

EXHIBIT A

FIELD NOTES DESCRIBING 3,733 SQUARE FOOT (0.086 ACRE)
RIGHT-OF-WAY ACQUISITION
CITY BLOCK B/7085
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING a 3,733 square foot (0.086 acre) tract of land out of the William P. Overton Survey, Abstract No. 1106, Dallas County, Texas, lying in Lot 3, Block B/7085, McNeil Subdivision, an Addition to the City of Dallas, Dallas County, Texas (Unrecorded), also being out of a tract of land conveyed to Joe DeLores De Leon and Wife, by Warranty Deed recorded in Volume 3934, Page 108, Deed Records of Dallas County, Texas (D.R.D.C.T.) and being more particularly described by metes and bounds as follows:

David S. Lim
FIELD NOTES APPROVED:
6/10/22

BEGINNING at a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" at the southwesterly corner of said Lot 3, said point also being the intersection of the easterly right-of-way line of McPherson Street (a 30' right-of-way) and the northerly right-of-way line of Union Pacific Railroad (a variable width right-of-way);



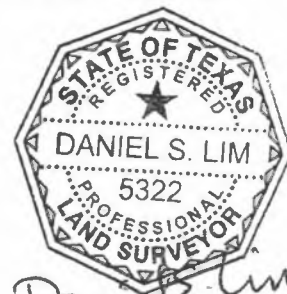
THENCE North 01°02'37" West, along the westerly line of said Lot 3 and the easterly right-of-way line of said McPherson Street, a distance of 49.62 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" for corner, said point being the northwesterly corner of said Lot 3, said point also being the southwesterly corner of a tract of land conveyed to West Dallas Investments, L.P., by Warranty Deed recorded in Instrument Number 201300080443, Official Public Records of Dallas County, Texas (O.P.R.D.C.T.);

THENCE North 89°01'54" East, departing the easterly right-of-way line of said McPherson Street, along the common line of said Lot 3 and said West Dallas Investments tract, a distance of 99.86 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" for the northeasterly corner of said Lot 3, said point also being the southeasterly corner of said West Dallas Investments tract, and 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 201900187284, O.P.R.D.C.T.;

THENCE South 00°47'08" East, along the common line of said Lot 3 and said West Dallas Investments tract (Instrument Number 201900187284, O.P.R.D.C.T.), a distance of 25.20 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" for the southeasterly corner of said Lot 3, said point also being the southwesterly corner of said West Dallas Investments tract (Instrument Number 201900187284, 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 3 and the northerly right-of-way line of said Union Pacific Railroad, a distance of 102.66 feet to the **POINT OF BEGINNING**, containing 3,733 square feet or 0.086 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.



David S. Lim
June 7, 2022

EXHIBIT A

