

Exhibit A

9,166 SQUARE FEET (0.2104 AC.) OF LAND BEING PART OF BLOCKS 7602 AND 7613 TO BE RESERVED BY THE CITY OF DALLAS FOR WASTEWATER EASEMENT

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

Being a 9,166 square foot (0.2104 acre) tract of land out of the Robert Simonton Survey, Abstract Number 1277, Harvey Casey Survey, Abstract Number 309 and being part of Blocks 7602 and 7613 Official City of Dallas Block numbers, same also being part of a tract of land conveyed to the City of Dallas by DEED recorded as TRACT NO. 2 in Volume 95095, Page 5779 of the Deed Records, Dallas County, Texas and being more particularly described by metes and bounds as follows;

Commencing at a 1/2" iron rod with DALLAS cap found along the west line of said City of Dallas tract same being the east line of a STATE OF TEXAS tract as recorded in Volume 2001230, Page 2058 of said Deed Records, said point bears S 01° 06' 37" E a distance of 338.54 feet from the most northerly corner of said City of Dallas tract and along the south right of way line of Camp Wisdom Road – a variable width right of way;

Thence S 00° 14' 36" E, along the last mentioned common line, a distance of 980.19 feet to a 5/8 inch iron rod with pink cap stamped BDS TECH set (State Plane Coordinates N: 6927085.3151, E: 2494067.9366) for the **POINT OF BEGINNING**;

Thence departing the last mentioned common line and crossing said City of Dallas tract the following metes and bounds;

N 59° 46' 52" E, a distance of 221.64 feet to a 5/8 inch iron rod with pink cap stamped BDS TECH set;

S 13° 58' 54" W, a distance of 24.96 feet to a 5/8 inch iron rod with pink cap stamped BDS TECH set;

S 76° 01' 06" E, a distance of 24.54 feet to a 5/8 inch iron rod with pink cap stamped BDS TECH set;

S 59° 46' 52" W, a distance of 217.92 feet to a 5/8 inch iron rod with pink cap stamped BDS TECH set;

S 06° 20' 45" E, a distance of 61.80 feet to a 5/8 inch iron rod with pink cap stamped BDS TECH set;


S 89° 45 '14" W, a distance of. 27.44 feet to a 5/8 inch iron rod with pink cap stamped BDS TECH set along the aforementioned common line of City of Dallas tract and the STATE OF TEXAS tract;

Scott Holt
FIELD NOTES APPROVED:
5/20/2021


**9,166 SQUARE FEET (0.2104 AC.) OF LAND BEING PART OF BLOCKS
7602 AND 7613 TO BE RESERVED BY THE CITY OF DALLAS FOR
WASTEWATER EASEMENT**

Thence N 00° 14' 36"W, with said common line a distance of 89.81 feet to the **POINT OF BEGINNING** and containing approximately 9,166 square feet (0.2104 acre) of land within the metes recited.

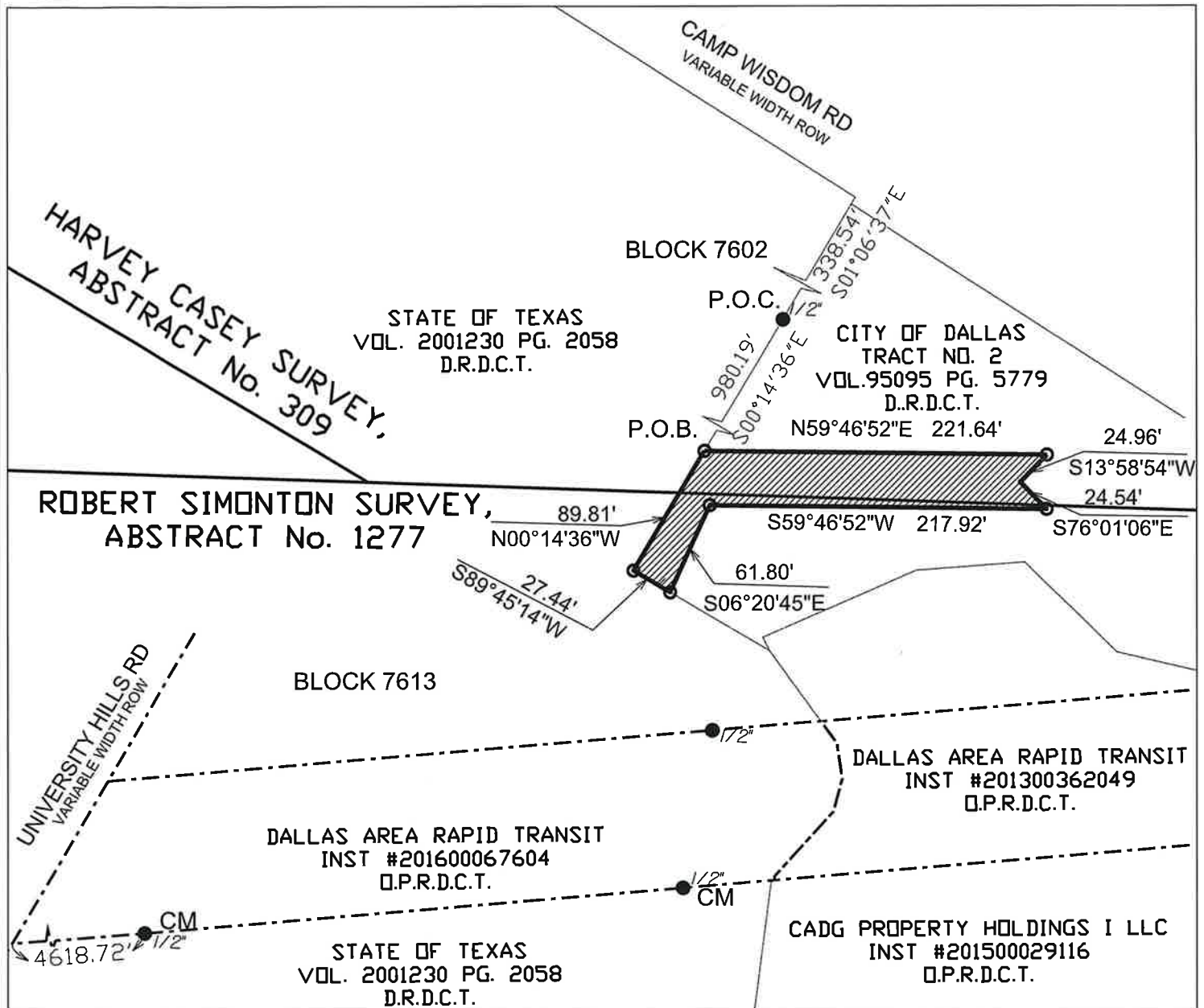
Bearings are based on the Texas State Plane Coordinates System, North Central Zone 4202, North American Datum of 1983.



[Handwritten Signature]
S. Ephraim Osabutey
04/12/2021

3
3

9,166 SQUARE FEET (0.2104 AC.) OF LAND BEING PART OF BLOCKS 7602 AND 7613 TO BE RESERVED BY THE CITY OF DALLAS FOR WASTEWATER EASEMENT



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

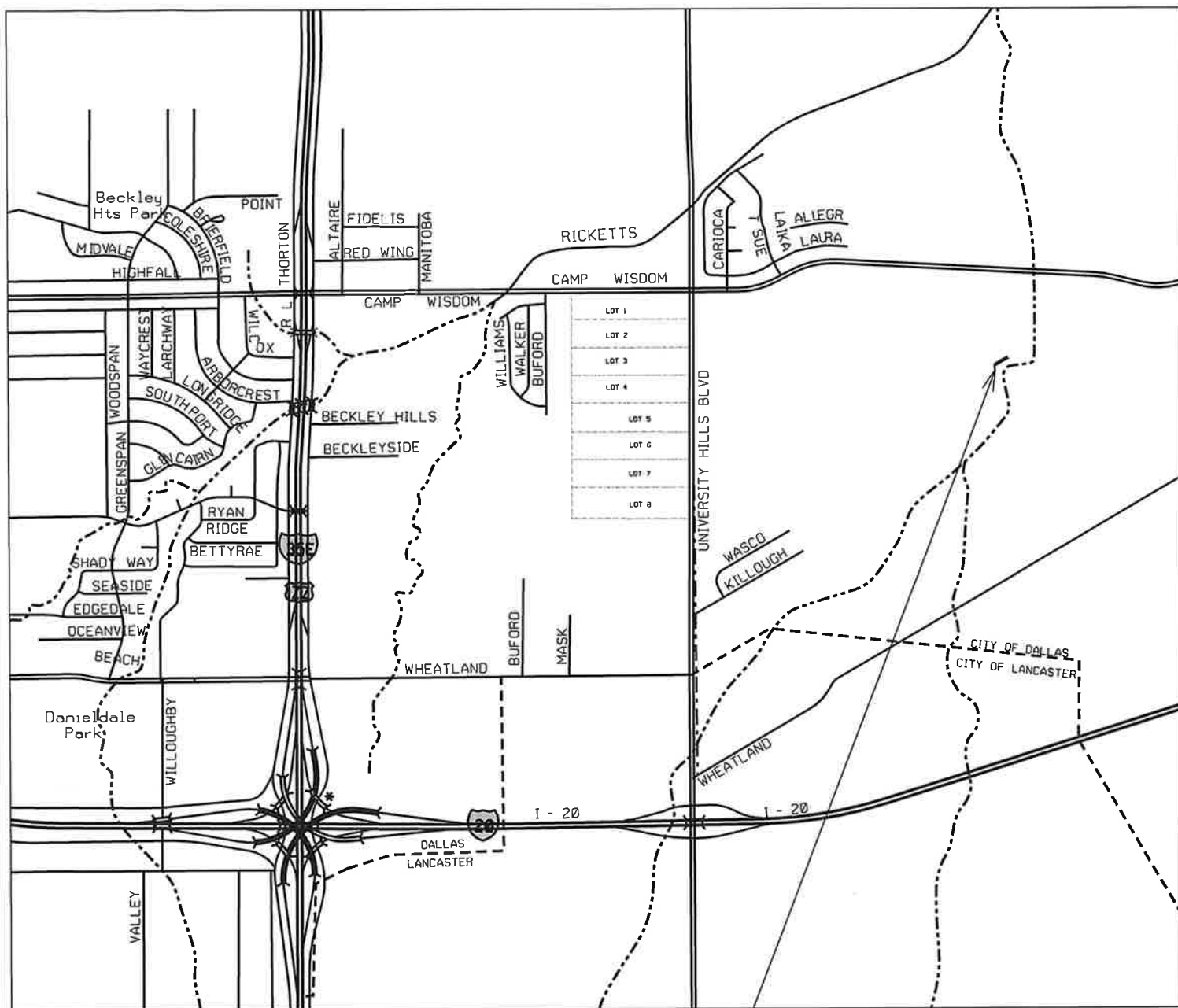
BASIS OF BEARING: Bearings are based on the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983.

[Signature]



S. Ephraim Osabutey 04/12/2021

9,166 SQUARE FEET (0.2104 AC.) OF LAND BEING PART OF BLOCKS 7602 AND 7613 TO BE RESERVED BY THE CITY OF DALLAS FOR WASTEWATER EASEMENT



LOCATION MAP N.T.S

