

**EXHIBIT "A"**  
**PAGE 1 OF 5**  
**PARCEL W-99**  
**LEGAL DESCRIPTION**  
**0.8277 ACRES (36,053 SQ. FT.) PARCEL**  
**SOUTHPORT PROPERTIES, L.P. TRACT**  
**ULRICH WUTHRICK SURVEY, ABSTRACT NO. 1518**  
**CITY BLOCK 8266**  
**CITY OF DALLAS, DALLAS COUNTY, TEXAS**

**DESCRIPTION**

BEING a 0.8277 acre (36,053 square feet) tract of land situated in the Ulrich Wuthrick Survey, Abstract No. 1518, being in City Block 8266, City of Dallas, Dallas County, Texas and being a portion of a called 9.597 acre tract of land (unplatted) described as Tract 1 (Parcel 156) in the Substitute Trustee's Deed to SouthPort Properties, L.P. as recorded in Instrument No. 201100113978 of the 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 1/2" iron rod with plastic cap stamped "TX REG NO 100189-00" set at the southeast corner of the aforementioned Tract 1 (Parcel 156) having coordinates of N 6924991.6011, E 2510114.8737, said corner being at the intersection of the northerly right-of-way line of Langdon Road (variable width right-of-way ~ 80' wide at this point) as conveyed to the County of Dallas according to the Right-of-way Deeds as recorded in Volume 2417, Page 325, Volume 2483, Page 126 and Volume 2506, Page 123 of the Deed Records of Dallas County, Texas (D.R.D.C.T.) and the westerly right-of-way line of the Union Pacific Railroad Company (UPRR) 100' right-of-way (as described in the Deed to Dallas and Waco Railway Company as recorded in Volume 88, Page 14, D.R.D.C.T.);

THENCE S 59°05'38" W, with the southerly line of said Tract 1 (Parcel 156), said northerly right-of-way line of Langdon Road and the southerly line of said City Block 8266, 269.32 feet (deed-S 59°05'37" W~269.33 feet) to a 5/8" iron rod with plastic cap stamped "KHA", having coordinates of N 6924853.2865, E 2509883.8225, found at the beginning of a curve to the left having a central angle of 01°44'15", a radius of 858.64 feet, a tangent of 13.02 feet and a chord which bears S 58°13'31" W, 26.04 feet;

THENCE, continuing with said southerly line of Tract 1 (Parcel 156), said northerly right-of-way line of Langdon Road and said southerly line of City Block 8266 and with said curve to the left, an arc distance of 26.04 feet (deed-26.01 feet) to a 5/8" iron rod with plastic cap stamped "KHA" found at the southwest corner of said Tract 1 (Parcel 156) having coordinates of N 6924839.5774, E 2509861.6906, said southwest corner also being the southeast corner of a called 156.0 acre tract (unplatted) described as Parcel 87 (Tract 23) in the Substitute Trustee's Deed to American Bank of Texas as recorded in Instrument No. 201100175769, O.P.R.D.C.T.;

FIELD NOTES APPROVED:

Rdb 10/24/14



Dallas Water Utilities  
 Southwest 120/96-inch Water  
 Transmission Pipeline Project

**NDM**  
 NATHAN D. MAIER  
 CONSULTING ENGINEERS, INC.  
 TBPE FIRM REG. NO. F-356  
 TBPLS FIRM REG. NO. 100189-00

**AECOM**

AECOM TECHNICAL SERVICES INC., TX  
 16000 DALLAS PARKWAY, SUITE 350  
 DALLAS, TEXAS 75248  
 WWW.AECOM.COM  
 TBPE REG. NO. F-3580

Two Northpark / 8080 Park Lane / Suite 600  
 Dallas, Texas 75231 / (214) 739-4741

JUNE 18, 2014

7059-EX99R3.dwg

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THENCE N 30°53'31" W (deed-N 30°53'32" W), departing said southerly line of Tract 1 (Parcel 156), said northerly right-of-way line of Langdon Road and said southerly line of City Block 8266 and with the westerly line of said Tract 1 (Parcel 156), the easterly line of said Parcel 87 (Tract 23), the westerly line of said City Block 8266 and the easterly line of City Block 8285, 70.03 feet to a set 1/2" iron rod with plastic cap stamped "TX REG NO 100189-00" having coordinates of N 6924899.6648, E 2509825.7405, and being the beginning of a non-tangent curve to the right having a central angle of 01°11'16", a radius of 928.64 feet, a tangent of 9.63 feet and a chord which bears N 58°04'56" E, 19.25 feet;

THENCE, departing said westerly line of Tract 1 (Parcel 156), said easterly line of Parcel 87 (Tract 23), said westerly line of City Block 8266 and said easterly line of City Block 8285 and with said non-tangent curve to the right, over and across said Tract 1 (Parcel 156), an arc distance of 19.25 feet to a corner having coordinates of N 6924909.8416, E 2509842.0786 (not monumented);

THENCE N 36°35'35" E, 225.96 feet to a corner having coordinates of N 6925091.2371, E 2509976.7607 (not monumented);

THENCE N 59°05'35" E, 71.99 feet to a corner, having coordinates of N 6925128.2088, E 2510038.5191 (not monumented), in the common easterly line of said Tract 1 (Parcel 156) and the aforementioned westerly right-of-way line of the UPRR 100' right-of-way, and being the beginning of a non-tangent curve to the right having a central angle of 04°49'21", a radius of 1860.10 feet, a tangent of 78.33 feet and a chord which bears S 29°12'11" E, 156.52 feet;

THENCE, with said common line, an arc distance of 156.56 feet to the POINT OF BEGINNING and containing 0.8277 acre (36,053 square feet) of land, more or less.

FOR NATHAN D. MAIER CONSULTING ENGINEERS, INC.

  
 John L. Melton, R.P.L.S. No. 4268  
 Registered Professional Land Surveyor



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**NOTES:**

Basis of Bearing is the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983. All coordinates are state plane on grid. All distances are surface distances. Surface Adjustment Scale Factor: 1.000136506

The permanent easement to Southwestern Bell Telephone Company as recorded in Volume 2018, Page 3 of the Deed Records of Dallas County, Texas (D.R.D.C.T.), does not affect the subject tract.

The right-of-way easement to the State of Texas as recorded in Volume 2793, Page 267, D.R.D.C.T., does not affect the subject tract.

The easement and right-of-way to Texas Power & Light Company as recorded in Volume 2858, Page 7, D.R.D.C.T., does not affect the subject tract.

The easement and right-of-way to Texas Power & Light Company as recorded in Volume 3104, Page 331, D.R.D.C.T., does not affect the subject tract.

The easement and right-of-way (aerial right-of-way) to Texas Power & Light Company as recorded in Volume 3742, Page 143, D.R.D.C.T., does not affect the subject tract.

The easement and right-of-way to Texas Power & Light Company as recorded in Volume 5004, Page 470, D.R.D.C.T., does not affect the subject tract.

The lack of direct access to the controlled access highway facility as set forth in the instrument recorded in Volume 902, Page 79, D.R.D.C.T., does not affect the subject tract.

The easement and right-of-way to Texas Power & Light Company as recorded in Volume 67084, Page 120, D.R.D.C.T., does not affect the subject tract.

The easement and right-of-way to Texas Power & Light Company as recorded in Volume 67084, Page 122, D.R.D.C.T., does not affect the subject tract.

The rights-of-way or easements for water main to the City of Dallas as recorded in Volume 82061, Page 2252, D.R.D.C.T., do not affect the subject tract.

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NOTES (continued):

The aerial easements and rights-of-way to Dallas Power & Light as recorded in Volume 89114, Page 1037, D.R.D.C.T., do not affect the subject tract.

The terms, provisions, conditions and easements as described in the instrument entitled "Right of Possession Agreement" as recorded in Volume 89132, Page 2152, D.R.D.C.T., do not affect the subject tract.

The easements for wastewater main to the City of Dallas as recorded in Volume 91033, Page 1531, D.R.D.C.T., do not affect the subject tract.

No sanitary sewer lines and appurtenances thereto as shown on City of Dallas sewer map H-18 affect the subject tract.

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**LEGEND**

O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS  
D.R.D.C.T. DEED RECORDS OF DALLAS COUNTY, TEXAS  
INST. NO. INSTRUMENT NUMBER  
VOL., PG. VOLUME, PAGE  
CM CONTROLLING MONUMENT  
R.O.W. RIGHT-OF-WAY  
SQ. FT. SQUARE FEET  
VAR. WIDTH VARIABLE WIDTH  
IRF IRON ROD FOUND  
IRS W/CAP IRON ROD SET WITH PLASTIC CAP STAMPED "TX REG NO 100189-00" (TEXAS BOARD OF PROFESSIONAL LAND SURVEYING FIRM REGISTRATION NUMBER FOR NATHAN D. MAIER CONSULTING ENGINEERS, INC.)

SOUTHPORT PROPERTIES, L.P.  
INST. NO. 201100113978  
O.P.R.D.C.T.  
TRACT 1 (PARCEL 156)  
CALLED 9.597 ACRES  
(UNPLATTED)  
CITY BLOCK 8266

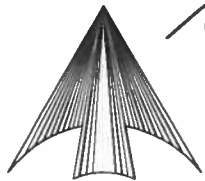
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 $T=9.63'$   
 $L=19.25'$   
 $CB=N 58'04'56" E$   
 $CL=19.25'$

AMERICAN BANK OF TEXAS  
INST. NO. 201100175769  
O.P.R.D.C.T.  
PARCEL 87 (TRACT 23)  
CALLED 156.0 ACRES  
(UNPLATTED)

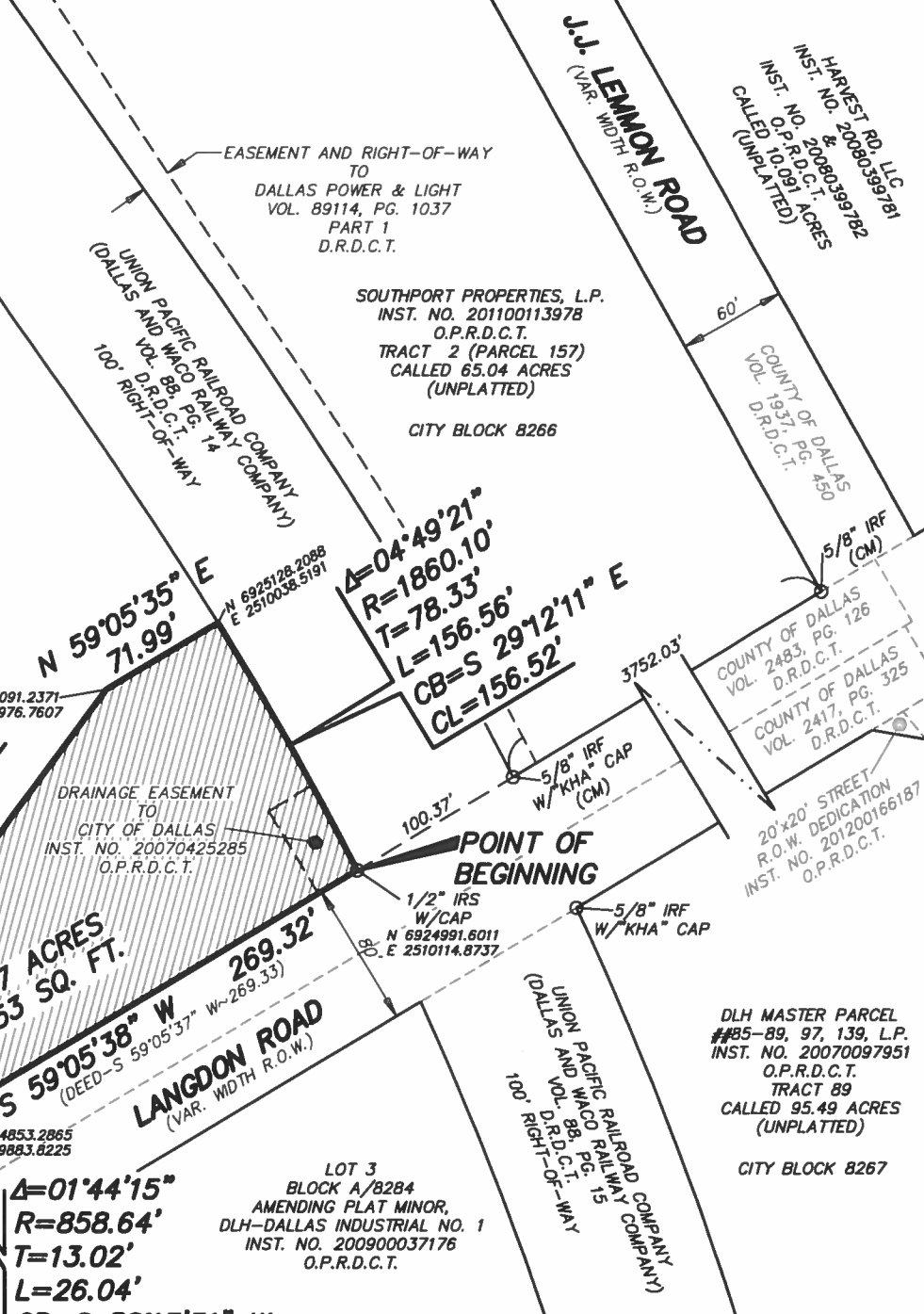
$N 30'53'31" W$   
 $70.03'$   
(DEED-N 30'53'32" W)

CITY BLOCK 8285

COUNTY OF DALLAS  
VOL. 2506, PG. 123  
D.R.D.C.T.



**NORTH**  
SCALE: 1"=100'



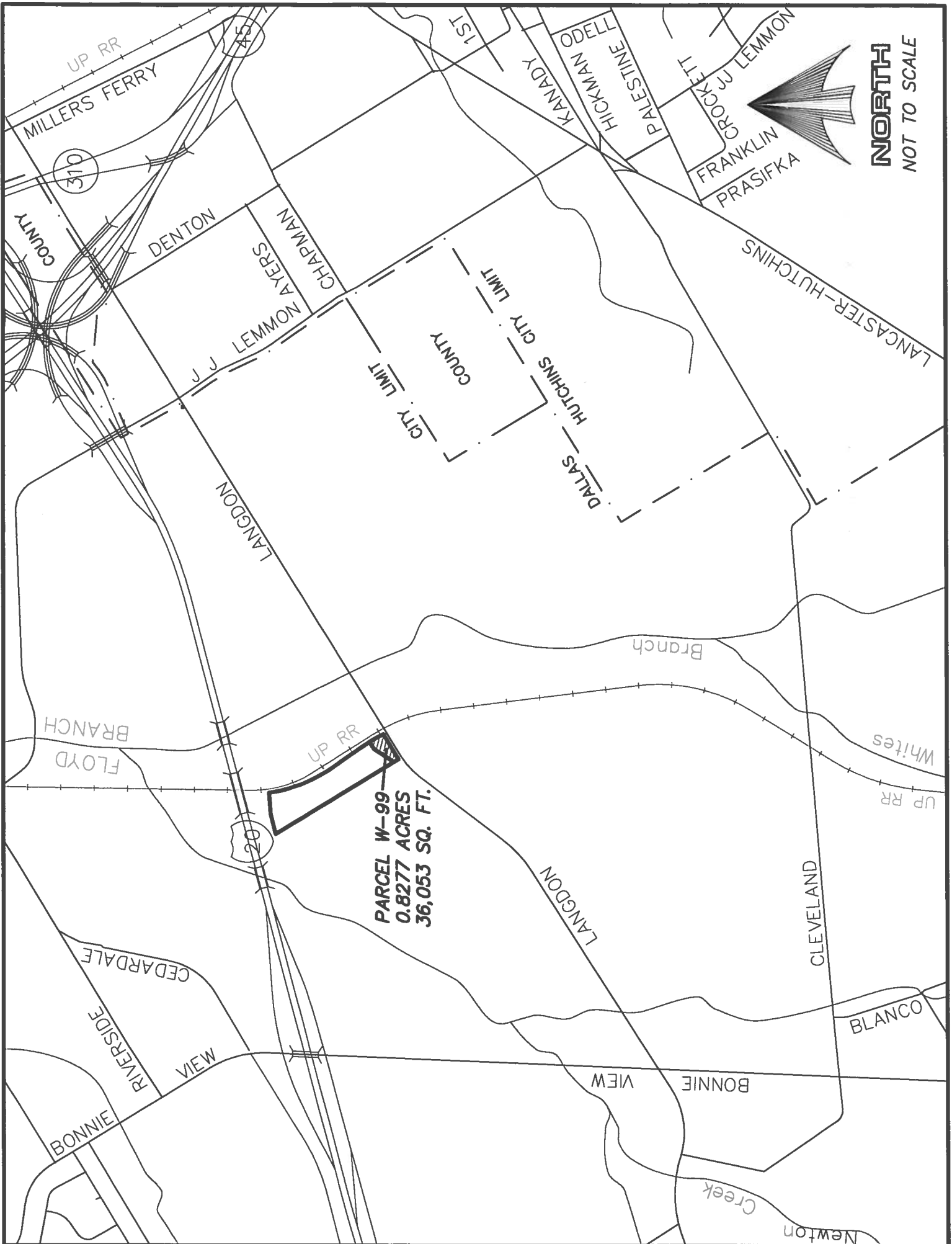
$\Delta=01'44'15"$   
 $R=858.64'$   
 $T=13.02'$   
 $L=26.04'$   
 $CB=S 58'13'31" W$   
 $CL=26.04'$   
(DEED-L=26.01')

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**NORTH**  
NOT TO SCALE