

Exhibit A

Field Notes Describing a 3.281 Acre Tract of Land in City Block No. 7929 to be Acquired from the City of Highland Park

Being a 142,918 square foot (3.281 Acre) tract of land situated in the E. Durbin Survey, Abstract Number 384, and the G.W. Dooley Survey, Abstract Number 390, Dallas County, Texas, lying in Block 7929, official City of Dallas Block Numbers, and being a part of the land conveyed to the City of Highland Park by deed recorded in Volume 2307, Page 511 of the Deed Records of Dallas County, Texas and being more particularly described as follows:

BEGINNING at a 5/8 inch dia. Iron Rod with cap marked "DALLAS" (hereinafter referred to as "5/8" I.R. w/COD cap") set at the Northeast corner of the herein described tract of land, lying on the East line of Conveyor Lane, a 100-foot wide Right-of-Way by deed recorded in Volume 3572, Page 356 of the Deed Records of Dallas County, Texas, being also the West line of Block A/7929 of the Trinity Service Center Addition, an addition to the City of Dallas recorded in Volume 68086, Page 2480 of the Deed Records of Dallas County, Texas:

THENCE South 00°40'24" East with the common line between said Block A/7929 and the herein described tract of land a distance of 104.00 feet to a 5/8" I.R. w/COD cap set at the Southeast corner of the herein described tract of land, lying on the West line of a tract of land conveyed to the City of Dallas by deed recorded in Instrument Number 200900184476 of the Official Public records of Dallas County, Texas, and lying on the North line of 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 South 89°19'36" West with the common line between said City of Dallas property and the herein described tract of land a distance of 1,374.17 feet to the intersection with the East line of the Old Channel of the West Fork of the Trinity River, conveyed to the City of Dallas by Texas Senate Bill 44, Dated March 30, 1925, being also the Southwest corner of the herein describe tract of land, *FROM WHICH* a 5/8" I.R. w/COD cap set on the Centerline of said channel bears South 89°19'36" West a distance of 101.20 feet:

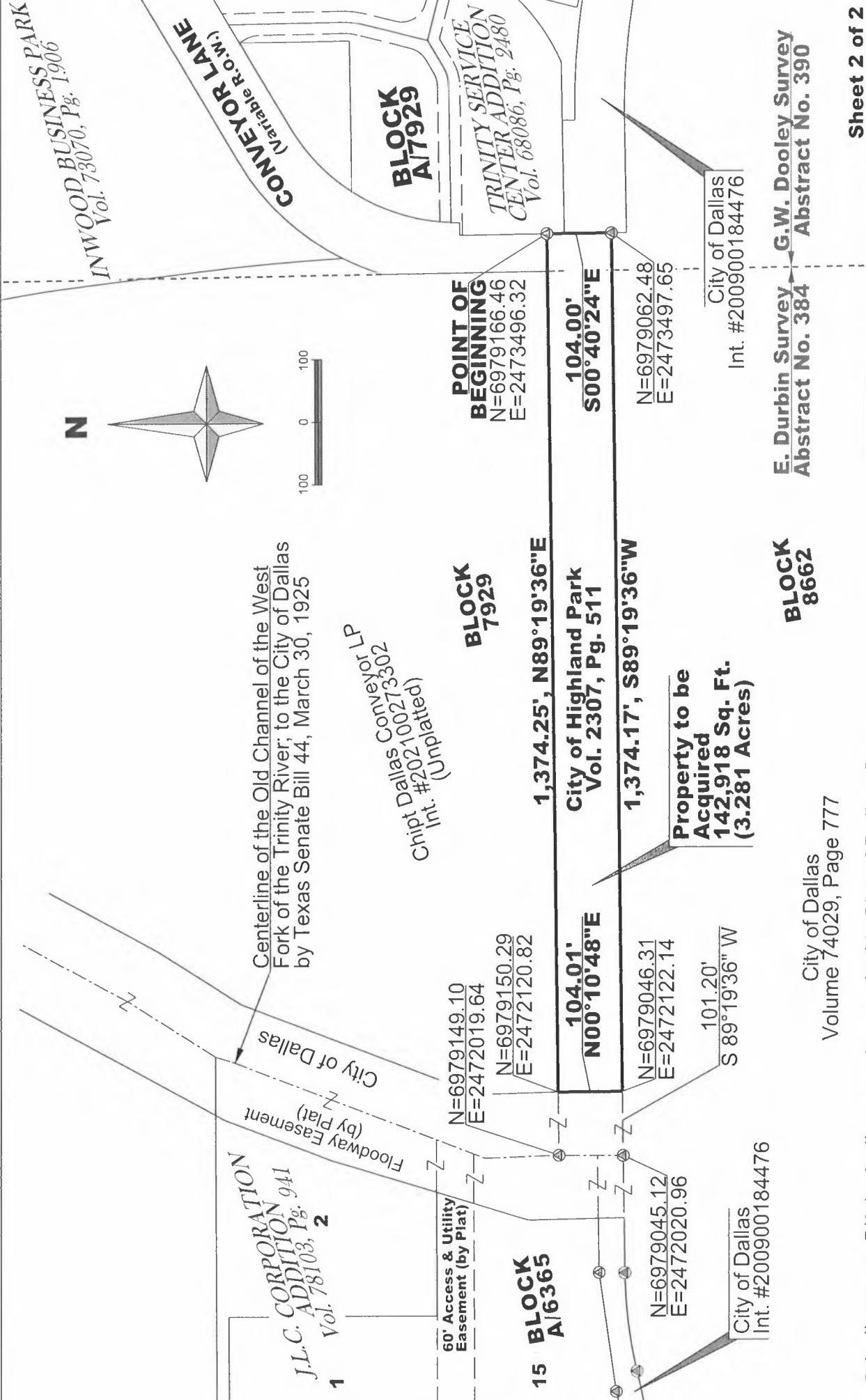
THENCE North 00°10'48" East with the East line of said channel a distance of 104.01 feet to the intersection with the South line of a tract of land conveyed to Chipt Dallas Conveyor, LP by deed recorded in Instrument Number 202100273302 of the Official Public Records of Dallas County, Texas:

THENCE North 89°19'36" East, with common line between said Chipt tract and the herein descript tract of land a distance of 1,374.25 feet to the **POINT OF BEGINNING**, containing 142,918 Square Feet, or 3.281 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, Realization of 2011.

Scott Holt
4/18/2024





Sheet 2 of 2

HAMPTON PUMP STATION			
City of Highland Park Property			
TRACT HP-105			
DEPARTMENT OF PUBLIC WORKS			
SURVEY DIVISION CITY OF DALLAS, TEXAS			
OPER. NAME	DESIGN FILE NAME	SCALE	DATE
S. Holt	N:\ENGR\SURVEY\HOLT\TRINITY\	As	4-16-24
PARTY CHIEF	Calculations	Noted	FILE NO.
Prunty	S. Holt	Trinity Railroad Properties	320R-408

- ⊗ Indicates a 5/8-inch diameter iron rod with City of Dallas Cap.
- 1. Controlling Monuments are Shown on Drawing No. 320R-408 in City of Dallas Survey Records Vault
- 2. BASIS OF BEARINGS: Bearings are based on the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983 (2011).
- 3. Coordinates shown are State Plane Coordinates System Values, Texas North Central Zone 4202, North American Datum of 1983, Realization of 2011, No Scale, No Projection.

BLOCK 8662

E. Durbin Survey - G.W. Dooley Survey
Abstract No. 384 - Abstract No. 390

City of Dallas
Volume 74029, Page 777

BLOCK 7929

POINT OF BEGINNING
N=6979166.46
E=2473496.32

N=6979149.10
E=2472019.64

15 BLOCK A/6365

104.01'
N00°10'48"E

104.00'
S00°40'24"E

N=6979046.31
E=2472122.14

N=6979062.48
E=2473497.65

Property to be Acquired
142,918 Sq. Ft.
(3.281 Acres)

101.20'
S 89°19'36" W

City of Dallas
Int. #200900184476

City of Dallas
Int. #200900184476

J.L.C. CORPORATION
ADDITION 941
Vol. 78103, Pg. 2

Centerline of the Old Channel of the West Fork of the Trinity River; to the City of Dallas by Texas Senate Bill 44, March 30, 1925

Chipt Dallas Conveyor LP
Int. #202100273302
(Unplatted)

BLOCK A/7929

TRINITY SERVICE
CENTER ADDITION
Vol. 68086, Pg. 2480

INWOOD BUSINESS PARK
Vol. 73070, Pg. 1906

CONVEYOR LANE
(Variable R.O.W.)

