

Exhibit A

**40' WATER/WASTEWATER EASEMENT
EVERGLADE PARK ADDITION
CITY BLOCK 6127
DAVID A. BADGLEY SURVEY, ABSTRACT NO. 65
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

BEING a 23,373 square feet (0.5365 acres) tract of land situated in the David A. Badgley Survey, Abstract No. 65, and being part of that certain called 8.18 acre tract of land as described in warranty deed to the City of Dallas, a Texas municipal corporation, recorded in Volume 68081, Page 1203, Deed Records, Dallas County, Texas (D.R.D.C.T), same being Everglade Park, an addition to the City of Dallas in City Block 6127, according to the plat thereof as recorded in Volume 75072, Page 618, D.R.D.C.T., and being more particularly described by metes and bounds as follows:

COMMENCING at a City of Dallas brass monument found (record monument) at the intersection of Jim Miller Road (120' right-of-way) and Showbend Lane (50' right-of-way), same being the northwest corner of that certain called 6.887 acre tract of land as described in warranty deed to the City of Dallas, recorded in Volume 4893, Page 220, D.R.D.C.T.;

THENCE South 00°09'52" West, with the west line of said 6.887 acre City of Dallas tract and the east right-of-way line of said Jim Miller Road, a distance of 500.00 feet to a City of Dallas brass monument found (record monument, Grid Northing=6,974,039.52, Easting=2,521,635.17) for the southwest corner of said 6.887 acre City of Dallas tract, same being the northwest corner of said Everglade Park, same being the **POINT OF BEGINNING** of the herein described tract;

THENCE South 89°50'08" East, departing the east right of way line of said Jim Miller Road and the west line of said Everglade Park, with the north line of said Everglade Park and the south line of said 6.887 acre City of Dallas tract, a distance of 575.00 feet to a City of Dallas brass monument found (record monument, Grid Northing=6,974,037.87, Easting=2,522,210.08) for the northeast corner of said Everglade Park and the southeast corner of said 6.887 acre City of Dallas tract;

THENCE South 24°51'09" East, with the east line of said Everglade Park, a distance of 44.14 feet to a 5/8" iron rod with plastic cap stamped "JQ DALLAS ENG." set for the southeast corner of the herein described tract;

THENCE North 89°50'08" West, departing the east line of said Everglade Park, over and across said Everglade Park, a distance of 593.67 feet to a 5/8" iron rod with plastic cap stamped "JQ DALLAS ENG." set for the southwest corner of the herein described tract in the east right-of-way line of said Jim Miller Road;

THENCE North 00°09'52" East, with the east right-of-way line of said Jim Miller Road, a distance of 40.00 feet to the **POINT OF BEGINNING**, containing 23,373 square feet (0.5365 acres) of land, more or less.

| | |
|-------------------|-------|
| For SPRG use only | |
| Reviewed By: | _____ |
| Date: | _____ |
| SPRG No: | _____ |

Exhibit A

**40' WATER/WASTEWATER EASEMENT
EVERGLADE PARK ADDITION
CITY BLOCK 6127
DAVID A. BADGLEY SURVEY, ABSTRACT NO. 65
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

BASIS OF BEARINGS: TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION OF 2011.

* SURVEYOR'S CERTIFICATE *

TO ALL PARTIES INTERESTED IN TITLE TO THE PREMISES SURVEYED, I DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED FROM PUBLIC RECORDS AND FROM AN ACTUAL AND ACCURATE SURVEY UPON THE GROUND AND THAT SAME IS TRUE AND CORRECT.

An exhibit of even date accompanies this metes-and-bounds description.

JQ Infrastructure, LLC



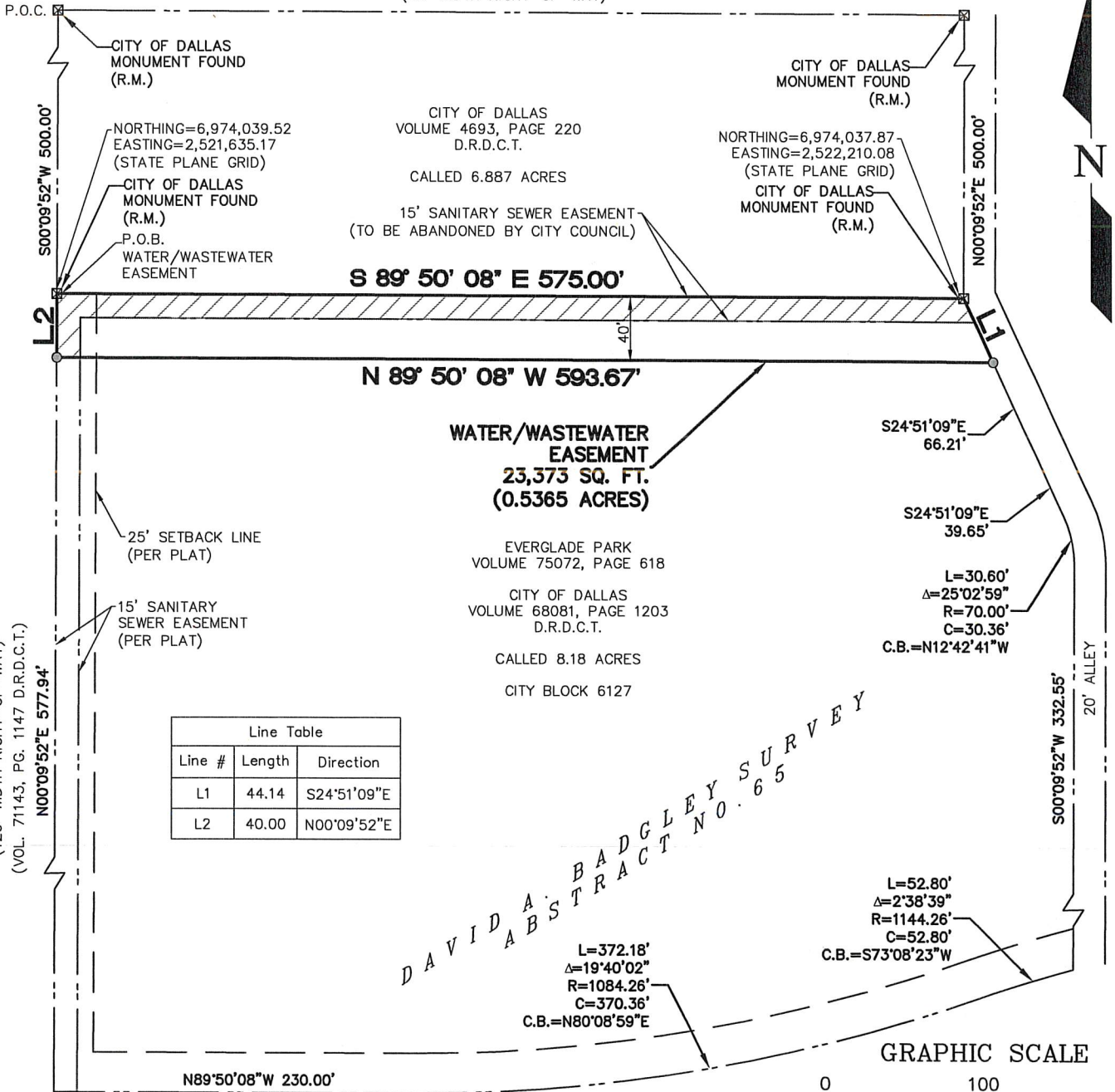
Sean I. Compton, RPLS
Registered Professional Land Surveyor
Texas No. 6766
Date: *2022-03-04*

Subject to existing easement of record and 25' setback line recorded in Volume 75072, Page 1203, Deed Records, Dallas County, Texas.

| | |
|-------------------|-------|
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| Date: | _____ |
| SPRG No: | _____ |

SHOWBEND LANE Exhibit A

(50' WIDTH RIGHT-OF-WAY)



NORTHING=6,974,039.52
EASTING=2,521,635.17
(STATE PLANE GRID)
CITY OF DALLAS
MONUMENT FOUND
(R.M.)
P.O.B.
WATER/WASTEWATER
EASEMENT

CITY OF DALLAS
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D.R.D.C.T.

NORTHING=6,974,037.87
EASTING=2,522,210.08
(STATE PLANE GRID)
CITY OF DALLAS
MONUMENT FOUND
(R.M.)

15' SANITARY SEWER EASEMENT
(TO BE ABANDONED BY CITY COUNCIL)

S 89° 50' 08" E 575.00'

N 89° 50' 08" W 593.67'

**WATER/WASTEWATER
EASEMENT
23,373 SQ. FT.
(0.5365 ACRES)**

EVERGLADE PARK
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CITY OF DALLAS
VOLUME 68081, PAGE 1203
D.R.D.C.T.

CALLED 8.18 ACRES
CITY BLOCK 6127

S24°51'09"E
66.21'

S24°51'09"E
39.65'

L=30.60'
Δ=25°02'59"
R=70.00'
C=30.36'

C.B.=N12°42'41"W

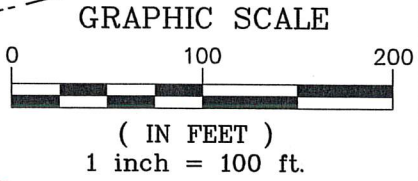
20' ALLEY
S00°09'52"W 332.55'

L=52.80'
Δ=2°38'39"
R=1144.26'
C=52.80'
C.B.=S73°08'23"W

L=372.18'
Δ=19°40'02"
R=1084.26'
C=370.36'
C.B.=N80°08'59"E

| Line Table | | |
|------------|--------|-------------|
| Line # | Length | Direction |
| L1 | 44.14 | S24°51'09"E |
| L2 | 40.00 | N00°09'52"E |

DAVID A. BADGELY SURVEY
ABSTRACT NO. 65



40' WATER/WASTEWATER EASEMENT

PORTION OF CITY OF DALLAS BLOCK 6127

DAVID A. BADGELY SURVEY,
ABSTRACT No. 65

EVERGLADE PARK ADDITION
VOLUME 75072, PAGE 618
D.R.D.C.T.

CITY OF DALLAS, DALLAS COUNTY, TEXAS

EVERGLADE ROAD

(60' WIDTH RIGHT-OF-WAY)

| LEGEND | |
|-------------------------------------|---|
| <input checked="" type="checkbox"/> | MONUMENT FOUND (AS NOTED) |
| ○ | 5/8" IRON ROD WITH PLASTIC CAP STAMPED "JQ DALLAS ENG." |
| — | EASEMENT LINE |
| — | PROPERTY LINE (AS NOTED) |
| - - - | RIGHT-OF-WAY LINE (AS NOTED) |
| D.R.D.C.T. | DEED RECORDS DALLAS COUNTY TEXAS |
| R.M. | RECORD MONUMENT |
| SQ. FT. | SQUARE FEET |
| P.O.C./P.O.B. | POINT OF COMMENCING/BEGINNING |



(For SPRG use only)

Reviewed by: _____

Date: _____

SPRG No.: _____

shaping the built environment

JQ INFRASTRUCTURE
100 GLASS STREET, SUITE 201
P | 214.752.9098
JQI JOB NO: 417007

DALLAS, TEXAS 75207
JQENG.COM
TEXAS REGISTERED SURVEYING FIRM 10193718

NOTE:
ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM 1983. THE SURFACE SCALE FACTOR FOR THIS PROJECT IS 1.000136506. DISTANCES, AND AREAS SHOWN ARE SURFACE. COORDINATES SHOWN ARE GRID. SUBJECT TO RIGHTS OF EXISTING EASEMENTS. METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANY THIS MAP OF SURVEY.

Name: SEAN I. COMPTON
Registered Professional Land Surveyor
Texas No. 6766
Date of Survey: 2022-03-04

| | |
|----------|------------|
| DRAWN: | SIC |
| CHECKED: | SIC |
| DATE: | 2022-03-04 |
| CREW: | MS/TD |