

EXHIBIT A

FIELD NOTES DESCRIBING 754 SQUARE FOOT (0.017 ACRE) DRAINAGE EASEMENT IN LOT 2, BLOCK 4/7285 CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING a 754 square foot (0.017 acre) tract of land out of the Maria Josefa Sanchez Survey, Abstract No. 1272, City of Dallas, Dallas County, Texas, lying in Lot 2, Block 4/7285, Northaven Meadows, an Addition to the City of Dallas, Dallas County, Texas, according to the plat recorded in Volume 20, Page 29, Map Records, Dallas County, Texas (M.R.D.C.T.) and also being out of a tract of land conveyed to Sarah Brady Sands and Michael Sands by Warranty Deed recorded in Volume 2004211, Page 9473, Official Public Records of Dallas County, Texas (O.P.R.D.C.T.) and being more particularly described by metes and bounds as follows:

BEGINNING a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" at the northeasterly corner of said Lot 2, said point also being on the westerly line of a called 5.38 acre tract conveyed to North Haven R.E., L.P. by Special Warranty Deed recorded in Instrument Number 201400186037, O.P.R.D.C.T. and said point also being the southeasterly corner of Currin Drive (50-foot width right-of-way) (Volume 20, Page 29, M.R.D.C.T.), from which a ½-inch iron rod found (Controlling Monument) at the southwesterly corner of Lot 3, Block 2/7285, of said Northaven Meadows bears North 84°18'51" West, a distance of 205.87 feet, and also from which a ½-inch iron rod found (Controlling Monument) at the northwesterly corner of said Lot 2, bears South 82°58'23" West, a distance of 100.01 feet;

THENCE South 06°15'43" East, along the easterly line of said Lot 2 and the westerly line of said called 5.38 acre tract, a distance of 150.60 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" at the southeasterly corner of said Lot 2, said point also being the northeasterly corner of a 15-foot Alley (Volume 20, Page 29, M.R.D.C.T.);

THENCE South 79°21'17" West, along the southerly line of said Lot 2 and the northerly line of said 15-foot Alley, a distance of 5.01 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" for corner;

THENCE North 06°15'43" West, over and across said Lot 2, a distance of 150.98 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" for corner in the northerly line of said Lot 2, said point also being in the southerly right-of-way line of said Currin Drive;

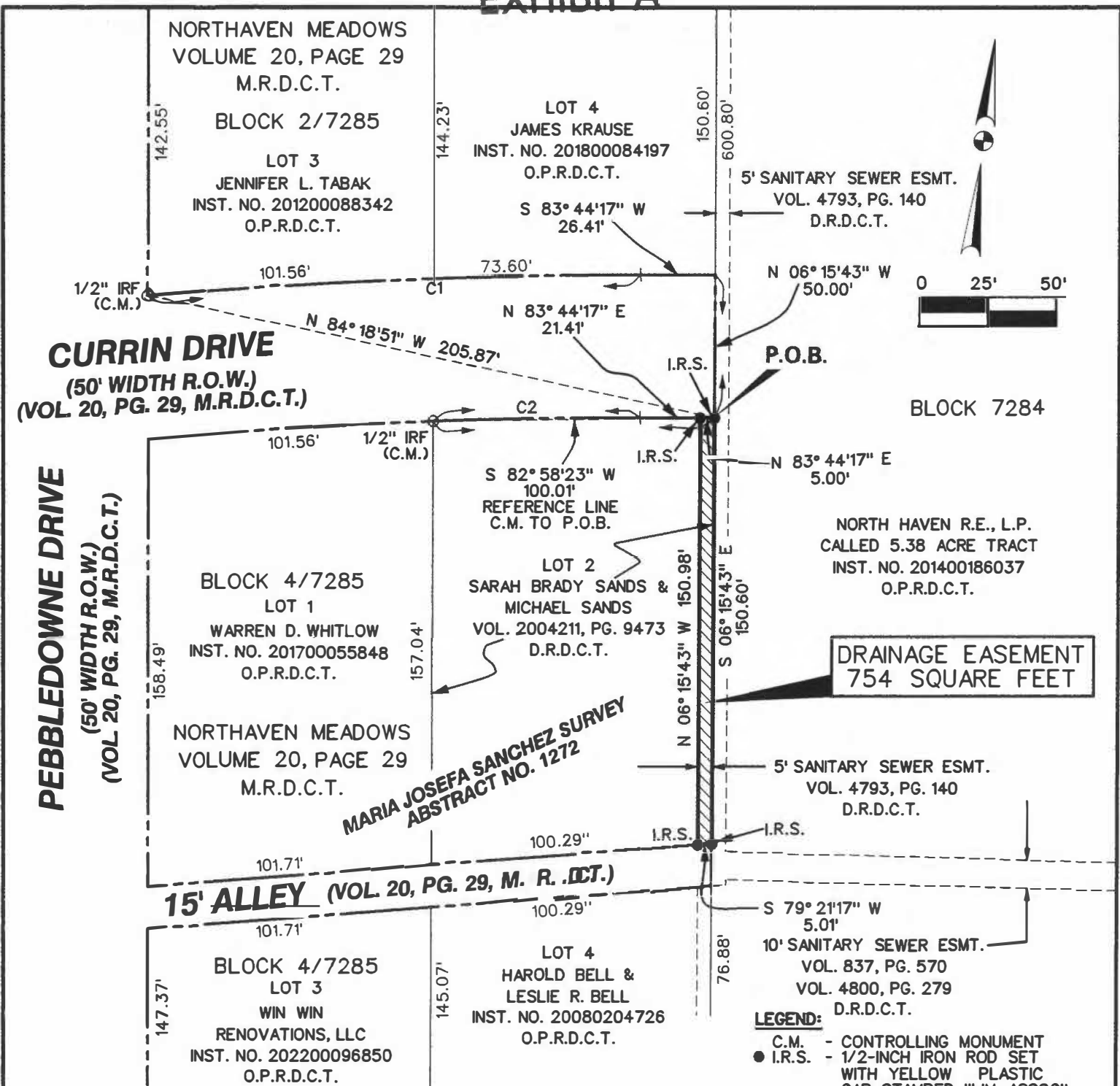
THENCE North 83°44'17" East, along the southerly right-of-way line of said Currin Drive and the northerly line of said Lot 2, a distance of 5.00 feet to the **POINT OF BEGINNING**, containing 754 square feet or 0.017 acres, more or less.

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



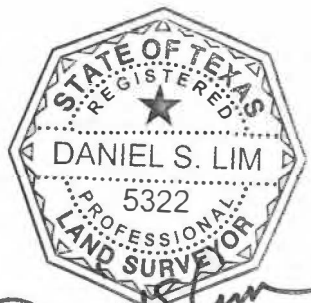
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FIELD NOTES APPROVED:
2022/12/11

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CURVE DATA

CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BRG.
C1	2078.67'	04° 49' 41"	175.16'	175.11'	S 82° 31' 54" W
C2	2028.67'	02° 04' 44"	73.60'	73.60'	N 82° 41' 55" E



Daniel S. Lim
11-17-2022

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

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754 SQUARE FOOT (0.017 ACRE)
DRAINAGE EASEMENT
IN LOT 2, BLOCK 4/7285
CITY OF DALLAS,
DALLAS COUNTY, TEXAS