

EXHIBIT A

FIELD NOTES DESCRIBING A 3,537 SQUARE FOOT (0.081 ACRE) WATER LINE EASEMENT IN THE WILLIAM SMITH SURVEY, A-444 KAUFMAN COUNTY, TEXAS

BEING a 3,537 square foot (0.081 acre) tract of land situated in the William Smith Survey, Abstract Number 444, part of that called 0.662 acre tract of land described in Warranty Deed to the City of Dallas as recorded in Document Number 2015-23468, Official Public Records of Kaufman County, Texas, part of that called 4.97 acre tract of land described in Warranty Deed to the City of Dallas as recorded in Volume 442, Page 161, Official Public Records of Kaufman County, Texas, and being further described as follows:

COMMENCING at a one-half inch iron rod found in the northwest line of that called 2.00 acre tract of land described in Warranty Deed to Brooks Residential Holdings LLC as recorded in Document Number 2015-22347, Official Public Records of Kaufman County, Texas, said point also being in the southwest right-of-way line of County Road 322, a 120 foot wide right-of-way;

THENCE South 43 degrees 18 minutes 42 seconds West, 7.89 feet along the northwest line of said 2.00 acre tract, said point being the east corner of said 0.662 acre tract, said point also being the POINT OF BEGINNING of this tract of land;

THENCE South 43 degrees 18 minutes 42 seconds West, 21.87 feet along the common line of said 0.662 acre tract and said 2.00 acre tract to a point for corner;

THENCE North 22 degrees 50 minutes 34 seconds West, 28.44 feet to a point for corner;

THENCE North 42 degrees 38 minutes 46 seconds West, at 75.79 feet passing the northwest line of said 0.662 acre tract and the southeast line of said 4.97 acre tract, in all a total distance of 155.11 feet to a point for corner in the northwest line of said 4.97 acre tract, from which said point bears the following courses and distances to a one-half inch capped iron rod found at the west corner of said 4.97 acre tract (South 77 degrees 21 minutes 30 seconds West, 307.09 feet and South 75 degrees 38 minutes 20 seconds West, 1,376.81 feet);

THENCE North 77 degrees 21 minutes 30 seconds East, 23.10 feet along the northwest line of said 4.97 acre tract to a point for corner in a fence line, said point being in the southwest right-of-way line of said County Road 322;

THENCE South 42 degrees 38 minutes 46 seconds East, at 66.35 feet passing a five-eighths inch iron rod found in the southeast line of said 4.97 acre tract and the north corner of said 0.662 acre tract, in all a total distance of 145.25 feet along the south right-of-way line of said County Road 322 to a point for corner in close proximity to a fence line;

THENCE Southeasterly, 1.80 feet along the south right-of-way line of said County Road 322 following a curve to the right, having a central angle of 00 degrees 01 minutes 01 seconds, a radius of 6,090.00 feet, a tangent of 0.90 feet and whose chord bears South 42 degrees 39 minutes 16 seconds East, 1.80 feet to a point for corner;

THENCE South 22 degrees 50 minutes 24 seconds East, 23.09 feet to a the POINT OF BEGINNING and containing 3,537 square feet (0.081 acre) of land, more or less.

BASIS OF BEARING: The Basis of Bearing is based on the coordinate system (North Central Zone 4202 State Plane Coordinates, NAD83), distances shown hereon are surface distance values with a scale factor of grid to surface of 1.00014416.



Scott Holt
FIELD NOTES APPROVED:
1/8/2025

Mark W. Harp
MARK W. HARP, R.P.L.S. NO. 6425
DECEMBER 16, 2024



PAGE 1 OF 2

DATE
12/09/2024

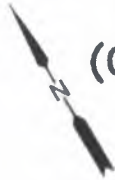
PROJECT
HOE341C
ESMT WE PARCEL 30
and PARCEL 31

JBIPARTNERS
2121 Midway Road
Suite 300
Carrollton, Texas 75006
972 248 7676
TBPE No F-438
TBPLS No 10076000

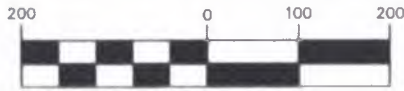
Drawing: H: \Projects\HOE341-River Rock\Surveying\dwg\offsite water route individual parcels\dwg\JBI easements\ESMT WE Parcel 30 and 31.dwg

EXHIBIT A

FIELD NOTES DESCRIBING A 3,537 SQUARE FOOT (0.081 ACRE) WATER LINE EASEMENT IN THE WILLIAM SMITH SURVEY, A-444 KAUFMAN COUNTY, TEXAS



GRAPHIC SCALE

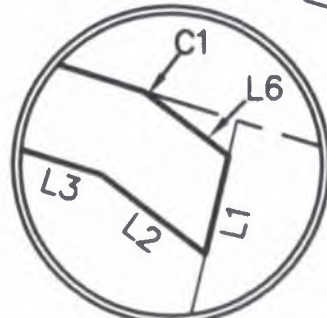


(IN FEET)

1 inch = 200 ft.

LEGEND

P.O.C.	PONT OF COMMENCING
P.O.B.	POINT OF BEGINNING
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
CONC. MON.	CONCRETE MONUMENT
(CM)	CONTROL MONUMENT
N.T.S.	NOT TO SCALE
DOC	DOCUMENT
NO.	NUMBER
VOL	VOLUME
PG.	PAGE
O.P.R.K.C.T.	OFFICIAL PUBLIC RECORDS KAUFMAN COUNTY, TEXAS



DETAIL "A"
N.T.S.

TERRY W. CHAMBERS AND WIFE
GERALD D. CHAMBERS
PART OF CALLED: 61.693 ACRES
VOL. 1192, PG. 582
O.P.R.K.C.T.

LINE TABLE		
NO.	BEARING	LENGTH
L1	S43°18'42"W	21.87'
L2	N22°50'24"W	28.44'
L3	N42°38'46"W	155.11'
L4	N77°21'30"E	23.10'
L5	S42°38'46"E	145.25'
L6	S22°50'24"E	23.09'

EASEMENT AND RIGHT-OF-WAY TRACT TO ONCOR ELECTRIC DELIVERY COMPANY LLC
CALLED: 2.820 ACRES
DOC. NO. 2010-000810 O.P.R.K.C.T.

CITY OF DALLAS
CALLED: 4.97 ACRES
VOL. 442, PG. 161
O.P.R.K.C.T.

UNPLATTED PROPERTY

CITY OF DALLAS
WATER TRANSMISSION LINE
CALLED: 4.210 ACRES
DOC. NO. 2015-4420
O.P.R.K.C.T.

UNPLATTED PROPERTY

TERRY W. CHAMBERS &
WIFE GERALD D.
CHAMBERS
PART OF CALLED: 61.693
ACRES
VOL. 1192, PG. 582
O.P.R.K.C.T.

20' WATER LINE
EASEMENT
3,537 S.F.
0.081 ACRES

CITY OF DALLAS WATER
TRANSMISSION LINE
CALLED: 0.662 ACRES
DOC. NO. 2015-23468
O.P.R.K.C.T.



Mark W. Harp
MARK W. HARP, R.P.L.S. NO. 6425
DECEMBER 16, 2024

CURVE TABLE						
NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD
C1	1.80'	000°01'01"	6090.00'	0.90'	S42°39'16"E	1.80'

BASIS OF BEARING: The Basis of Bearing is based on the coordinate system (North Central Zone 4202 State Plane Coordinates, NAD83), distances shown hereon are surface distance values with a scale factor of grid to surface of 1.00014416.

SCALE: 1" = 200'	DATE 12/09/2024	DRAWN RV	PROJECT HOE341C ESMT WE PARCEL 30 and PARCEL 31	 2121 Midway Road Suite 300 Carrollton, Texas 75006 972 248 7676 TBPE No F-438 TBPLS No 10076000
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