

Exhibit A

**FIELD NOTES DESCRIBING A 147,692 SQ.FT. (3.391 ACRE) SANITARY SEWER
EASEMENT TO BE ACQUIRED IN BLOCK 4379, CITY OF DALLAS
FROM: THE CITY OF DALLAS
JAMES COLE SURVEY, ABSTRACT No. 232
DALLAS COUNTY, TEXAS**

Being a 147,692 square feet (3.391 acre) tract of land situated in the James Cole Survey, Abstract No. 232, Dallas County, Texas, and being a part of City of Dallas Official Block Number 4379, said 3.391 acre tract of land being a portion of a 10.66 acre tract of land (by deed) conveyed to The City of Dallas as recorded in Volume 2446, Page 467 of the Deed Records of Dallas County, Texas, said 3.391 acre tract of land being a portion of a 10.30 acre tract of land (by deed), called "First Tract", conveyed to The City of Dallas as recorded in Volume 2059, Page 577 of said Deed Records of Dallas County, Texas, said 3.391 acre tract of land being a portion of a 12.88 acre tract of land (by deed), called "Second Tract", conveyed to The City of Dallas as recorded in Volume 2059, Page 577 of said Deed Records of Dallas County, Texas, said 3.391 acre tract of land being a portion of a 5.5 acre tract of land (by deed), called "Third Tract", conveyed to The City of Dallas as recorded in Volume 2059, Page 577 of said Deed Records of Dallas County, Texas, said 3.391 acre tract of land being a portion of a 2.93 acre tract of land (by deed), called "Fourth Tract", conveyed to The City of Dallas as recorded in Volume 2059, Page 577 of said Deed Records of Dallas County, Texas, said 3.391 acre tract of land also being a portion of a 2.96 acre tract of land (by deed), called "Tract I: Park Purposes", conveyed to The City of Dallas as recorded in Volume 81165, Page 2412 of said Deed Records of Dallas County, Texas,, said 3.391 acre tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found (controlling monument) for the southwest corner of a 0.416 acre tract of land (calculated) conveyed to Joe L. Rhodes and wife, Gloria Rhodes as recorded in Instrument No. 200600124152 of the Official Public Records of Dallas County, Texas, said 1/2 inch iron rod found being the most westerly northwest corner of a 2.609 acre tract of land (by deed), called "Tract 1", conveyed to Tyler 21 LLC as recorded in Instrument No. 2020000006732 of said Official Public Records of Dallas County, Texas, said 1/2 inch iron rod found being also being in the east line of Singing Hills Drive (a 75 foot right-of-way) as recorded in Volume 32, Page 147 of the Map Records of Dallas County, Texas, from which a 1/2 inch iron rod found (controlling monument) in the west line of said 2.609 acre tract of land and in the east line of said Singing Hills Drive, bears South 17 degrees 39 minutes 07 seconds East, a distance of 61.69 feet, THENCE North 17 degrees 38 minutes 32 seconds West, with the west line of said 0.416 acre tract of land and with the east line of said Singing Hills Drive, a distance of 145.00 feet, to a point for the northeast corner of said 0.416 acre tract of land, said point being the intersection of the east line of said Singing Hills Drive with the south line of Ledbetter Drive (a variable width right-of-way) as conveyed to the City of Dallas as recorded in Volume 4631, Page 308 of said Deed Records of Dallas County, Texas; THENCE North 71 degrees 42 minutes 58 seconds East with the south line of said Ledbetter Drive, a distance of 420.15 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES" set for the **POINT OF BEGINNING**, said 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES" set being in the south line of a 37,660 square feet tract of land (by deed) conveyed to The State of Texas as recorded in Volume 5511, Page 603 of said Deed Records of Dallas County, Texas, said 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES" set also having a grid coordinate of N=6,935,621.52 and E=2,491,044.54;

THENCE North 71 degrees 42 minutes 58 seconds East with the south line of said Ledbetter Drive and with the south line of said 37,660 square feet tract of land, a distance of 181.18 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES" set for corner;

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THENCE North 89 degrees 18 minutes 55 seconds East, a distance of 122.64 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES" set for corner;

THENCE North 84 degrees 37 minutes 58 seconds East, a distance of 302.01 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES" set for corner;

THENCE North 77 degrees 58 minutes 47 seconds East, a distance of 597.49 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES" set for corner;

THENCE North 70 degrees 15 minutes 32 seconds East, a distance of 686.30 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES" set for corner;

THENCE South 19 degrees 44 minutes 28 seconds East, a distance of 117.08 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES" set for corner;

THENCE South 21 degrees 35 minutes 35 seconds East, a distance of 804.26 feet to a point for the beginning of a curve to the right having a radius of 303.88 feet, a central angle of 05 degrees 05 minutes 58 seconds, and whose chord bears South 19 degrees 02 minutes 36 seconds East, a distance of 27.04 feet;

THENCE Southeast, with said non-tangent curve to the right, an arc length of 27.05 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES" set for corner;

THENCE North 75 degrees 18 minutes 00 seconds East, a distance of 74.36 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES" set for corner in the east line of said 2.96 acre tract of land called "Tract 1: Park Purposes", said 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES" set being in the west line of Lot 3, Block X/4375, Glendale Acres, an addition to The City of Dallas, recorded in Volume 1, Page 517 of said Map Records Dallas County, Texas, said Lot 3 being conveyed to Diana Silva Garcia and Spouse Santiago Garcia as recorded in Instrument No. 201400219978 of said Official Public Records Dallas County, Texas;

THENCE South 21 degrees 15 minutes 25 seconds East, with the east line of said 2.96 acre tract of land called "Tract 1: Park Purposes" and with the west line of said Lot 3, a distance of 50.33 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES" set for corner;

THENCE South 75 degrees 18 minutes 00 seconds West, a distance of 130.01 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES" set for corner;

THENCE North 14 degrees 37 minutes 34 seconds West, a distance of 40.16 feet to a point for the beginning of a curve to the left having a radius of 253.88 feet, a central angle of 02 degrees 01 minutes 55 seconds, and whose chord bears North 15 degrees 38 minutes 31 seconds West, a distance of 9.00 feet;

THENCE Northwesterly, with said non-tangent curve to the left, an arc length of 9.00 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES" set for corner;

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DALLAS COUNTY, TEXAS**

THENCE South 70 degrees 08 minutes 59 seconds West, a distance of 4.27 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES" set for corner;

THENCE South 09 degrees 24 minutes 19 seconds West, a distance of 80.86 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES" set for corner;

THENCE North 80 degrees 35 minutes 41 seconds West, a distance of 50.00 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES" set for corner;

THENCE North 09 degrees 24 minutes 19 seconds East, a distance of 110.16 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES" set for corner;

THENCE North 70 degrees 08 minutes 59 seconds East, a distance of 32.99 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES" set for corner;

THENCE North 21 degrees 35 minutes 35 seconds West, a distance of 776.91 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES" set for corner;

THENCE North 19 degrees 44 minutes 28 seconds West, a distance of 67.89 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES" set for corner;

THENCE South 70 degrees 15 minutes 32 seconds West, a distance of 639.68 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES" set for corner;

THENCE South 77 degrees 58 minutes 47 seconds West, a distance of 603.77 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES" set for corner;

THENCE South 84 degrees 37 minutes 58 seconds West, a distance of 306.96 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES" set for corner;

THENCE South 89 degrees 18 minutes 55 seconds West, a distance of 214.17 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES" set for corner;


THENCE South 71 degrees 36 minutes 04 seconds West, a distance of 80.75 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES" set for corner;

THENCE North 18 degrees 20 minutes 33 seconds West, a distance of 20.77 feet to the **POINT OF BEGINNING** and containing 147,692 square feet or 3.391 acres of land, more or less.

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DALLAS COUNTY, TEXAS**

BASIS OF BEARING: All bearings and coordinates are referenced to the Texas Coordinate System, NAD-83, The North Central Zone 4202, all distances and areas shown are surface.

May 11, 2021

By: 
Lyndon M. Hodgins
Registered Professional Land Surveyor
Texas No. 4584
Gorrondonga & Associates, Inc
Texas Firm No. 10106903



37,660 SQ. FT. (BY DEED)
STATE OF TEXAS
VOLUME 5511, PAGE 603
D.R.D.C.T.

P.O.B.
GRID COORDINATE
N=6,935,621.52
E=2,491,044.54

LEDBETTER DRIVE
(VARIABLE WIDTH RIGHT-OF-WAY)

CITY OF DALLAS TRACT NO. 2
VOLUME 4631, PAGE 308,
D.R.D.C.T.

22,966 SQ. FT. (BY DEED)
CITY OF DALLAS
VOLUME 93100, PAGE 5374
D.R.D.C.T.

**SANITARY SEWER
EASEMENT**
147,692 SQ. FT. OR
3.391 ACRES

BLOCK 4379
10.66 ACRES (BY DEED)
CITY OF DALLAS
VOLUME 2446, PAGE 467
D.R.D.C.T.

BLOCK 6021

0.416 ACRES (CALCULATED)
JOE L. RHODES AND WIFE,
GLORIA RHODES
INST. NO. 200600124152
O.P.R.D.C.T.

P.O.C.
FOUND
1/2" IR (CM)

TRACT 1
2.609 ACRES (BY DEED)
TYLER 21 LLC
INSTRUMENT No. 202000006732
O.P.R.D.C.T.

TRACT 2
1.8051 ACRES (BY DEED)
TYLER 21 LLC
INSTRUMENT No. 202000006732
O.P.R.D.C.T.

FOUND
1/2" IR (CM)

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N 71°42'58"E	181.18'
L-2	N 89°18'55"E	122.64'
L-12	S 89°18'55"W	214.17'
L-13	S 71°36'04"W	80.75'
L-14	N 18°20'33"W	20.77'

S 17°39'07"E
61.69'

N 17°38'52"W
145.00'

SINGING HILLS DR
(75' RIGHT-OF-WAY)



100 50 0 100



SCALE IN FEET

SANITARY SEWER EASEMENT

147,692 SQ.FT. (3.391 ACRES) TO BE ACQUIRED OUT OF
10.66 ACRES, 10.30 ACRES, 12.88 ACRES, 2.93 ACRES & 5.5 ACRES
CITY OF DALLAS BLOCK 4379, FROM THE CITY OF DALLAS, TEXAS

SURVEY: JAMES COLE SURVEY, ABSTRACT NO. 232

LOCATION: CITY OF DALLAS, DALLAS COUNTY, TEXAS

JOB No. FNL_1908.00

DRAWN BY: RDE

CAD FILE: GLENDALE_PARCEL 1.DWG

DATE: MAY 11, 2021

PAGE 5 OF 10

SCALE: 1"=100'

LYNDON M. HODGIN

REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4584 TEXAS FIRM No. 10106903

MATCHLINE PAGE 5 OF 10

MATCHLINE PAGE 7 OF 10

37,660 SQ. FT. (BY DEED)
STATE OF TEXAS
VOLUME 5511, PAGE 603
D.R.D.C.T.

LEDBETTER DRIVE
(VARIABLE WIDTH RIGHT-OF-WAY)

FIRST TRACT
10.30 ACRES (BY DEED)
CITY OF DALLAS
VOLUME 2059, PAGE 577
D.R.D.C.T.

L-2

N 84°37'58"E 302.01'

L-12

S 84°37'58"W 306.96'

N 77°58'47"E 597.49'

S 77°58'47"W 603.77'

LINE TABLE		
LINE	BEARING	DISTANCE
L-2	N 89°18'55"E	122.64'
L-12	S 89°18'55"W	214.17'

SANITARY SEWER
EASEMENT
147,692 SQ. FT. OR
3.391 ACRES

SECOND TRACT
12.88 ACRES (BY DEED)
CITY OF DALLAS
VOLUME 2059, PAGE 577
D.R.D.C.T.

BLOCK 4379

10.66 ACRES (BY DEED)
CITY OF DALLAS
VOLUME 2446, PAGE 467
D.R.D.C.T.

BLOCK 6021



100 50 0 100



SCALE IN FEET

SANITARY SEWER EASEMENT

147,692 SQ.FT. (3.391 ACRES) TO BE ACQUIRED OUT OF
10.66 ACRES, 10.30 ACRES, 12.88 ACRES, 2.93 ACRES & 5.5 ACRES
CITY OF DALLAS BLOCK 4379, FROM THE CITY OF DALLAS, TEXAS

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LOCATION: CITY OF DALLAS, DALLAS COUNTY, TEXAS

JOB No. FNI_1908.00

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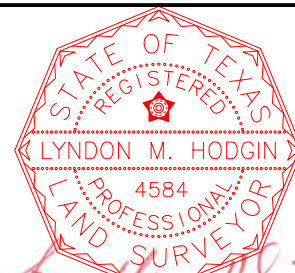
DATE: MAY 11, 2021

PAGE 6 OF 10

SCALE: 1"=100'

LYNDON M. HODGIN

REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4584 TEXAS FIRM No. 10106903



MATCHLINE PAGE 6 OF 10

MATCHLINE PAGE 8 OF 10

LEDBETTER DRIVE
(VARIABLE WIDTH RIGHT-OF-WAY)37,660 SQ. FT. (BY DEED)
STATE OF TEXAS
VOLUME 5511, PAGE 603
D.R.D.C.T.FOURTH TRACT
2.93 ACRES (BY DEED)
CITY OF DALLAS
VOLUME 2059, PAGE 577
D.R.D.C.T.

BLOCK 4379

N 77°58'47"E 597.49'

S 77°58'47"W 603.77'

N 70°15'32"E 686.30'

S 70°15'32"W 639.68'

SANITARY SEWER
EASEMENT
147,692 SQ. FT. OR
3.391 ACRESSECOND TRACT
12.88 ACRES (BY DEED)
CITY OF DALLAS
VOLUME 2059, PAGE 577
D.R.D.C.T.

100 50 0 100



SCALE IN FEET

SANITARY SEWER EASEMENT147,692 SQ.FT. (3.391 ACRES) TO BE ACQUIRED OUT OF
10.66 ACRES, 10.30 ACRES, 12.88 ACRES, 2.93 ACRES & 5.5 ACRES
CITY OF DALLAS BLOCK 4379, FROM THE CITY OF DALLAS, TEXAS

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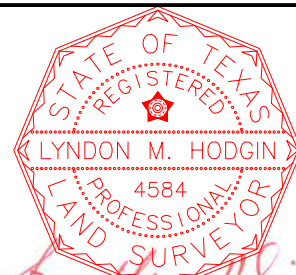
CAD FILE: GLENDALE_PARCEL 1.DWG

DATE: MAY 11, 2021

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SCALE: 1"=100'

LYNDON M. HODGIN

REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4584 TEXAS FIRM No. 10106903

MATCHLINE PAGE 7 OF 10

LEDBETTER DRIVE
(VARIABLE WIDTH
RIGHT-OF-WAY)

TRACT 1: PARK PURPOSES
2.96 ACRES (BY DEED)
CITY OF DALLAS, TEXAS
VOLUME 81165, PAGE 2412
D.R.D.C.T.

LOT 17

LOT 16

LOT 15

S 19°44'28"E
117.08'

LOT 14

35' (BY PLAT)
GLENDALE ACRES
VOLUME 1, PAGE 517
M.R.D.C.T.

15' FOR STREET (BY DEED)
VOLUME 81165, PAGE 2412
D.R.D.C.T.

LOT 13

BLOCK S/4370
GLENDALE ACRES
VOLUME 1, PAGE 517
M.R.D.C.T.

S 21°35'35"E
804.26'

LOT 12

SANITARY SEWER
EASEMENT
147,692 SQ. FT. OR
3.391 ACRES

LOT 11

LOT 10

BLOCK 4379

SECOND TRACT
12.88 ACRES (BY DEED)
CITY OF DALLAS
VOLUME 2059, PAGE 577
D.R.D.C.T.

FOURTH TRACT
(BY DEED)
2.93 ACRES
CITY OF DALLAS
VOLUME 2059, PAGE 577
D.R.D.C.T.

LINE TABLE		
LINE	BEARING	DISTANCE
L-11	N 19°44'28"W	67.89'



100 50 0 100



SCALE IN FEET

MATCHLINE PAGE 9

SANITARY SEWER EASEMENT

147,692 SQ.FT. (3.391 ACRES) TO BE ACQUIRED OUT OF
10.66 ACRES, 10.30 ACRES, 12.88 ACRES, 2.93 ACRES & 5.5 ACRES
CITY OF DALLAS BLOCK 4379, FROM THE CITY OF DALLAS, TEXAS

SURVEY: JAMES COLE SURVEY, ABSTRACT NO. 232

LOCATION: CITY OF DALLAS, DALLAS COUNTY, TEXAS

JOB No. FNI_1908.00

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CAD FILE: GLENDALE_PARCEL 1.DWG

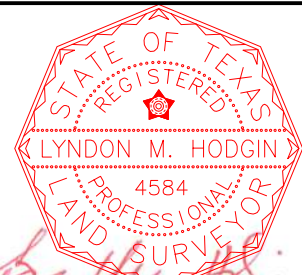
DATE: MAY 11, 2021

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SCALE: 1"=100'

LYNDON M. HODGIN

REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4584 TEXAS FIRM No. 10106903



MATCHLINE PAGE 8 OF 10

FOURTH TRACT
2.93 ACRES (BY DEED)
CITY OF DALLAS
VOLUME 2059, PAGE 577
D.R.D.C.T.

THIRD TRACT
5.5 ACRES (BY DEED)
CITY OF DALLAS
VOLUME 2059, PAGE 577
D.R.D.C.T.

BLOCK 4379

TRACT 1: PARK PURPOSES
2.96 ACRES (BY DEED)
CITY OF DALLAS, TEXAS
VOLUME 81165, PAGE 2412
D.R.D.C.T.

LINE TABLE		
LINE	BEARING	DISTANCE
L-3	N 75°18'00"E	74.36'
L-4	S 21°15'25"E	50.33'
L-5	N 14°37'34"W	40.16'
L-6	S 70°08'59"W	4.27'
L-7	S 09°24'19"W	80.86'
L-8	N 80°35'41"W	50.00'
L-9	N 09°24'19"E	110.16'
L-10	N 70°08'59"E	32.99'

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C-1	303.88'	5°05'58"	S 19°02'36"E	27.04'	27.05'
C-2	253.88'	2°01'55"	N 15°38'31"W	9.00'	9.00'



100 50 0 100



SCALE IN FEET

LOT 9
BLOCK S/4370
GLENDALE ACRES
VOLUME 1, PAGE 517
M.R.D.C.T.

35' (BY PLAT)
GLENDALE ACRES
VOLUME 1, PAGE 517
M.R.D.C.T.

15' FOR STREET (BY DEED)
VOLUME 81165
PAGE 2412
D.R.D.C.T.

BLOCK X/4375
GLENDALE ACRES
VOLUME 1, PAGE 517
M.R.D.C.T.

SANITARY SEWER
EASEMENT
147,692 SQ. FT. OR
3.391 ACRES

DIANA SILVA GARCIA
AND SPOUSE, SANTIAGO GARCIA
INSTRUMENT No. 201400219978
O.P.R.D.C.T.

BLOCK 6021
31.018 ACRES (BY DEED)
CITY OF DALLAS
VOLUME 5615, PAGE 412
D.R.D.C.T.

SANITARY SEWER EASEMENT

147,692 SQ.FT. (3.391 ACRES) TO BE ACQUIRED OUT OF
10.66 ACRES, 10.30 ACRES, 12.88 ACRES, 2.93 ACRES & 5.5 ACRES
CITY OF DALLAS BLOCK 4379, FROM THE CITY OF DALLAS, TEXAS

SURVEY: JAMES COLE SURVEY, ABSTRACT NO. 232

LOCATION: CITY OF DALLAS, DALLAS COUNTY, TEXAS

JOB No. FNI_1908.00

DRAWN BY: RDE

CAD FILE: GLENDALE_PARCEL 1.DWG


DATE: MAY 11, 2021

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SCALE: 1"=100'

LYNDON M. HODGIN

REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4584 TEXAS FIRM No. 10106903

LEGEND	
●	IRON ROD SET/FOUND (AS NOTED)
⊗	5/8" IR SET W/CAP STAMPED "GORRONDONA & ASSOCIATES"
○	CALCULATED POINT
---	PROPERTY LINE (AS NOTED)
---	PROPOSED EASEMENT LINE
---	EXISTING EASEMENT LINE
---	PROPOSED RIGHT-OF-WAY LINE
(CM)	CONTROLLING MONUMENT
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS DALLAS COUNTY TEXAS
D.R.D.C.T.	DEED RECORDS DALLAS COUNTY TEXAS
	PROPOSED ACQUISITION AREA

SANITARY SEWER EASEMENT

147,692 SQ.FT. (3.391 ACRES) TO BE ACQUIRED OUT OF
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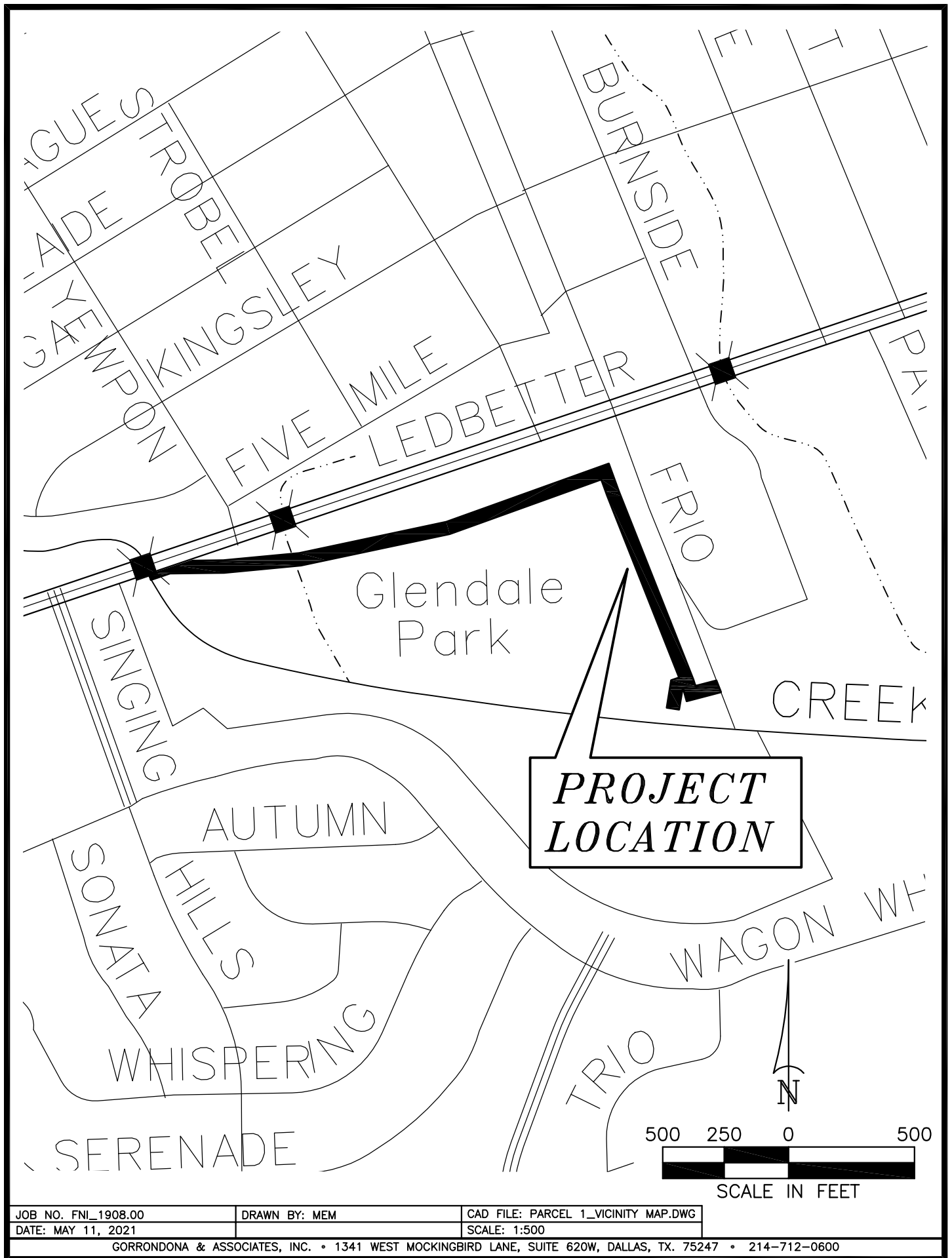
DATE: MAY 11, 2021

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SCALE: 1"=100'

LYNDON M. HODGIN
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4584 TEXAS FIRM No. 10106903





JOB NO. FNI_1908.00	DRAWN BY: MEM	CAD FILE: PARCEL 1_VICINITY MAP.DWG
DATE: MAY 11, 2021		SCALE: 1:500