

EXHIBIT A
FIELD NOTES DESCRIBING 3,644 SQUARE FOOT (0.084 ACRE)
DRAINAGE EASEMENT IN CITY BLOCK 23/3703
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING a 3,644 square foot (0.084 acre) tract of land out of the John McDowell Survey, Abstract No. 869, Dallas County, Texas, lying in Lot A, Block 23/3703, Teames Subdivision, an Addition to the City of Dallas, Dallas County, Texas, according to the plat recorded in Volume 20, Page 11, Map Records, Dallas County, Texas (M.R.D.C.T.) and also being out of a tract of land conveyed to A.J. and Marilyn Wallace by Warranty Deed recorded in Volume 68212, Page 1390, Deed Records, Dallas County, Texas (D.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" at the southwesterly corner of said Lot A, said point also being the southeasterly corner of Lot 4, Block 23/3703, Trinity Heights Addition No. 3, an Addition to the City of Dallas, Dallas County, Texas, according to the plat recorded in Volume 1, Page 483, M.R.D.C.T. and said point also being in the northerly right-of-way line of Woodin Boulevard (a 90-foot right-of-way) (Volume 1, Page 483, M.R.D.C.T.);

THENCE North 00°27'31" West, departing the northerly right-of-way line of said Woodin Boulevard, along the common line of said Lots A and 4, a distance of 51.44 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" for corner;

THENCE North 90°00'00" East, departing the common line of said Lots A and 4, over and across said Lot A, a distance of 71.44 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" for corner;

THENCE South 00°00'00" East, continuing over and across said Lot A, a distance of 50.87 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" for corner in the southerly line of said Lot A, said point also being in the northerly right-of-way line of said Woodin Boulevard;

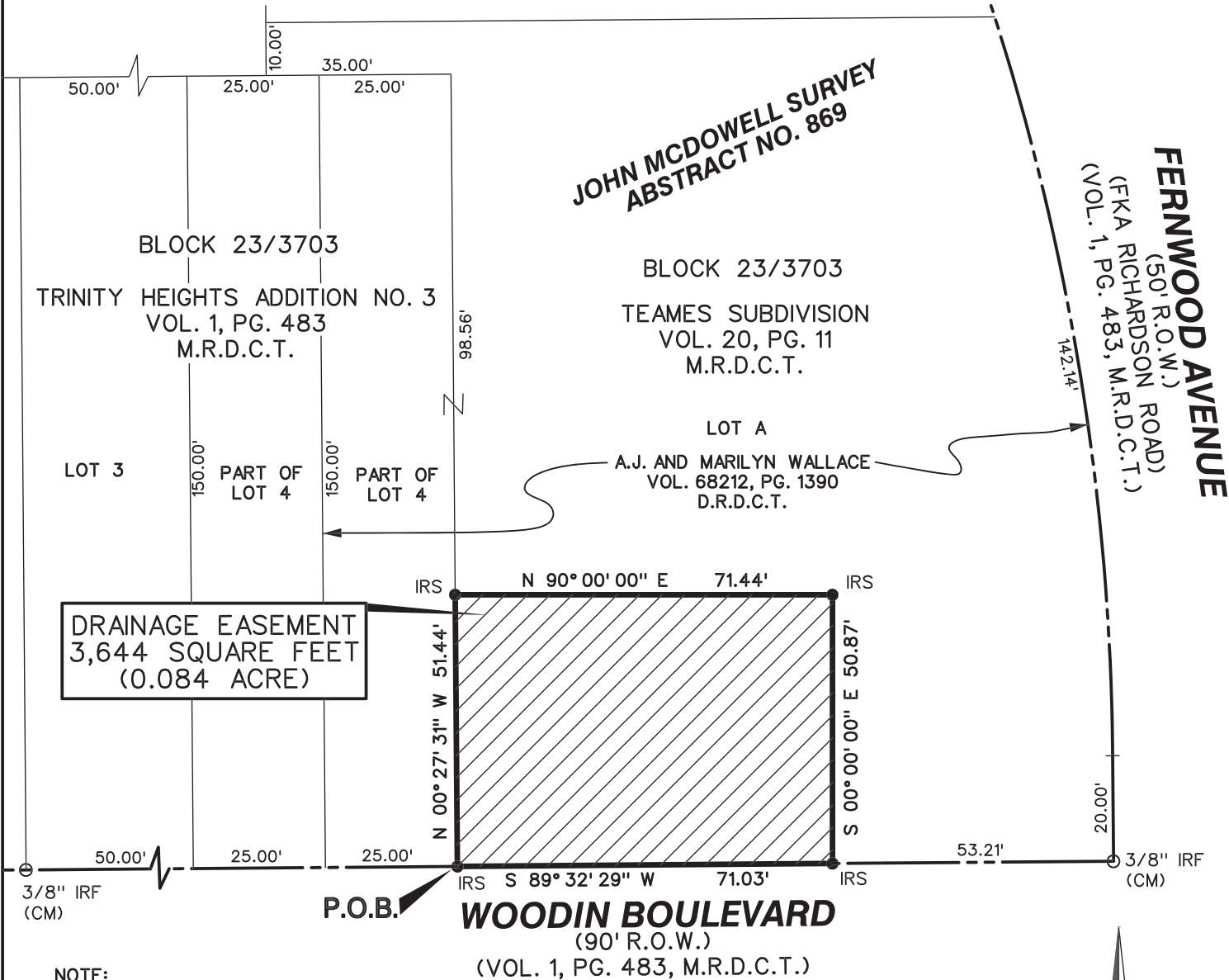
THENCE South 89°32'29" West, along the southerly line of said Lot A and the northerly right-of-way line of said Woodin Boulevard, a distance of 71.03 feet to the **POINT OF BEGINNING**, containing 3,644 square feet or 0.084 acres, more or less.

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



Aug. 9, 2022

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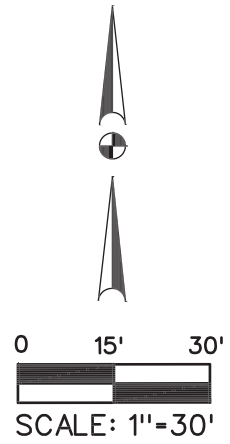
DRAINAGE EASEMENT
3,644 SQUARE FEET
(0.084 ACRE)

NOTE:

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

LEGEND:

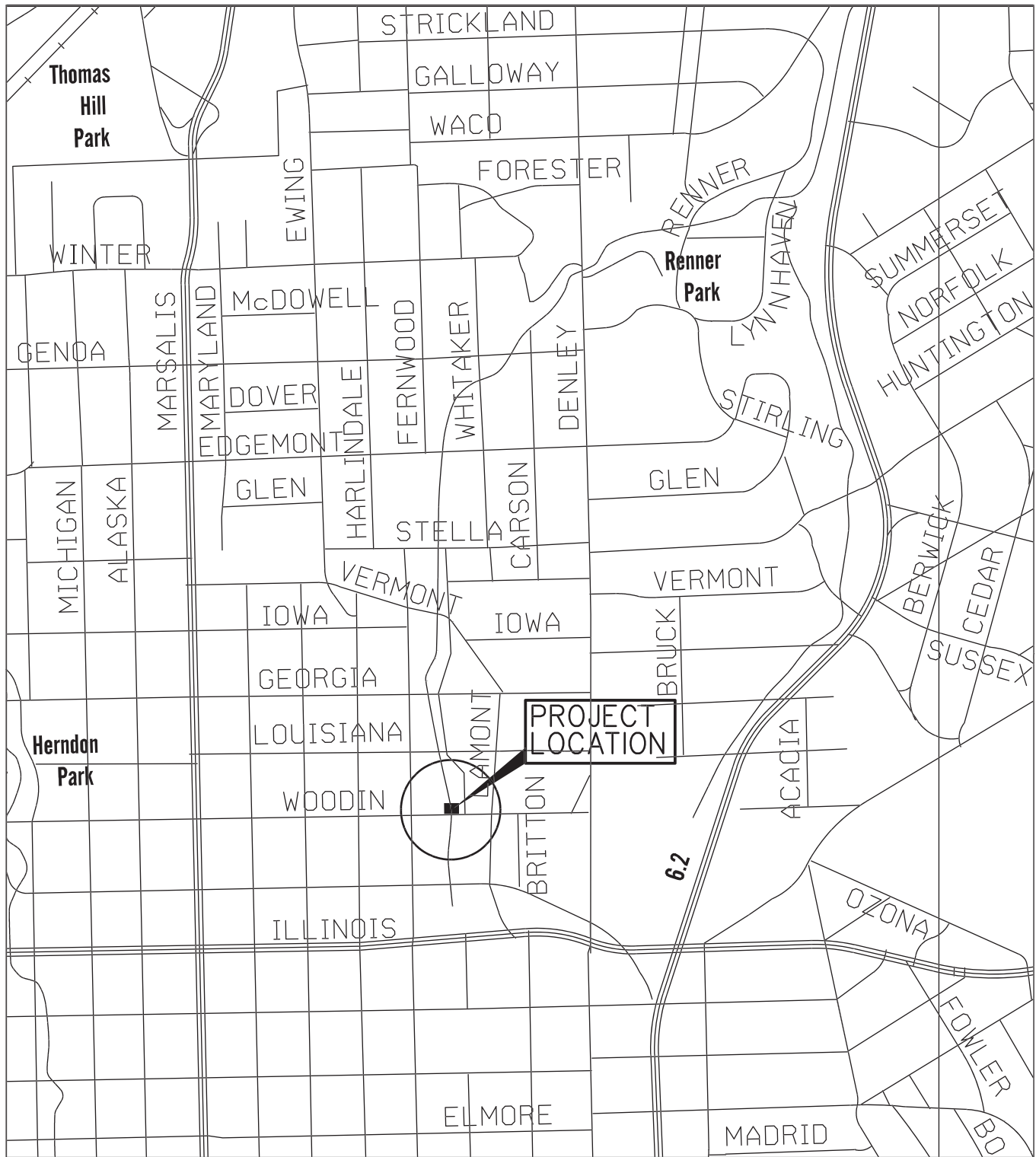
- R.O.W. - RIGHT-OF-WAY
- P.O.B. - POINT OF BEGINNING
- (CM) - CONTROLLING MONUMENT
- FKA - FORMERLY KNOWN AS
- VOL. - VOLUME
- PG. - PAGE
- INST. NO. - INSTRUMENT NUMBER
- IRS - 1/2-INCH IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "LIM ASSOC"
- IRF - IRON ROD FOUND
- Z - DENOTES SAME OWNERSHIP
- M.R.D.C.T. - MAP RECORDS, DALLAS COUNTY, TEXAS
- D.R.D.C.T. - DEED RECORDS, DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. - OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS



DRAINAGE EASEMENT
3,644 SQUARE FEET
(0.084 ACRE)
OUT OF
LOT A, BLOCK 23/3703
TEAMES SUBDIVISION
CITY OF DALLAS
DALLAS COUNTY, TEXAS

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

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VICINITY MAP
 (DALLAS MAPSCO 55-N)
 WOODIN DE-1

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