

## Exhibit A

**FIELD NOTES DESCRIBING 20,987 SQUARE FOOT (0.482 ACRE)  
WASTEWATER EASEMENT  
OUT OF CITY BLOCK 6861  
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

**BEING** a 20,987 square foot (0.482 acre) tract of land out of the George L. Haas Survey, Abstract No. 641, City of Dallas, Dallas County, Texas, lying in City Block 6861, City of Dallas, Dallas County, Texas, and also being out of a tract of land conveyed to Amza Julius Schepps, LLC by Special Warranty Deed recorded in Instrument Number 202200002141, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.) and being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" at the northwesterly corner of said Schepps tract, said point also being the northeasterly corner of a called 10.258-acre tract of land conveyed to the State of Texas by Judgment recorded in Volume 73112, Page 824, D.R.D.C.T. for Interstate Highway 45 (Julius Schepps Freeway) (a variable width right-of-way) and said point also being in the southeasterly line of a tract of land conveyed to Dallas Power & Light Company (predecessor in title to the Oncor Electric Delivery Company) (Tract II) by Warranty Deed recorded in Volume 68248, Page 1977, D.R.D.C.T., from which a 1 1/2-inch iron pipe found (Controlling Monument) (C.M.) bears South 65°49'59" West, a distance of 417.67 feet, said point being the northeasterly corner of a tract of land conveyed to Henry J. Ackels by Warranty Deed recorded in Volume 81003, Page 2759, D.R.D.C.T., said point also being the northwesterly corner of said State of Texas tract of land and said point also being in the southeasterly line of said Dallas Power & Light tract;

*Scott Hoff*  
FIELD NOTES APPROVED:  
2/28/2025



**THENCE** North 66°04'50" East, along the common line of said Schepps and Dallas Power & Light tracts, a distance of 584.89 feet to a 1/2-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" at the northeasterly corner of said Schepps tract, said point also being the intersection of the southeasterly line of said Dallas Power & Light tract and the southwesterly right-of-way line of a tract of land conveyed to Dallas Power & Light Company (predecessor in title to the Oncor Electric Delivery Company) by Deed recorded in Volume 3905, Page 92, D.R.D.C.T, from which a 1/2-inch iron rod found (C.M.) bears North 60°45'34" East, a distance of 100.55 feet, said point being the northwesterly corner of a tract of land conveyed to Faustino Reyes by Special Warranty Deed recorded in Instrument Number 201700358282, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), said point also being the southwesterly corner of a tract of land conveyed to Dallas Power & Light Company (predecessor in title to the Oncor Electric Delivery Company), (Tract I) by Warranty Deed recorded in Volume 68248, Page 1977, D.R.D.C.T. and said point also being in the northeasterly line of said Dallas Power & Light (Volume 3905, Page 92) tract;

**THENCE** South 35°14'22" East, along the common line of said Schepps and Dallas Power & Light (Volume 3905, Page 92) tracts, a distance of 18.37 feet to a 1/2-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" for corner;

**THENCE** South 62°40'59" West, over and across said Schepps tract, a distance of 594.77 feet to a 1/2-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" for corner in the southwesterly line of said Schepps tract and the northeasterly right-of-way line of said Interstate Highway 45;

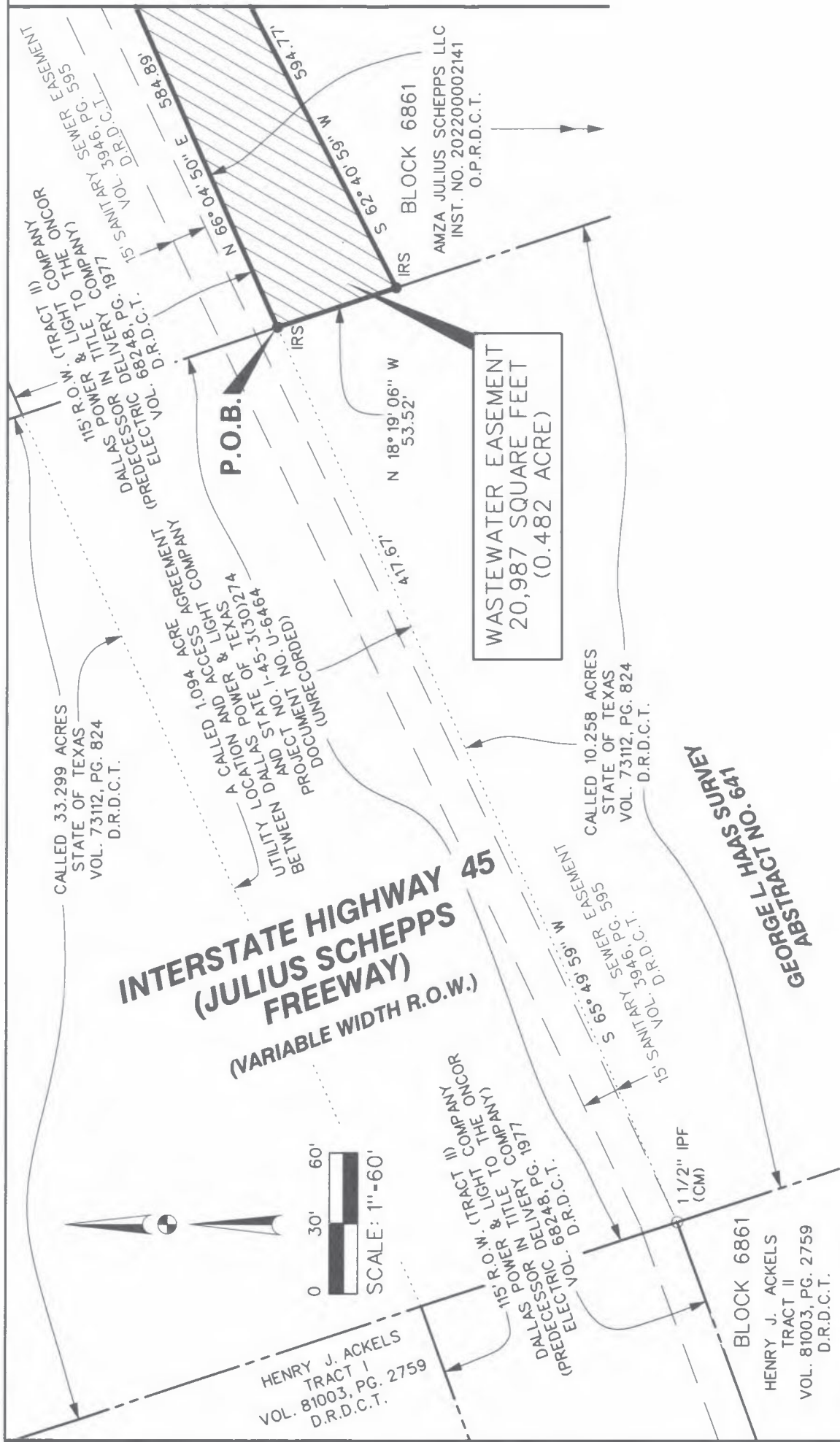
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**THENCE** North 18°19'06" West, along the southwesterly line of said Schepps tract and the northeasterly right-of-way line of said Interstate Highway 45, a distance of 53.52 feet to the **POINT OF BEGINNING**, containing 20,987 square feet or 0.482 acres, more or less.

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



*Daniel S. Lim*  
*2-26-2025*



**WASTEWATER EASEMENT  
20,987 SQUARE FEET  
(0.482 ACRE)**

**INTERSTATE HIGHWAY 45  
(JULIUS SCHEPPS  
FREEWAY)  
(VARIABLE WIDTH R.O.W.)**



0 30' 60'  
**SCALE: 1"=60'**

**LEGEND:**

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

**NOTE:**

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



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

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OUT OF BLOCK 6861  
CITY OF DALLAS,  
DALLAS COUNTY, TEXAS**

MATCH LINE (SEE PAGE 3)



SFG ISF DALLAS SOUTH CENTRAL, LLC  
INST. NO. 202100260683  
O.P.R.D.C.T.

BLOCK 6861

**WASTEWATER EASEMENT  
20,987 SQUARE FEET  
(0.482 ACRE)**

DALLAS WATER  
UTILITIES EASEMENT  
INST. NO. 201600014852  
O.P.R.D.C.T.

(TRACT 1) VARIABLE WIDTH R.O.W.  
DALLAS POWER & LIGHT COMPANY  
(PREDECESSOR IN TITLE TO THE  
ONCOR ELECTRIC DELIVERY COMPANY)  
VOL. 68248, PG. 1977  
D.R.D.C.T.

BLOCK  
6861

FAUSTINO REYES  
INST. NO. 201700358282  
O.P.R.D.C.T.

15' SANITARY SEWER EASEMENT  
VOL. 3946, PG. 595  
D.R.D.C.T.

100' R.O.W.  
DALLAS POWER & LIGHT COMPANY  
(PREDECESSOR IN TITLE TO THE  
ONCOR ELECTRIC DELIVERY COMPANY)  
VOL. 3905, PG. 92  
D.R.D.C.T.

12' SANITARY SEWER ESMT.  
VOL. 3946, PG. 590  
D.R.D.C.T.

20' SANITARY SEWER ESMT.  
VOL. 73097, PG. 2081  
D.R.D.C.T.

UTILITY EASEMENT  
INST. NO. 201600154908  
O.P.R.D.C.T.

BLOCK 6861

AMZA JULIUS SCHEPPS LLC  
INST. NO. 202200002141  
O.P.R.D.C.T.

**GEORGE L HAS SURVEY  
ABSTRACT NO. 641**

VARIABLE WIDTH R.O.W. (TRACT 1)  
DALLAS POWER & LIGHT COMPANY  
(PREDECESSOR IN TITLE TO THE  
ONCOR ELECTRIC DELIVERY COMPANY)  
VOL. 68248, PG. 1977  
D.R.D.C.T.

N 66°04'50" E

S 62°40'59" W

1/2" IRF  
(C.M.)  
S 35°14'22" E  
18.37'  
N 60°45'34" E  
100.55'



*Daniel S. Lim*  
2-26-2025

**LEGEND:**

- O IRF - IRON ROD FOUND
- CM - CONTROLLING MONUMENT
- IRF - 1/2-INCH IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "LIM ASSOC"
- Z - DENOTES SAME OWNERSHIP
- R.O.W. - RIGHT-OF-WAY
- VOL. - VOLUME
- PG. - PAGE
- INST. NO. - INSTRUMENT NUMBER
- D.R.D.C.T. - DEED RECORDS, DALLAS COUNTY, TEXAS
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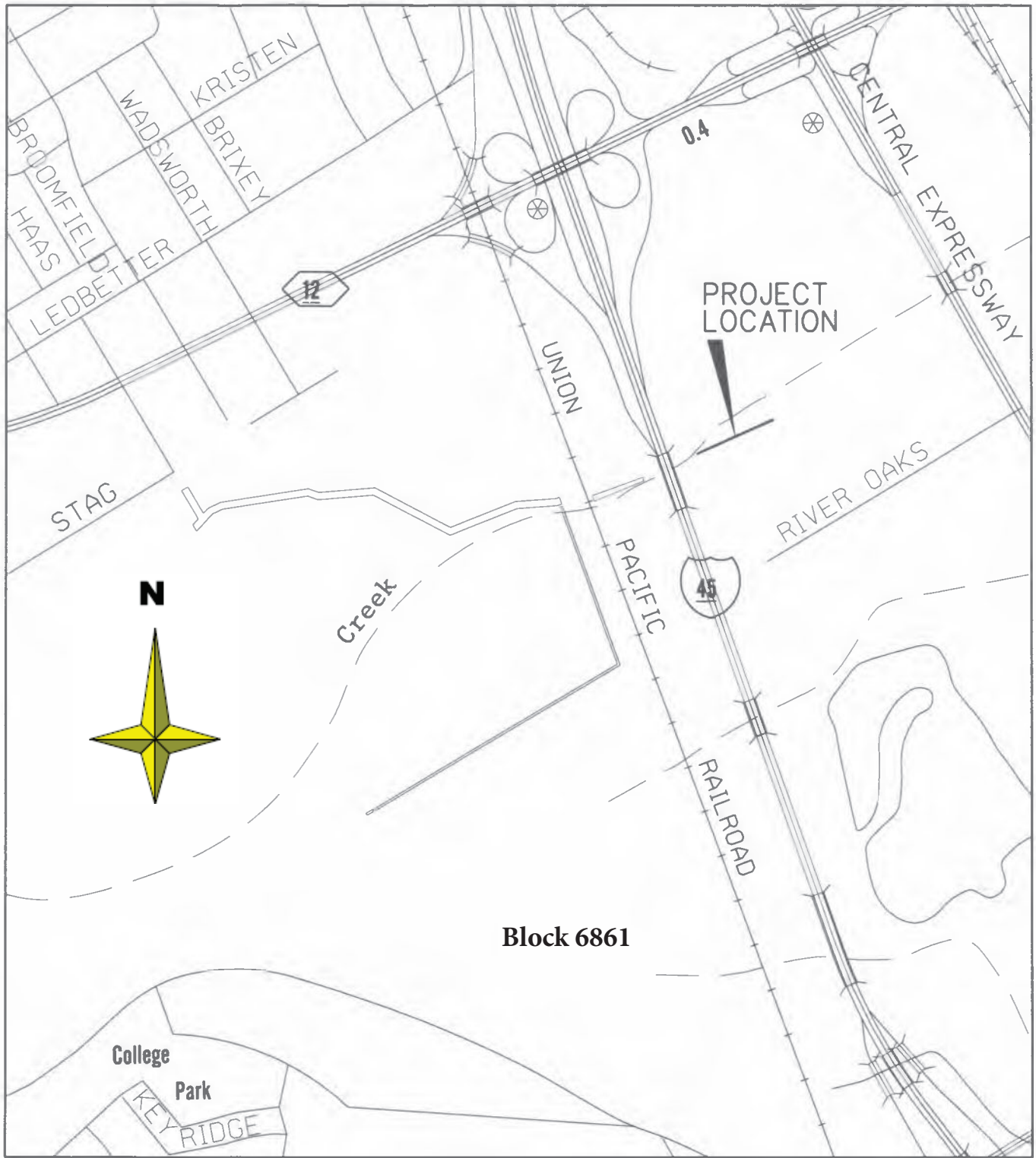
**NOTE:**

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LOCATOR MAP