

# 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)

 5/12/25

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*Scott Holt*  
FIELD NOTES APPROVED:  
5/22/2025

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	LDV	JAD	May, 2025	064614201	1 OF 3

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(0.0248 ACRE) DRAINAGE EASEMENT IN THE  
REBECCA BATEMAN SURVEY, ABSTRACT NO. 89  
CITY OF GARLAND, DALLAS COUNTY, TEXAS

(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).

 5/25

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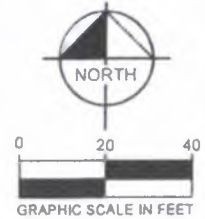
Date  
May, 2025

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064614201

Sheet No.  
2 OF 3

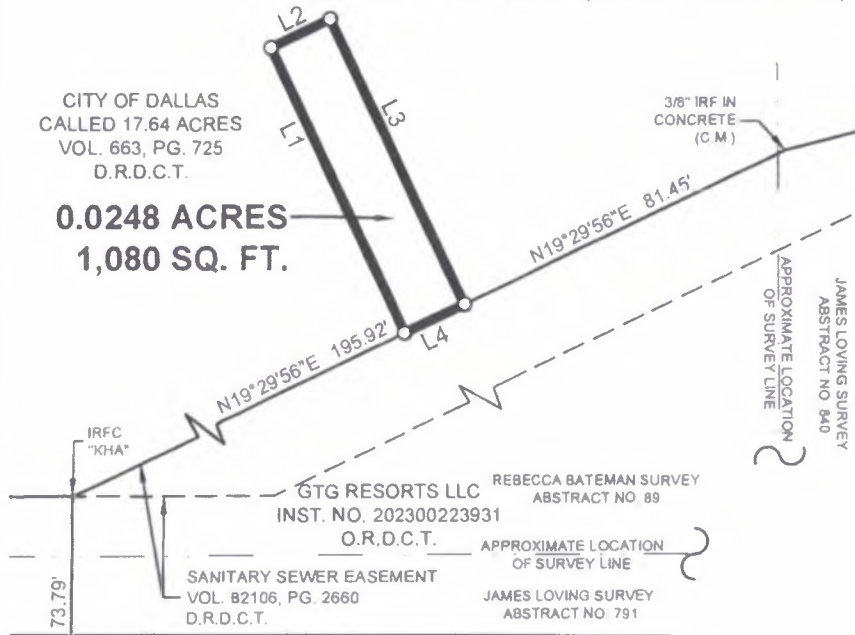
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CITY OF DALLAS  
CALLED 17.64 ACRES  
VOL. 663, PG. 725  
D.R.D.C.T.

**0.0248 ACRES**  
**1,080 SQ. FT.**



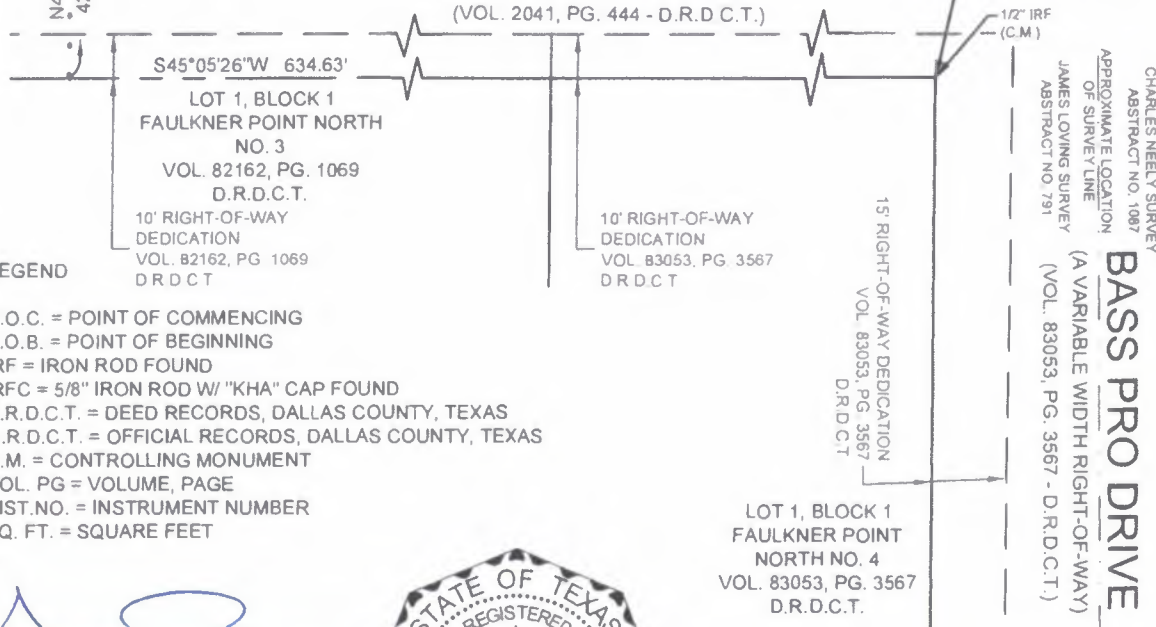
LINE TABLE		
NO.	BEARING	LENGTH
L1	N70°30'04\"W	71.99'
L2	N19°29'56\"E	15.00'
L3	S70°30'04\"E	71.99'
L4	S19°29'56\"W	15.00'

## 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.)



## 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

*[Signature]* 5-1-25

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1\" = 40'	LDV	JAD	May, 2025	064614201	3 OF 3