

Exhibit A

41,604 SQUARE FEET (0.9551 AC.) OF LAND BEING PART OF BLOCK 7605, TO BE ACQUIRED BY THE CITY OF DALLAS FROM GLOBAL TOWN LLC. FOR WASTEWATER EASEMENT

All that certain lot, tract, or parcel of land lying and being located in Dallas County, Texas:

Being a 41,604 square foot (0.9551 acre) tract of land out of the S. C. Atterbury Survey, Abstract Number 14 and being part, Block 7605, Official City of Dallas Block number, same also being part of a tract of land conveyed to GLOBAL TOWN LLC. by SPECIAL WARRANTY DEED, recorded in Instrument Number 201600155445, Official Public Records, Dallas County, Texas and being more particularly described by metes and bounds as follows;

Commencing at a 1 inch iron pipe found at the northeasterly corner of said Global Town LLC. tract, same being the northwesterly corner of a State of Texas tract as recorded in Volume 2001230, Page 2058, Deed Records, Dallas County, Texas same also being along the southeasterly right of way line of DALLAS AREA RAPID TRANSIT (DART), a 100 foot wide right of way according to Instrument Number 201600067604 of said Official Public Records;

Thence S 31° 02' 48" E, along the northeasterly line of said GLOBAL TOWN LLC. tract, same being the southwesterly line of said State of Texas tract, a distance of 399.11 feet to a 5/8 inch iron rod with pink cap stamped BDS TECH set (State Plane Coordinates N: 6925637.2904, E: 2493074.3908) for the **POINT OF BEGINNING**;

Thence S 31° 02' 48" E, continuing the last mentioned common line a distance of 36.06 feet to a 5/8 inch iron rod with pink cap stamped BDS TECH set;

Thence S 45° 00' 04" W, over and across said GLOBAL TOWN LLC. tract, a distance of 215.29 feet to a 5/8 inch iron rod with pink cap stamped BDS TECH set at an angle point;

Thence S 14° 49' 13" W, a distance of 498.01 feet to a 5/8 inch iron rod with pink cap stamped BDS TECH set at an angle point;

Thence S 32° 32' 41" W, a distance of 351.04 feet to a 5/8 inch iron rod with pink cap stamped BDS TECH set at an angle point;

Thence S 21° 29' 22" W, a distance of 90.53 feet to a 5/8 inch iron rod with pink cap stamped BDS TECH set along the common southeasterly line of said GLOBAL TOWN LLC. tract and the northwesterly line of R.K.C.J. LLC. tract, as recorded in Volume 96066, Page 7234 of said Deed Records;

Thence S 59° 28' 53" W, with the last mentioned common line a distance of 51.70 feet to a 5/8 inch iron rod with pink cap stamped BDS TECH set at the southwesterly corner of said GLOBAL TOWN LLC. tract;

Deeth Hoff
FIELD NOTES APPROVED:
8/16/2021



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Thence N 30° 53' 36" W, along the southwesterly line of said GLOBAL TOWN LLC tract, same being the northeasterly line of said R.K.C.J., LLC. tract, a distance of 4.00 feet to a 5/8 inch iron rod with pink cap stamped BDS TECH set;

Thence N 21° 29' 22" E, over and across said GLOBAL TOWN LLC. tract, a distance of 132.23 feet to a 5/8 inch iron rod with cap stamped BDS TECH set;

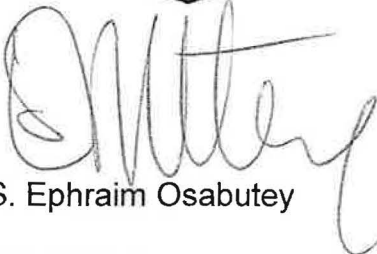
Thence N 32° 32' 41" E, a distance of 348.97 feet to a 5/8 inch iron rod with pink cap stamped BDS TECH set at an angle point;

Thence N 14° 49' 13" E, a distance of 501.99 feet to a 5/8 inch iron rod with pink cap stamped BDS TECH set at an angle point;

Thence N 45° 00' 04" E, a distance of 233.42 feet to the **POINT OF BEGINNING** and containing approximately 41,604 square feet (0.9551 acre) of land within the metes recited.

Bearings are based on the Texas State Plane Coordinates System, North Central Zone 4202, North American Datum of 1983.

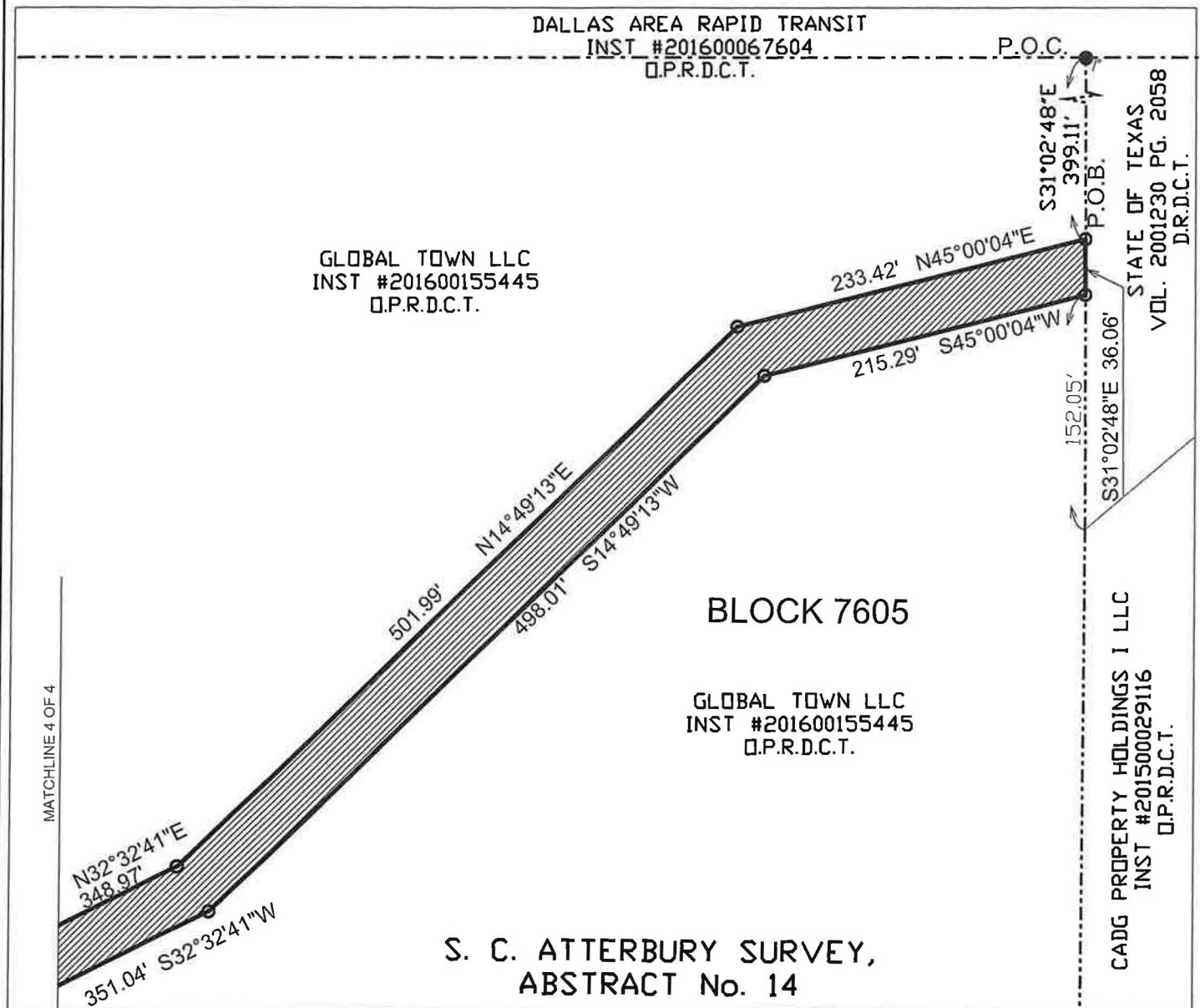



S. Ephraim Osabutey

08/13/2021

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0 100



SCALE 1"=100'

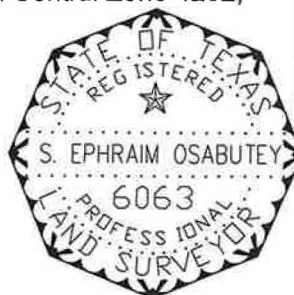


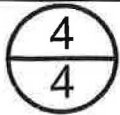
LEGEND

- P.O.C. POINT OF COMMENCING
- P.O.B. POINT OF BEGINNING
- CM CONTROLLING MONUMENT
- 5/8" Iron Rod w/BDS cap set
- Iron Rod Fnd (Size As Noted)
- ⦿ "X" CUT FND
- Ex. Easement line
- PROPERTY LINE
- - - RIGHT OF WAY LINE
- - - SUBDIVISION LINE
- TO BE ACQUIRED ABSTRACT LINE

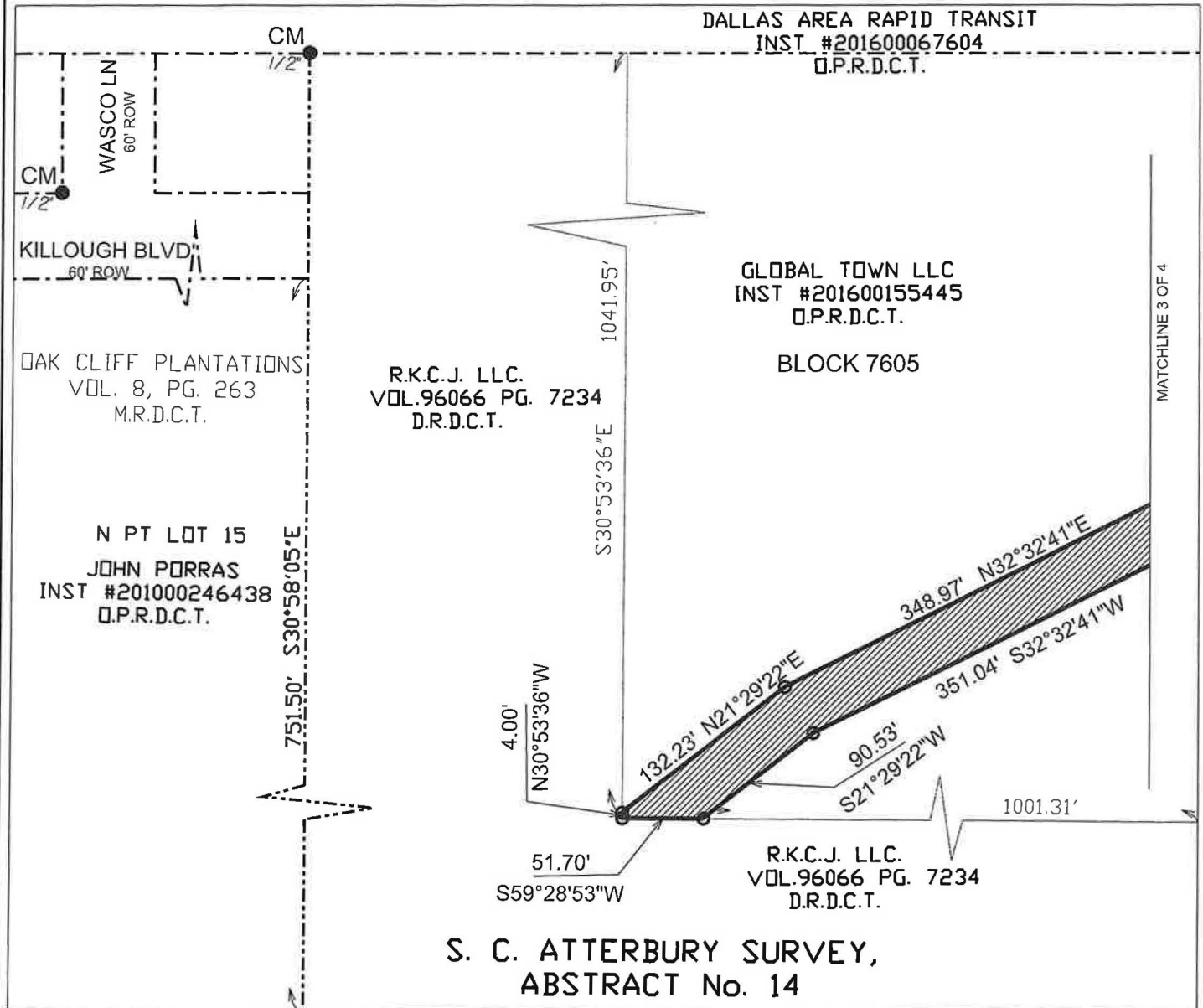
BASIS OF BEARING: Bearings are based on the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983.

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P.O.B.	POINT OF BEGINNING
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●	Iron Rod Fnd (Size As Noted)
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S. Ephraim Osabutey 08/13/2021

