

# Exhibit A

**FIELD NOTES DESCRIBING 540 SQUARE FOOT (0.012 ACRE)  
WATER AND WASTEWATER  
EASEMENT ACQUISITION  
IN BLOCK 19/3610  
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

**BEING** a 540 square foot (0.012-acres) tract of land out of the John McDowell Survey, Abstract No. 869, Dallas County, Texas, and being out of Block 19/3610 of Trinity Heights No. 1, an addition to the City of Dallas, Dallas County, Texas, according to the plat recorded in Volume 1, Page 386, Map Records of Dallas County, Texas (M.R.D.C.T.), also being out of a 100-foot right-of-way abandoned by Texas Electric Railway Company, and also being out of a tract of land conveyed to Texas Ranch Land Partnership by deed recorded in Volume 80160, Page 2100 of the Deed Records of Dallas County, Texas (D.R.D.C.T.) and being more particularly described by metes and bounds as follows:

NOTE: All distances are surface projection, using a scale factor of 1.000136506.

**BEGINNING** at a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" at the most westerly southwest corner of said Texas Ranch tract, said point also being the northerly corner of a 15-foot alley (Volume 1, Page 386, M.R.D.C.T.) and said point also being in the easterly line of a tract of land conveyed to Jose Antonio Castillo by deed recorded in Instrument No. 201400179897 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.);

**THENCE** North 00°14'57" West, along the common line of said Texas Ranch and Castillo tracts, a distance of 27.00 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" at the most northerly corner of said Texas Ranch tract, said point also being the northeasterly corner of said Castillo tract, said point also being the most easterly corner of a tract of land conveyed to Dawn M. Means by deed recorded in Instrument No. 202000167394, O.P.R.D.C.T., and said point also being in the southwesterly line of a tract of land conveyed to Juan Medrano and Virginia Glenn by deed recorded in Instrument Number 200503570380, O.P.R.D.C.T.;

**THENCE** South 40°38'58" East, along the common line of said Medrano-Glenn and Texas Ranch tracts, a distance of 30.86 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" for corner;

**THENCE** South 00°14'43" East, departing the common line of said Medrano-Glenn and Texas Ranch tracts, over and across said Texas Ranch tract, a distance of 27.00 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" for corner in the southwesterly line of said Texas Ranch tract, same being the northeasterly line of a tract of land conveyed to the City of Dallas by deed recorded in Volume 5295, Page 353, D.R.D.C.T.;

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**THENCE** North 40°38'58" West, along the common line of said Texas Ranch and City of Dallas tracts, at 7.71 feet passing the northerly corner of said City of Dallas tract and the northeasterly corner of said 15-foot alley, and continuing along the southwesterly line of said Texas Ranch tract and the northeasterly line of said 15-foot alley, in all a total distance of 30.86 feet to the **POINT OF BEGINNING** and containing 540 square feet or 0.012 acres of land, more or less.

**BASIS OF BEARING:** Bearings are based on the Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983.



Dec. 15, 2021

# LOUISIANA AVENUE

(50' R.O.W.)  
(VOL. 1, PG. 386, M.R.D.C.T.)

1/2" IPF  
(C.M.)

1/2" IPF  
(C.M.)

BLOCK 19/3610

TRINITY HEIGHTS NO. 1  
VOL. 1, PG. 386  
M.R.D.C.T.

LOT 1  
DAWN M. MEANS  
INST. NO. 202000167394  
O.P.R.D.C.T.

JUAN MEDRANO AND  
VIRGINIA GLENN  
INST. NO. 200503570380  
O.P.R.D.C.T.

LOT 9

ENA ALIXZON SOSA  
INST. NO. 202000167071  
O.P.R.D.C.T.

LOT 2  
JOSE ANTONIO CASTILLO  
INST. NO. 201400179897  
O.P.R.D.C.T.

**WATER AND WASTEWATER  
EASEMENT ACQUISITION  
540 SQUARE FEET  
(0.012 ACRES)**

P.O.B.  
N 40° 38' 58" W  
30.86'

S 00° 14' 43" E  
27.00'

BLOCK 19/3610  
LOT 3  
DIANE PARISH  
VOL. 74077, PG. 1989  
D.R.D.C.T.

15' ALLEY  
(VOL. 1, PG. 386, M.R.D.C.T.)

CITY OF DALLAS  
VOL. 5295, PG. 353  
D.R.C.D.T.

15' ALLEY  
(VOL. 1, PG. 386, M.R.D.C.T.)

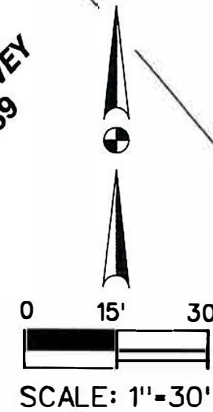
LOT 6  
BRAULIO DAVID AGUILAR  
INST. NO. 201300053460  
O.P.R.D.C.T.

LOT 7  
TAH HOLDING LP  
INST. NO. 201500095166  
O.P.R.D.C.T.

LOT 8  
STEVE S. & SHERRIL RENEAU  
VOL. 2002136, PG. 3273  
D.R.D.C.T.

RAMSEY AVENUE  
(50' R.O.W.)  
(VOL. 1, PG. 386, M.R.D.C.T.)

1/2" IPF  
(C.M.)



**NOTE:**

BASIS OF BEARING is the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983.

**LEGEND:**

- C.M. - CONTROLLING MONUMENT
- I.R.S. - 1/2-INCH IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "LIM ASSOC"
- I.R.F. - IRON ROD FOUND
- X SET - CUT "X" SET
- D.R.D.C.T. - DEED RECORDS, DALLAS COUNTY, TEXAS
- M.R.D.C.T. - MAP RECORDS, DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. - OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS



Dec. 15, 2021

**WATER AND WASTEWATER  
EASEMENT ACQUISITION  
540 SQUARE FEET (0.012 ACRES)  
OUT OF  
BLOCK 19/3610  
TRINITY HEIGHTS NO. 1  
JOHN MCDOWELL SURVEY  
ABSTRACT NO. 869  
CITY OF DALLAS  
DALLAS COUNTY, TEXAS**

**LIM & ASSOCIATES, inc.**  
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