

# Exhibit A

**FIELD NOTES DESCRIBING 24,204 SQUARE FOOT (0.556 ACRE)  
DRAINAGE EASEMENT IN CITY BLOCK 24/3704  
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

**BEING** a 24,204 square foot (0.556 acre) tract of land out of the John McDowell Survey, Abstract No. 869, City of Dallas, Dallas County, Texas, lying in Block 24/3704, Trinity Heights Addition No. 3, an Addition to the City of Dallas, Dallas County, Texas, according to the plat recorded in Volume 1, Page 483, Map Records, Dallas County, Texas (M.R.D.C.T.) and also being out of a called 1.5226 acre tract of land conveyed to the City of Dallas by Warranty Deed recorded in Volume 81174, Page 878, Deed Records of Dallas County, Texas (D.R.D.C.T.) and being more particularly described by metes and bounds as follows:

**BEGINNING** at a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" at the northwesterly corner of said Block 24/3704 and said called 1.5226 acre tract of land, said point also being the intersection of the easterly right-of-way line of Harlandale Avenue (a 50-foot right-of-way) (Volume 1, Page 483, M.R.D.C.T.) and the southerly right-of-way line of Georgia Avenue (a 50-foot right-of-way) (Volume 1, Page 483, M.R.D.C.T.);

**THENCE** South 89°47'33" East, along the northerly lines of said called 1.5226 acre tract and said Block 24/3704 and the southerly right-of-way line of said Georgia Avenue, a distance of 128.55 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" for corner;

**THENCE** South 06°19'05" East, departing the northerly line of said Block 24/3704 and the southerly right-of-way line of said Georgia Avenue, over and across said called 1.5226 acre tract and said Block 24/3704, a distance of 57.63 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" for corner;

**THENCE** South 03°39'03" West, continuing over and across said called 1.5226 acre tract and said Block 24/3704, a distance of 70.96 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" for corner;

**THENCE** South 00°02'49" East, continuing over and across said called 1.5226 acre tract and said Block 24/3704, a distance of 55.95 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" for corner;

**THENCE** South 89°57'11" West, continuing over and across said called 1.5226 acre tract and said Block 24/3704, a distance of 129.70 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" for corner in the westerly line of said called 1.5226 acre tract and said Block 24/3704, said point also being in the easterly right-of-way line of said Harlandale Avenue;

*Scott Hark*  
FIELD NOTES APPROVED:  
*8/26/2002*



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DRAINAGE EASEMENT IN CITY BLOCK 24/3704  
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**THENCE** North 00°13'32" West, along the westerly line of said called 1.5226 acre tract and said Block 24/3704 and the easterly right-of-way line of said Harlandale Avenue, a distance of 184.62 feet to the **POINT OF BEGINNING**, containing 24,204 square feet or 0.556 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.



*Daniel S. Lim*  
*8-25-2022*



3/4" IPF (CM)

1/2" IRF (CM)

1/2" IRF (CM)

# FIELD NOTES DESCRIBING 24,204 SQUARE FOOT (0.556 ACRE) DRAINAGE EASEMENT IN CITY BLOCK 24/3704 CITY OF DALLAS, DALLAS COUNTY, TEXAS

## GEORGIA AVENUE

(50' R.O.W.) (VOL. 1, PG. 483, M.R.D.C.T.)

P.O.B.

2" IPF (CM)

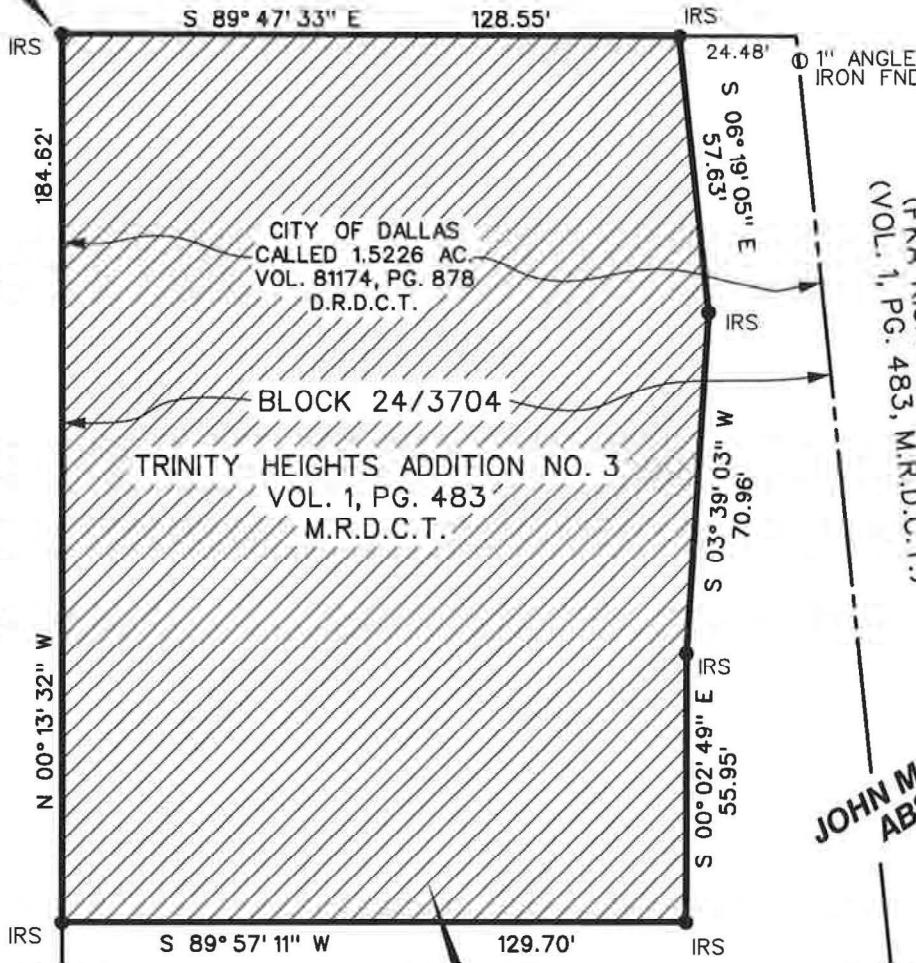
3/8" IRF

**HARLANDALE AVENUE**  
(50' R.O.W.)  
(FKA JOHNSON AVENUE)  
(VOL. 1, PG. 483, M.R.D.C.T.)

(50' R.O.W.)  
(FKA JOHNSON AVENUE)  
(VOL. 1, PG. 483, M.R.D.C.T.)

**FERNWOOD AVENUE**  
(50' R.O.W.)  
(FKA RICHARDSON ROAD)  
(VOL. 1, PG. 483, M.R.D.C.T.)

**JOHN MCDOWELL SURVEY**  
ABSTRACT NO. 869



**DRAINAGE EASEMENT**  
24,204 SQUARE FEET  
(0.556 ACRE)

**NOTE:**

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

**LEGEND:**

- R.O.W. - RIGHT-OF-WAY
- P.O.B. - POINT OF BEGINNING
- (CM) - CONTROLLING MONUMENT
- FKA - FORMERLY KNOWN AS
- VOL. - VOLUME
- PG. - PAGE
- INST. NO. - INSTRUMENT NUMBER
- IRS - 1/2-INCH IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "LIM ASSOC"
- IPF - IRON ROD FOUND
- IRF - IRON ROD FOUND
- M.R.D.C.T. - MAP RECORDS, DALLAS COUNTY, TEXAS
- D.R.D.C.T. - DEED RECORDS, DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. - OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS



*Daniel S. Lim*  
8-25-2022

0 20' 40'



SCALE: 1"=40'

**DRAINAGE EASEMENT**  
24,204 SQUARE FEET  
(0.556 ACRE)  
OUT OF  
BLOCK 24/3704  
TRINITY HEIGHTS ADDITION  
NO. 3  
CITY OF DALLAS  
DALLAS COUNTY, TEXAS

**LIM & ASSOCIATES, inc.**  
engineering & surveying consultants  
TBPELS Surveying Firm 101236-00  
1112 N. Zang Boulevard, Suite 200  
Dallas, Texas 75203  
Tel. (214) 942-1888 Fax (214) 942-9881

