

# EXHIBIT A

**FIELD NOTES DESCRIBING 3,316 SQUARE FOOT (0.076 ACRE)  
RIGHT-OF-WAY ACQUISITION  
CITY BLOCK B/7085  
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

**BEING** a 3,316 square foot (0.076 acre) tract of land out of the William P. Overton Survey, Abstract No. 1106, Dallas County, Texas, lying in Lot 5, Block B/7085, McNeil Subdivision, an Unrecorded Addition to the City of Dallas, Dallas County, Texas, also being out of a tract of land conveyed to Samuel Lozano, by Warranty Deed recorded in Instrument Number 201300262650, 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** at a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" for the southwesterly corner of said Lot 5, said point also being the southeasterly corner of a tract of land conveyed to West Dallas Investments, L.P., by Warranty Deed recorded in Instrument Number 201900187284, O.P.R.D.C.T., and said point also being in the northerly right-of-way line of Union Pacific Railroad (a variable width right-of-way);

**THENCE** North 00°48'24" West, departing the northerly right-of-way line of said Union Pacific Railroad, along the common line of said Lot 5 and said West Dallas Investments tract, a distance of 66.97 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" for corner;

**THENCE** North 75°16'09" East, departing the common line of said Lot 5 and said West Dallas Investments tract, over and across said Lot 5, a distance of 51.01 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" for corner in the easterly line of said Lot 5, said point also being in the westerly line of a tract of land conveyed to West Dallas Investments, L.P., by Warranty Deed recorded in Instrument Number 201900273200, O.P.R.D.C.T.;

**THENCE** South 00°49'48" East, along the common line of said Lot 5 and said West Dallas Investments tract (Instrument Number 201900273200, O.P.R.D.C.T.), a distance of 66.96 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" for the southeasterly corner of said Lot 5, said point also being the southwesterly corner of said West Dallas Investments tract (Instrument Number 201900273200, O.P.R.D.C.T.), and said point also being in the northerly right-of-way line of said Union Pacific Railroad;

**THENCE** South 75°16'09" West, along the southerly line of said Lot 5 and the northerly right-of-way line of said Union Pacific Railroad, a distance of 51.04 feet to the **POINT OF BEGINNING**, containing 3,316 square feet or 0.076 acres, more or less.

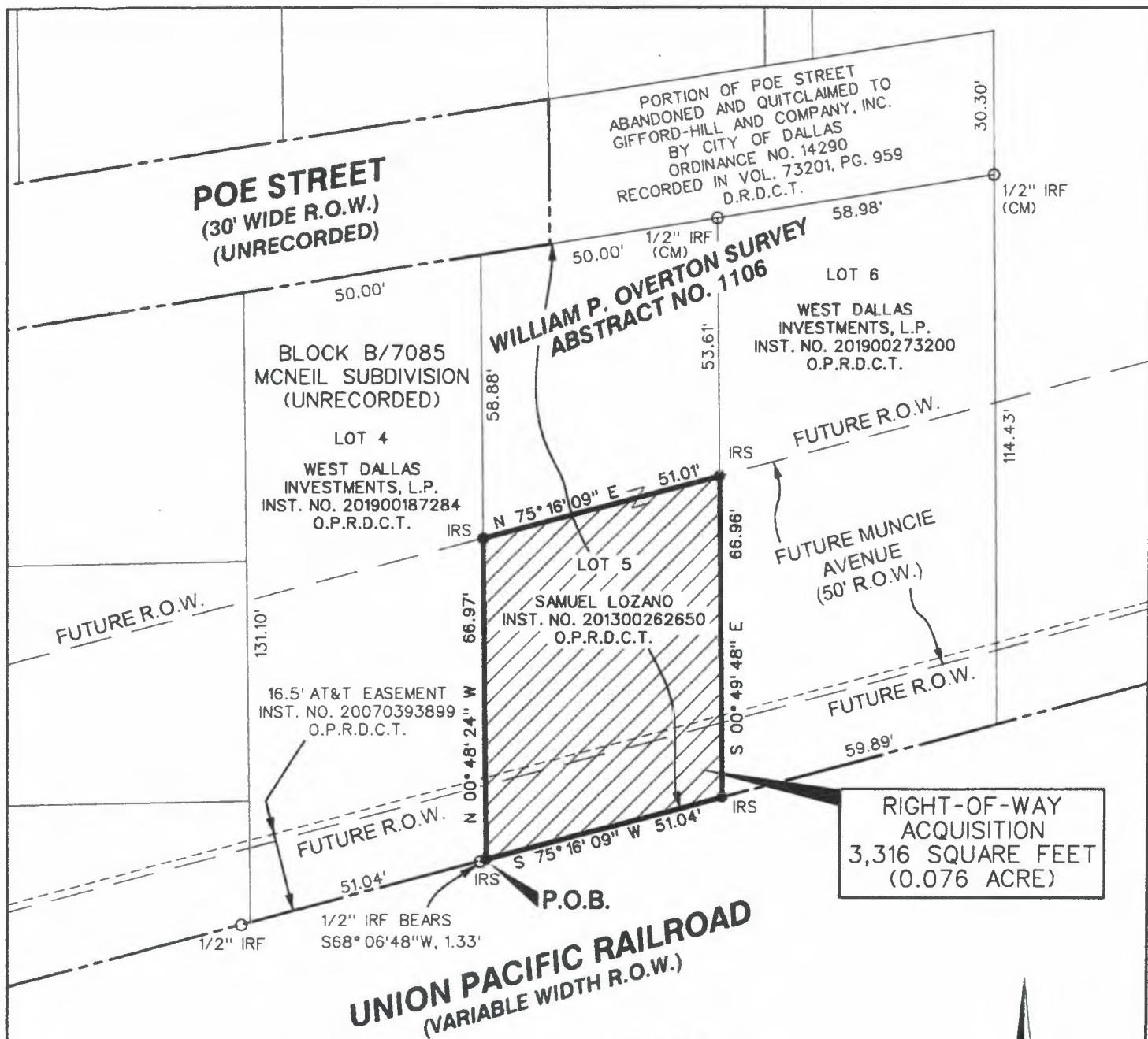
**BASIS OF BEARING:** Bearings are based on the Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983.



*John H. Hall*  
FIELD NOTES APPROVED:  
6/10/22



# EXHIBIT A



**NOTE:**

BASIS OF BEARING is the 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  
IRS - 1/2-INCH IRON ROD SET WITH YELLOW  
PLASTIC CAP STAMPED "LIM ASSOC"  
O IRF - IRON ROD FOUND  
X SET - CUT "X" SET  
D.R.D.C.T. - DEED RECORDS, DALLAS COUNTY, TEXAS  
O.P.R.D.C.T. - OFFICIAL PUBLIC RECORDS,  
DALLAS COUNTY, TEXAS



David Lim  
June 7, 2022



0 15' 30'



SCALE: 1" = 30'

RIGHT-OF-WAY ACQUISITION  
3,316 SQUARE FEET  
(0.076 ACRE)  
OUT OF  
LOT 5, BLOCK B/7085  
CITY OF DALLAS  
DALLAS COUNTY, TEXAS

LIM JOB NO. 220114: ROW-1

