

EXHIBIT A

SURVEY FIELD NOTES DESCRIBING A 10,000 SQUARE FOOT (0.230 ACRE) TEMPORARY WORKSPACE EASEMENT IN LAKE RAY HUBBARD CITY OF DALLAS, ROCKWALL COUNTY, TEXAS

Page 1 of 3

BEING a 10,000 square feet (0.230 acres) tract of land situated in the D. Atkins Survey, Abstract Number 1, City of Dallas, Rockwall County, Texas and being a portion of a 19.08 acre tract of land, described in a General Warranty Deed as recorded under Volume 68, Page 341 of the Deed Records Dallas County, Texas, and a 37.63 acre tract of land described in a General Warranty Deed as recorded under Volume 73, Page 114 said Deed Records, conveyed to the City of Dallas, Texas and being more particularly described as follows;

COMMENCING at a 5/8 inch iron rod (controlling monument) found in the Westerly line of Slaughter Drive (more commonly known as "S. Lakeshore Drive"), a 50 foot public right-of-way in Ridge Road Village hereafter described, and at the Southeast corner of Lot 2 and the Northeast corner of Lot 3 in Block 1 of said Ridge Road Village, Third and Fourth Installments, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat recorded in Volume A, Page 135, of the Map Records of Rockwall County, Texas, from which a 5/8 inch iron rod (controlling monument) found at for reference bears South 04 degrees 48 minutes 52 seconds East, a distance of 71.43 feet;

THENCE South 85 degrees 11 minutes 08 seconds West, with the north line of said Lot 3, a distance of 117.59 feet to the northwest corner thereof and the east line of said 19.08 acre tract, from which a 1/2 inch iron rod with orange cap found for reference bears North 61 degrees 27 minutes 26 seconds East, a distance of 1.59 feet from said corner;

THENCE South 75 degrees 25 minutes 29 seconds West, over and across said 19.08 acre tract, a distance of 40.79 feet to a 60D Nail set at the **POINT OF BEGINNING** of the herein described tract, said **POINT OF BEGINNING** having coordinates N:7,022,886.57| E: 2,592,055.92 (GRID);

THENCE South 71 degrees 17 minutes 12 seconds West, over and across said 19.08 acre tract a distance of 100.00 feet to a 60D Nail set;

THENCE North 18 degrees 42 minutes 48 seconds West, continuing over and across said 19.08 acre tract, passing the common line of said 19.08 acre tract and said 37.63 acre tract, continuing over and across said 37.063 acre tract for a distance of 100.00 feet to a point for the Northwest corner of the herein described tract which falls within the waters of Lake Ray Hubbard;

THENCE North 71 degrees 17 minutes 12 seconds East, continuing over and across said 37.63 acre tract, passing at a distance of 25.00 feet, a 60D Nail set as a reference for the Northwest corner of the herein described tract, passing the common line said 37.63 acre tract and said 19.08 acre tract, continuing over and across said 19.08 acre tract for a distance of 100.00 feet to a 60D Nail set;

THENCE South 18 degrees 42 minutes 48 seconds East, continuing over and across said 19.08 acre tract, a distance of 100.00 feet to the **POINT OF BEGINNING**, and enclosing 10,000 square feet (0.230 acres) of land, more or less.

Paul Hoff
FIELD NOTES APPROVED:
12/24/2005

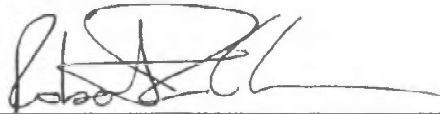


EXHIBIT A

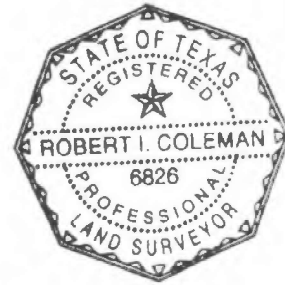
**SURVEY FIELD NOTES DESCRIBING A 10,000 SQUARE FOOT (0.230 ACRE)
TEMPORARY WORKSPACE EASEMENT IN LAKE RAY HUBBARD
CITY OF DALLAS, ROCKWALL COUNTY, TEXAS**

Page 2 of 3

BASIS OF BEARINGS: Bearings are based on Global Positioning Satellite (GPS) System observations utilizing a local virtual reference system. Horizontal data is based on the Texas Coordinate System, North Central Zone (4202), North American Datum of 1983 (NAD '83) (2011 Adjustment), with all distances adjusted to surface using a project combined scale factor of 1.00015271.



06/30/2025



Robert I Coleman, RPLS #6826
Registered Professional Land Surveyor
Texas Registration No. 6826

Date

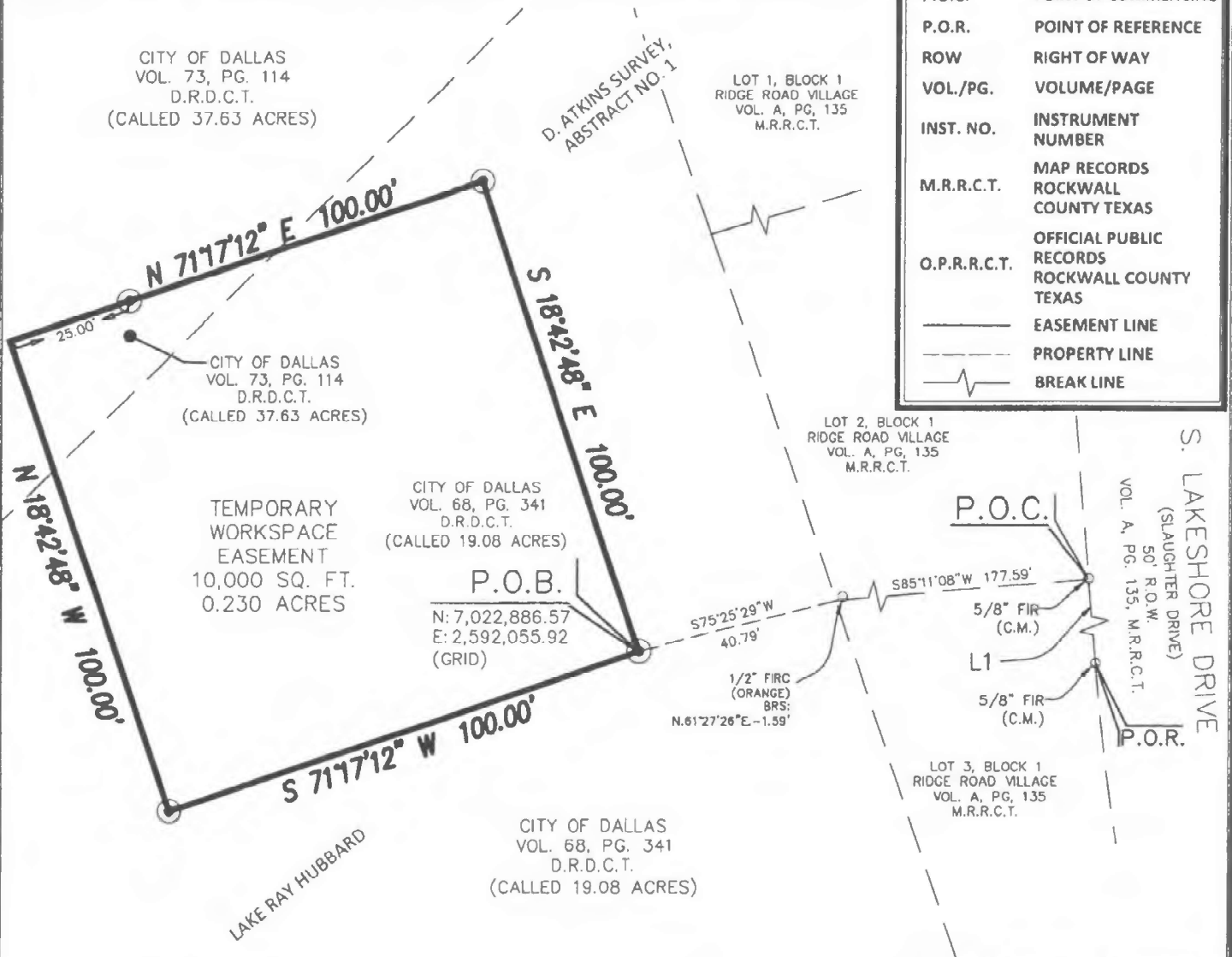
Criado and Associates, Inc
TBPLS Firm Registration No. 10163300
3030 LBJ Freeway, Suite 600, Dallas, Texas 75234
Dallas, Texas 75244
(972) 392-9092
rcoleman@criadoassociates.com

EXHIBIT A

SURVEY FIELD NOTES DESCRIBING A 10,000 SQUARE FOOT (0.230 ACRE) ACRES
TEMPORARY WORKSPACE EASEMENT IN LAKE RAY HUBBARD
CITY OF DALLAS, ROCKWALL COUNTY, TEXAS

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S04°48'52"E	71.43'

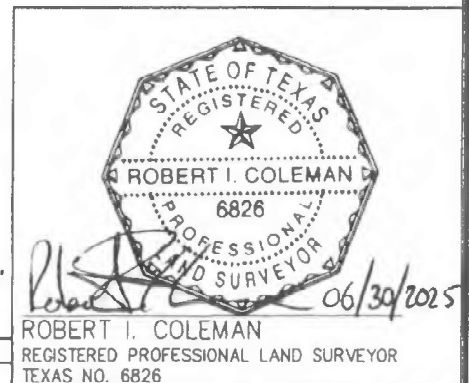
P.O.C. AT THE SOUTHEAST CORNER OF LOT 2 BLOCK 1, SHOWN HEREON
P.O.R. AT A POINT OF TANGENCY IN THE EAST LINE OF LOT 3 BLOCK 1, SHOWN HEREON



NOTES:

1. ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM 1983 - NAD 83 (2011), EPOCH 2010.00. ALL DISTANCES SHOWN ARE SURFACE VALUES AND MAY BE CONVERTED TO SURFACE BY USING A COMBINED SCALE FACTOR OF 1.000146135.

2. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. THE SURVEYOR DID NOT RESEARCH SUBJECT PROPERTY TITLE INFORMATION AND/OR ENCROACHMENTS. THERE MAY BE EASEMENTS AND/OR RESTRICTIVE COVENANTS OF RECORD AFFECTING THIS PROPERTY WHICH ARE NOT SHOWN HEREON.



JOB NO. R15015.05 DRAWN BY: AA CAD FILE: TAC & TCE - LAKE RAY HUBBARD - RC.DWG
DATE: June 30, 2025 PAGE 3 OF 3 SCALE: 1" = 30'



CRIADO & ASSOCIATES, INC. • TBPE NO. F-4373 | TBPLS NO. 101633-00 • 3030 LBJ FWY., SUITE 600, DALLAS, TX 75234 • PH. 972-392-9092 • FAX 972-392-9192