to Ricardo Hernandez and Mariana Soto as recorded in Instrument Number 201900106289 of said Official Public Records, being in the existing southwesterly right of way line of Spicewood Drive (variable width right of way) as recorded in Volume 43, Page 83 of the Map Records of Dallas County, Texas (M.R.D.C.T.);

**THENCE** South 44 degrees 03 minutes 06 seconds East, along the northeasterly line of said Hernandez tract and the existing southwesterly right of way line of said Spicewood Drive, passing at a distance of 100.00 feet the east corner of said Hernandez tract and the north corner of that certain tract of land conveyed to Ricardo Hernandez and Mariana Soto, being the residue of a called 2.5-acres, as recorded in Instrument Number 201900106288 of said Official Public Records, from which a  $\frac{5}{8}$  inch iron rod found with a yellow cap stamped "DCA INC" bears North 63 degrees 49 minutes 36 minutes East, a distance of 0.33 feet, continuing in all a distance of 307.74 feet to the east corner of said Hernandez residue tract, being in the existing northwesterly right of way line of Edd Road (variable width right of way);

**THENCE** South 44 degrees 51 minutes 40 seconds West, along the existing northwesterly right of way line of said Edd Road and a southeasterly line of said Hernandez residue tract, a distance of 89.10 feet to a  $\frac{5}{8}$  inch iron rod set with yellow cap stamped "AZ&B" for the southeast corner of said Hernandez residue tract and the east corner of said 0.35-acre Ramires tract, being the **POINT OF BEGINNING**;

*Deborah Holt*  
FIELD NOTES APPROVED:  
7/27/22



# EXHIBIT A

FIELD NOTES DESCRIBING A 1,222 SQUARE FOOT (0.028 ACRE TRACT)  
STREET EASEMENT TO BE ACQUIRED  
FOR EDD ROAD IN CITY BLOCK 8825  
ROBERT KLEBERG SURVEY, ABSTRACT NUMBER 716  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
FROM CECILIA LARA RAMIRES AND JORGE CARRENO

**THENCE** South 44 degrees 51 minutes 40 seconds West, along the existing northwesterly right of way line of said Edd Road and the southeasterly line of said 0.35-acre Ramires tract, a distance of 122.34 feet to a  $\frac{5}{8}$  inch iron rod set with a yellow cap stamped "AZ&B" for the south corner of said 0.35-acre Ramires tract and the east corner of that certain tract of land conveyed to Vicente T. Sanchez and Lamar Sanchez as recorded in Volume 2004223, Page 07501 of said Official Public Records, from which a  $\frac{1}{2}$  inch iron rod found (controlling monument) bears North 44 degrees 03 minutes 33 seconds West, a distance of 0.59 feet;

**THENCE** North 44 degrees 03 minutes 33 seconds West, departing the existing northwesterly right of way line of said Edd Road along the southwesterly line of said 0.35-acre Ramires tract and the northeasterly line of said Sanchez tract, a distance of 10.00 feet a  $\frac{5}{8}$  inch iron rod set with yellow cap stamped "AZ&B";

**THENCE** North 44 degrees 51 minutes 40 seconds East, over and across said 0.35-acre Ramires tract, a distance of 122.05 feet a  $\frac{5}{8}$  inch iron rod set with yellow cap stamped "AZ&B" in the northeasterly line of said 0.35-acre Ramires tract and a southwesterly line of said Hernandez residue tract;

**THENCE** South 45 degrees 44 minutes 41 seconds East, along the northeasterly line of said 0.35-acre Ramires tract and a southwesterly line of said Hernandez residue tract, a distance of 10.00 feet to the **POINT OF BEGINNING** and containing 1,222 square feet [0.028 Acres of land, more or less].

Basis of bearings is the Texas Coordinate System of 1983, North American Datum of 1983 (NAD83), North Central Zone No. 4202, as determined by GPS observations using the ALLTERRA CENTRAL VRS Network. Distances shown have been adjusted to surface by applying the Dallas County TxDOT combination factor of 1.000136506.

  
\_\_\_\_\_  
Heath W. Brown  
Registered Professional Land Surveyor  
No. 6189

6-10-2022  
Date

Page 2 of 3  
June 26, 2020  
Revised December 15, 2020  
Revised May 20, 2022  
Revised June 10, 2022



# EXHIBIT A

JAVIER MARTINEZ &  
BLANCA MARTINEZ  
INST. NO. 201600316542  
O.P.R.D.C.T.  
(PART B)

RICARDO HERNANDEZ &  
MARIANA SOTO  
INST. NO. 201900106289  
O.P.R.D.C.T.

P.O.C.  
5/8" I.R.F.  
W/YELLOW  
"OCA INC"  
CAP (CM)

5/8" I.R.F.  
W/YELLOW  
"OCA INC"  
CAP  
BEARS N63°49'36"E  
0.33'

ROBERT KLEBERG SURVEY  
ABSTRACT NO. 716

BLOCK 8825

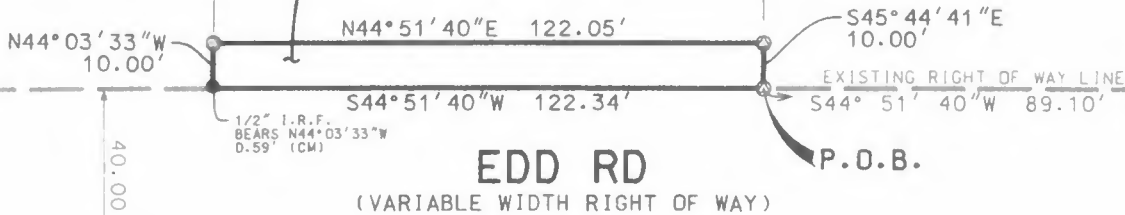
CECILIA LARA RAMIRES &  
JORGE CARRENO  
INST. NO. 201300194212  
O.P.R.D.C.T.  
(CALLED 0.35 AC.)

RICARDO HERNANDEZ &  
MARIANA SOTO  
INST. NO. 201900106288  
O.P.R.D.C.T.  
(RESIDUE OF A  
CALLED 2.5 AC.)

SPICEWOOD DRIVE  
(VARIABLE WIDTH RIGHT OF WAY)  
VOL. 43, PG. 83 M.R.D.C.T.

VICENTE T. SANCHEZ &  
LAMAR SANCHEZ  
VOL. 2004-223, PG. 07501  
O.P.R.D.C.T.

STREET  
EASEMENT  
1,222 S.F.  
(0.028 ACRE)  
TO BE ACQUIRED



JORGE CARRENO &  
VINDIANA CARRENO  
INST. NO. 200600313366  
O.P.R.D.C.T.

WILLIAM C GOODSON JR  
VOL. 4919, PG. 272  
D.R.D.C.T.

JORGE O. CARRENO-LARA  
INST. NO. 201700340099  
O.P.R.D.C.T.

BLOCK 8822

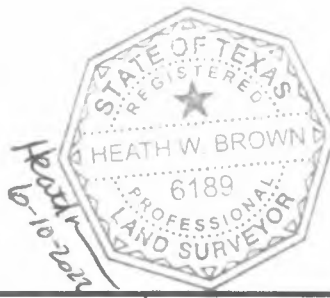
NOTES:

A PROPERTY DESCRIPTION OF EVEN DATE  
ACCOMPANIES THIS PLAT.

BASIS OF BEARINGS IS THE TEXAS COORDINATE  
SYSTEM OF 1983, NORTH AMERICAN DATUM OF  
1983 (NAD83), NORTH CENTRAL ZONE NO. 4202.  
AS DETERMINED BY GPS OBSERVATIONS USING  
THE ALLTERRA CENTRAL NETWORK. DISTANCES  
SHOWN HAVE BEEN ADJUSTED TO SURFACE BY  
APPLYING THE DALLAS COUNTY TXDOT  
COMBINATION FACTOR OF 1.000136506.

LEGEND

- (CM) CONTROLLING MONUMENT
- I.R.F. IRON ROD FOUND
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- MONUMENT FOUND (SIZE/TYPE AS NOTED)
- ⊗ 5/8" STEEL REBAR SET W/ YELLOW PLASTIC CAP MARKED "AZ&B"
- LIMITS OF PROPERTY TO BE ACQUIRED



## STREET EASEMENT

TO BE ACQUIRED FOR EDD ROAD  
IN CITY BLOCK 8825  
ROBERT KLEBERG SURVEY, ABSTRACT NO. 716,  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
FROM CECILIA LARA RAMIRES AND  
JORGE CARRENO

COMPUTED	JSB	CKD	HWB
DRAWN	CEC	CKD	HWB
SUPERVISOR	H. BROWN		
DATE	06-26-20		
SCALE	1" = 40'		

REVISION	
DATE	DESCRIPTION
12-15-20	GENERAL REVISIONS
05-20-22	GENERAL REVISIONS
06-10-22	GENERAL REVISIONS

**AZ&B**  
ARREDONDO, ZEPEDA  
& BRUNZ, INC.  
11355 MCCREE ROAD  
DALLAS TX 75229  
PH 214-341-9900  
FAX 214-341-0825  
email: office@azb-ngrs.com