

EXHIBIT A
FIELD NOTES DESCRIBING 2,597 SQUARE FOOT (0.0596 ACRE)
DRAINAGE EASEMENT IN CITY BLOCK 4425
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING a 2,597 square feet (0.0596 acre) tract of land situated in the Wilson Baker Survey, Abstract No. 54, City of Dallas, Dallas County, Texas, and being a part of a called 35.174 acre tract of land described in Deed to the City of Dallas, recorded in Volume 4420, Page 206 of the Deed Records of Dallas County Texas (D.R.D.C.T.), and being more particularly described as follows:

COMMENCING at the southeast corner of Lot 1, of Earl W. Cullum Subdivision No.2, recorded in Volume 18, Page 393 of the Map Records of Dallas County, Texas (M.R.D.C.T.), at the intersection of the north right-of-way line of Shorecrest Drive (a called 60-foot right-of-way) and the west right-of-way line of Lakemont Drive (a 50-foot right-of-way) as dedicated in said Earl W. Cullum Subdivision No.2, from which a 1/2-inch found iron rod for witness bears South 00 degrees 40 minutes 26 seconds East, a distance of 0.75 feet;

THENCE North 85 degrees 38 minutes 26 seconds West, with said north right-of-way line, passing at a distance of 205.00 feet the southwest corner of said Lot 1 and the southeast corner of said 35.174 acre tract, continuing with said north right-of-way line and the south line of said 35.174 acre tract, a total distance of 1,608.92 feet to a 1/2-inch set iron rod with blue plastic cap stamped "HALFF ESMT" (hereinafter referred to as "with blue cap") for the **POINT OF BEGINNING**, being in the south line of said 35.174 acre City of Dallas tract;

THENCE North 85 degrees 38 minutes 26 seconds West, continuing with said north right-of-way line and the south line of said 35.174 acre City of Dallas Tract, a distance of 15.19 feet, to a 1/2-inch set iron rod with blue cap for corner;

THENCE departing said north right-of-way line and said south line of the 35.174 acre City of Dallas tract, over and across said 35.174 acre City of Dallas tract, the following courses and distances:

North 13 degrees 32 minutes 48 seconds East, a distance of 161.36 feet, to a 1/2-inch set iron rod with blue cap for corner;

North 37 degrees 51 minutes 30 seconds East, a distance of 16.25 feet, to a 1/2-inch set iron rod with blue cap for corner;

South 52 degrees 08 minutes 30 seconds East, a distance of 15.00 feet, to a 1/2-inch set iron rod with blue cap for corner;

South 37 degrees 51 minutes 30 seconds West, a distance of 13.02 feet, to a 1/2-inch set iron rod with blue cap for corner;

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South 13 degrees 32 minutes 48 seconds West, a distance of 155.70 feet, to the **POINT OF BEGINNING AND CONTAINING** 2,597 square feet, or 0.0596 acres of land, more or less.

NOTES:

1. Basis of Bearing: GPS observations using the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. All distances shown hereon are U.S. Survey Feet, displayed in surface value and may be converted to grid by dividing by the TxDOT Dallas County surface adjustment factor of 1.000136506.



11/23/21

Adam Johnson R.P.L.S. Date:
Texas Registration No. 6664
HALFF ASSOCIATES, INC.
4000 FOSSIL CREEK BLVD
FORT WORTH, TX 76137-2720
TEL (817) 764-7490
TBPELS FIRM NO. 10029605



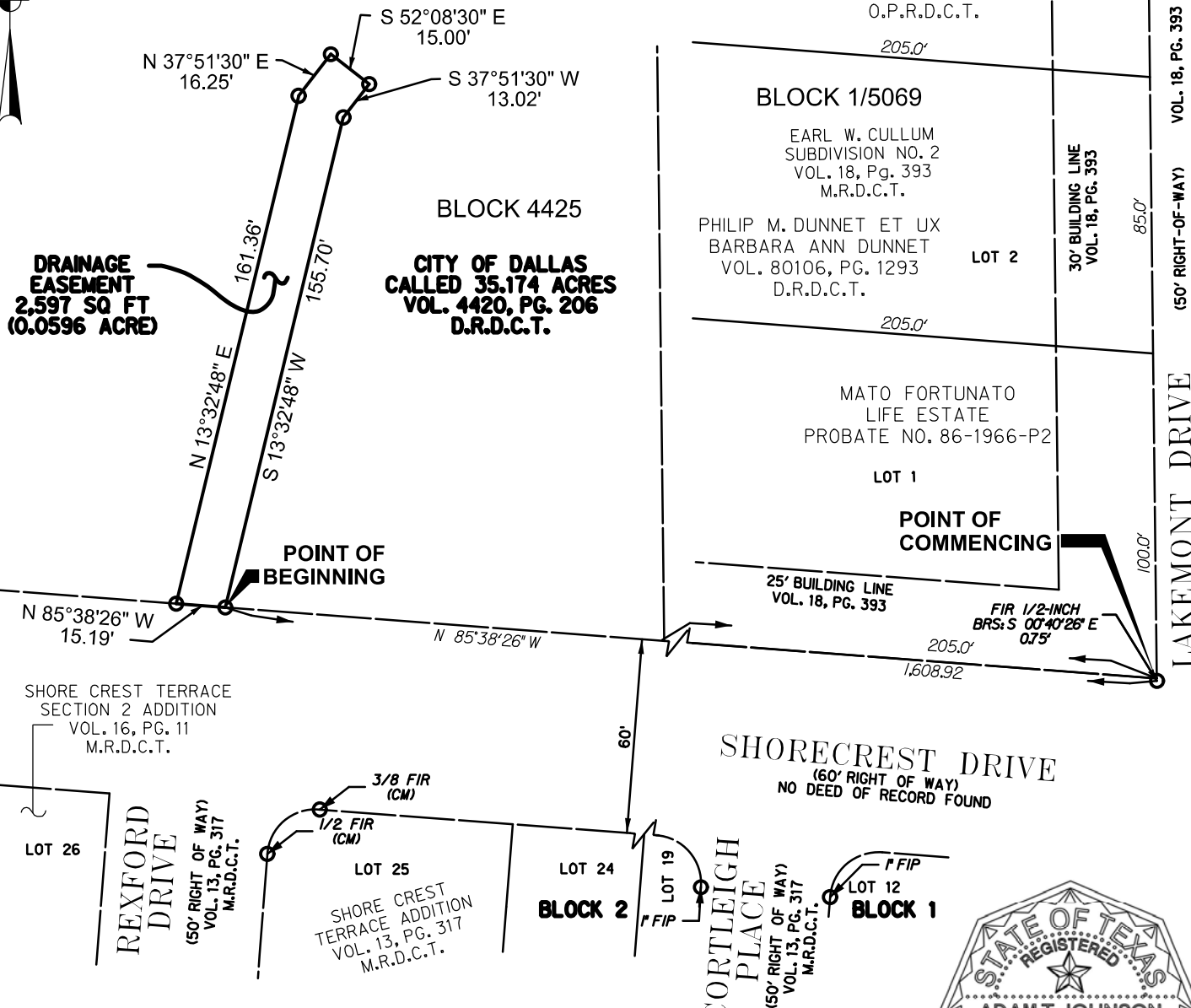
EXHIBIT A

WILSON BAKER SURVEY
ABSTRACT NUMBER 54



0 25 50 75 100

SCALE: 1"=50'



NOTES:

1. Basis of Bearing is GPS observations using the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Adjustment Realization 2011. All distances shown hereon are U.S. survey feet, displayed in surface value and may be converted to grid by dividing by the TxDOT Dallas County Surface Adjustment Factor of 1.000136506.

LEGEND

- 1/2" SET IRON ROD WITH BLUE CAP "HALFF ESMT" (UNLESS NOTED)
- FIR FOUND IRON ROD
- VOL. PG. VOLUME AND PAGE
- (C.M.) CONTROLLING MONUMENT
- M.R.D.C.T. MAP RECORDS OF DALLAS COUNTY, TEXAS
- D.R.D.C.T. DEED RECORDS OF DALLAS COUNTY, TEXAS



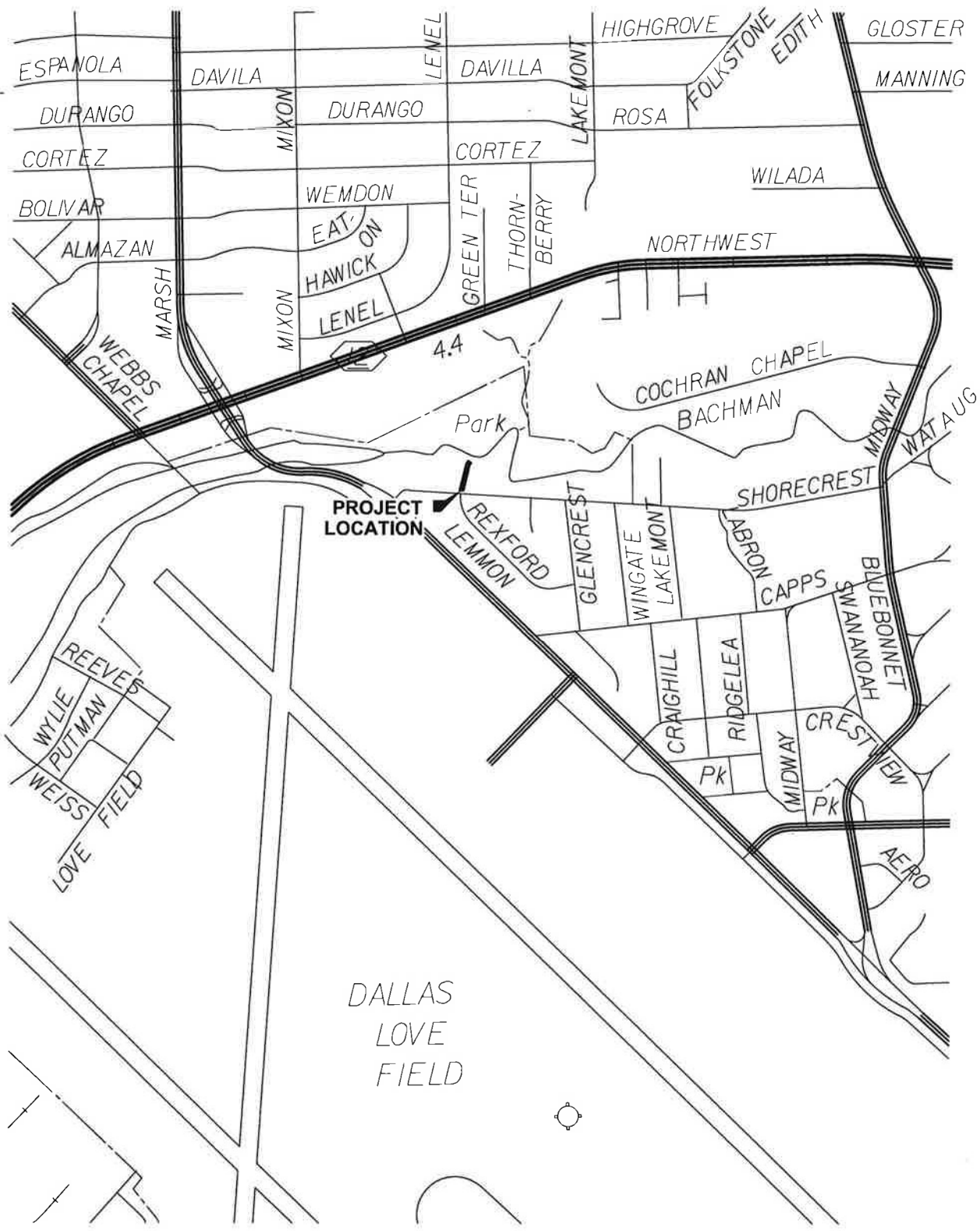
Adam T. Johnson

Date: 11/23/21

**2,597 SQUARE FEET (0.0596 ACRES)
DRAINAGE EASEMENT
IN CITY BLOCK 4425
CITY OF DALLAS, DALLAS COUNTY, TEXAS**



TBPELS FIRM NO. 10029600
HALFF ASSOCIATES, INC. ENGINEERS - SURVEYORS
1201 NORTH BOWSER ROAD ~ RICHARDSON, TEXAS ~ 75081-2275
SCALE: 1"=50 (214)346-6200 AVO. 36209 SEPTEMBER, 2021



LOCATOR MAP