

Exhibit A

**10-FOOT BY 40-FOOT
WATER EASEMENT
400 SQUARE FEET (0.009 ACRES)
BLOCK 5717
MILES BENNETT SURVEY, ABSTRACT NO. 52
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

BEING a 400 Square Foot (0.009 Acres) tract of land out of the Miles Bennett Survey, Abstract No. 52, Dallas County, Texas, lying in Block 5717 (official City of Dallas Block Numbers), also being a portion of the tract of land conveyed to Industrial Investments I, LLC by Special Warranty Deed recorded in Instrument number 201400050756 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:

COMMENCING at a point (not monumented) on the most westerly corner of said Industrial Investments tract, also being the most northerly corner of the tract of land conveyed to Dallas Area Rapid Transit (D.A.R.T.) by Deed recorded in Volume 2001127, Page 5590 of the Deed Records of Dallas County, Texas (D.R.D.C.T.), and also being on the southeasterly right-of-way line of Manor Way (50-foot width right-of-way) (Volume 2729, Page 96, D.R.D.C.T.);

THENCE North 43°55'20" East, along the southeasterly right-of-way line of said Manor Way, a distance of 139.35 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" for the **POINT OF BEGINNING** of the herein described tract of land;

THENCE North 43°55'20" East, continuing along the southeasterly right-of-way line of said Manor Way, a distance of 10.00 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" for corner;

THENCE South 46°04'40" East, a distance of 40.00 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" for corner;

THENCE South 43°55'20" West, a distance of 10.00 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" for corner;

THENCE North 46°04'40" West, a distance of 40.00 feet to the **POINT OF BEGINNING**, containing 400 square feet, or 0.009 acres of land, 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.



Daniel S. Lim
5-26-2021

Field Notes Approved:
6/2/2021


Exhibit A

BLOCK 5718

SCENIC VALLEY, LTD.
VOL. 98113, PG. 2661
D.R.D.C.T.

MANOR WAY
(50-FOOT WIDTH R.O.W.)
(VOL 2729, PG. 96, D.R.D.C.T.)

P.O.B.

WATER EASEMENT
400 SQUARE FEET
(0.009 ACRES)

P.O.C.

TEMPORARY WORKING SPACE
EASEMENT
(BY SEPARATE
INSTRUMENT)

MILES BENNETT SURVEY
ABSTRACT NO. 52

BLOCK 5717

INDUSTRIAL INVESTMENTS I, LLC
INST. NO. 20140050756
O.P.R.D.C.T.

VOL. 2001127, D.A.R.T.
N 46° 15' 53" W 175.30'
PPA REALTY LTD
INST. NO. 20080235715, O.P.R.D.C.T.

BLOCK 5717

PPA REALTY LTD
INST. NO. 20080019021
O.P.R.D.C.T.

DISK MON. FND.
(C.M.)

0 20' 40'
SCALE: 1"=40'

NOTE:

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

LEGEND:

- C.M. - CONTROLLING MONUMENT
- I.R.S. - 1/2-INCH IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "LIM ASSOC"
- I.R.F. - IRON ROD FOUND
- × SET - CUT "X" SET
- D.R.D.C.T. - DEED RECORDS, DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. - OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS



Daniel S. Lim
5-26-2021

**10-FOOT BY 40-FOOT
WATER EASEMENT
400 SQUARE FEET
(0.009 ACRES)
BLOCK 5717
OUT OF THE
MILES BENNETT SURVEY
ABSTRACT NO. 52
CITY OF DALLAS
DALLAS COUNTY, TEXAS**

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