

EXHIBIT A

FIELD NOTES DESCRIBING A 1,080 SQUARE FOOT (0.0248 ACRE) DRAINAGE EASEMENT IN THE REBECCA BATEMAN SURVEY, ABSTRACT NO. 89 CITY OF GARLAND, DALLAS COUNTY, TEXAS

BEING a 1,080 square foot (0.0248 acres) tract of land situated in the Rebecca Bateman Survey, Abstract No. 89, City of Garland, Dallas County, Texas and being part of a called 17.64 acre tract of land described in Deed to City of Dallas, recorded in Volume 663, Page 725 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2" iron rod found at the intersection of the southwest right-of-way line of Bass Pro Drive (a variable width right-of-way) (Vol. 83053, Pg. 3567 - D.R.D.C.T.) and the southeast right-of-way line of Zion Road (a variable width right-of-way) (Vol. 2041, Pg. 444, Vol. 83053, Pg. 3567, Vol. 82162, Pg. 1069 - D.R.D.C.T.) and being the north corner of Lot 1, Block 1, Faulkner Point North No. 4, an addition to the City of Garland, according to the plat recorded in Volume 83053, Page 3567 of the Deed Records of Dallas County, Texas;

THENCE departing said southwest right-of-way line of Bass Pro Drive, with said southeast right-of-way line of Zion Road, passing at a distance of 512.00 feet the west corner of said Lot 1, Block 1, Faulkner Point North No. 4 and the north corner of Lot 1, Block 1, Faulkner Point North No. 3, an addition to the City of Garland according to the plat recorded in Volume 82162, Page 1069 of said Deed Records, continuing in all a total distance of 634.63 feet to a point in the northwest line of said Lot 1, Block 1, Faulkner Point North No. 3;

THENCE departing said northwest line of Lot 1, Block 1, Faulkner Point North No. 3, over and across said Zion Road, along a reference line, North 44°48'35" West, passing at a distance of 42.10 feet the south corner of a tract of land described in Executor's Deed to GTG Resorts LLC, recorded in Instrument No. 202300223931 of the Official Records of Dallas County, Texas, in the northwest right-of-way line of said Zion Road, and continuing with the southwest line of said GTG Resorts LLC tract, for a total distance of 73.79 feet to a 5/8" iron rod with "KHA" cap found for the mostwesterly southwest corner of said GTG Resorts LLC tract, in a southeast line of said City of Dallas tract;

THENCE with said southeast line of the City of Dallas tract and the northwest line of said GTG Resorts LLC tract, North 19°29'56" East, a distance of 195.92 feet to the **POINT OF BEGINNING**;

(CONTINUED ON SHEET 2)


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J. ANDY DOBBS
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6196
2500 PACIFIC AVENUE, SUITE 1100
DALLAS, TEXAS 75226
PH. (469) 718-8849
andy.dobbs@kimley-horn.com



Scott Holt
FIELD NOTES APPROVED:
5/22/2025

Kimley » Horn							
2500 Pacific Avenue, Suite 1100 Dallas, Texas 75226							
FIRM # 10115500 Tel. No. (469) 718-8849							
Scale N/A	Drawn by LDV	Checked by JAD	Date May. 2025	Projct No. 064614201	Sheet No. 1 OF 3		

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(CONTINUED FROM SHEET 1)

THENCE departing said northwest line of the GTG Resorts LLC tract, over and across said City of Dallas tract, the following courses and distances;

North 70°30'04" West, a distance of 71.99 feet to a point for corner;

North 19°29'56" East, a distance of 15.00 feet to a point for corner;

South 70°30'04" East, a distance of 71.99 feet to a point for corner in said southeast line of the City of Dallas tract and said northwest line of the GTG Resort LLC tract, from said point a 3/8" iron rod found in concrete bears North 19°29'56" East, 81.45 feet;

THENCE with said southeast line of the City of Dallas tract and said northwest line of the GTG Resort LLC tract, South 19°29'56" West, a distance of 15.00 feet to the **POINT OF BEGINNING** and containing 1,080 square feet or 0.0248 acres of land.

The basis of bearings is based on State Plane Coordinate System, Texas North Central Zone 4202, North American datum of 1983 (2011).


5125

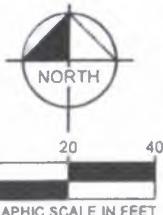
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DALLAS, TEXAS 75226
PH. (469) 718-8849
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Kimley»Horn					
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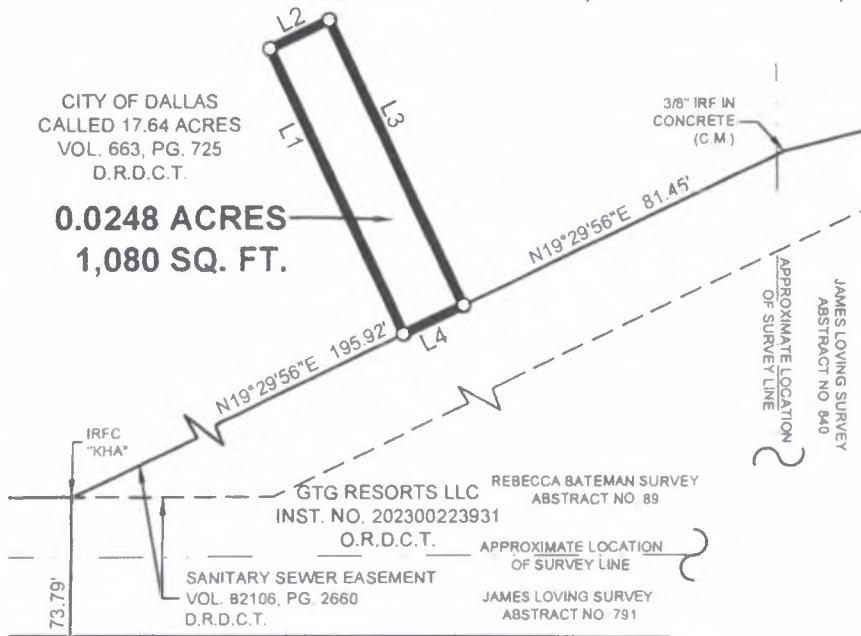
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CITY OF DALLAS
CALLED 17.64 ACRES
VOL. 663, PG. 725
D.R.D.C.T.

0.0248 ACRES
1,080 SQ. FT.



LINE TABLE		
NO.	BEARING	LENGTH
L1	N70°30'04"W	71.99'
L2	N19°29'56"E	15.00'
L3	S70°30'04"E	71.99'
L4	S19°29'56"W	15.00'

NOTES

The basis of bearings is based on State Plane Coordinate System, Texas North Central Zone 4202, North American datum of 1983 (2011).

ZION ROAD

(A VARIABLE WIDTH RIGHT-OF-WAY)
(VOL. 2041, PG. 444 - D.R.D.C.T.)

S45°05'26"W 634.63'
LOT 1, BLOCK 1
FAULKNER POINT NORTH
NO. 3
VOL. 82162, PG. 1069
D.R.D.C.T.
10' RIGHT-OF-WAY
DEDICATION
VOL. 82162, PG. 1069
D.R.D.C.T.

LEGEND

P.O.C. = POINT OF COMMENCING

P.O.B. = POINT OF BEGINNING

IRF = IRON ROD FOUND

IRFC = 5/8" IRON ROD W/ "KHA" CAP FOUND

D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS

O.R.D.C.T. = OFFICIAL RECORDS, DALLAS COUNTY, TEXAS

C.M. = CONTROLLING MONUMENT

VOL. PG = VOLUME, PAGE

INST. NO. = INSTRUMENT NUMBER

SQ. FT. = SQUARE FEET

10' RIGHT-OF-WAY
DEDICATION
VOL. B3053, PG. 3567
D.R.D.C.T.

15' RIGHT-OF-WAY DEDICATION
VOL. B3053, PG. 3567
D.R.D.C.T.

LOT 1, BLOCK 1
FAULKNER POINT
NORTH NO. 4
VOL. B3053, PG. 3567
D.R.D.C.T.

P.O.C.

CHARLES NEELY SURVEY
ABSTRACT NO. 1087
APPROXIMATE LOCATION
OF SURVEY LINE
JAMES LOVING SURVEY
ABSTRACT NO. 791

BASS PRO DRIVE
(A VARIABLE WIDTH RIGHT-OF-WAY)
(VOL. B3053, PG. 3567 - D.R.D.C.T.)

S.125

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andy.dobbs@kimley-horn.com



Kimley » Horn					
2500 Pacific Avenue, Suite 1100 Dallas, Texas 75226					
FIRM # 10115500 Tel. No. (469) 718-8849					
Scale 1" = 40'	Drawn by LDV	Checked by JAD	Date May. 2025	Project No. 064614201	Sheet No. 3 OF 3