

Exhibit A - Tract I

FIELD NOTES DESCRIBING 47,758 SQUARE FOOT (1.096 ACRE) 15-FOOT WASTEWATER EASEMENT OUT OF CITY BLOCK 6860 CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING a 47,758 square foot (1.096 acre) tract of land out of the George L. Haas Survey, Abstract No. 641, City of Dallas, Dallas County, Texas, lying in City Block 6860, City of Dallas, Dallas County, Texas, and also being out of a tract of land conveyed to Flowerdale LLC by Deed recorded in Volume 95087, Page 2067, Deed Records, Dallas County, Texas (D.R.D.C.T.) and being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8-inch iron rod found (Controlling Monument) (C.M.) at the southwesterly corner of said Flowerdale tract and the southeasterly corner of a tract of land, designated as "Tract 1", conveyed to the City of Dallas by Confirmation Warranty Deed recorded in Volume 75159, Page 1795, D.R.D.C.T., said point also being in the northerly line of a tract of land conveyed to Dallas Power & Light Company (predecessor in title to the Oncor Electric Delivery Company) by Warranty Deed recorded in Volume 69173, Page 200, D.R.D.C.T.;

THENCE North 59°36'12" East, along the common line of said Flowerdale and Dallas Power & Light tracts, a distance of 50.16 feet to a 1/2-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" for the **POINT OF BEGINNING** of the herein described tract of land, said point being the most southerly southeast corner of a 15-foot Sanitary Sewer Easement recorded in Volume 3946, Page 595, D.R.D.C.T.;

THENCE North 07°21'36" East, along the southeasterly line of said 15-foot Sanitary Sewer Easement, over and across said Flowerdale tract, a distance of 18.97 feet to a 1/2-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" for corner;

THENCE North 59°36'12" East, continuing over and across said Flowerdale tract, a distance of 1,976.16 feet to a 1/2-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" for corner;

THENCE North 19°50'46" West, continuing over and across said Flowerdale tract, a distance of 1,189.45 feet to a 1/2-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" for corner in the southeasterly line of said 15-foot Sanitary Sewer Easement;

THENCE North 70°05'36" East, along the southeasterly line of said 15-foot Sanitary Sewer Easement, continuing over and across said Flowerdale tract, a distance of 15.00 feet to a 1/2-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" for corner in the northeasterly line of said Flowerdale tract, said point also being the southwesterly corner of a tract of land, designated as "Tract III", conveyed to Dallas Power & Light Company (predecessor in title to the Oncor Electric Delivery Company) by Warranty Deed recorded in Volume 68248, Page 1977, D.R.D.C.T. and said point also being the northwesterly corner of a tract of land conveyed to Dallas Power & Light Company (predecessor in title to the Oncor Electric Delivery Company) by Warranty Deed recorded in Volume 71068, Page 53, D.R.D.C.T.;

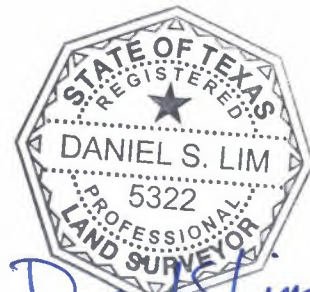
Jeff Hall
FIELD NOTES APPROVED:
2/29/2025


**FIELD NOTES DESCRIBING 47,758 SQUARE FOOT (1.096 ACRE)
15-FOOT WASTEWATER EASEMENT
OUT OF CITY BLOCK 6860
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

THENCE South 19°50'46" East, along the common line of said Flowerdale tract and said 120-foot Oncor Electric Delivery Company right-of-way, a distance of 1,201.93 feet to a ½-inch iron rod found (C.M.) at the southeasterly corner of said Flowerdale tract, said point also being the southwesterly corner of said 120-foot Oncor Electric Delivery Company right-of-way and said point also being in the northwesterly line of said Dallas Power & Light (Volume 69173, Page 200) tract;

THENCE South 59°36'12" West, along the common line of said Flowerdale and Dallas Power & Light (Volume 69173, Page 200) tracts, a distance of 2,000.25 feet to the **POINT OF BEGINNING**, containing 47,758 square feet or 1.096 acres, more or less.

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



Daniel S. Lim
2-26-2025

BLOCK 6860

15' SANITARY SEWER ESMT.
VOL. 3946, PG. 595
D.R.D.C.T.

**GEORGE L. HAAS SURVEY
ABSTRACT NO. 641**

FLOWERDALE LLC
VOL. 95087, PG. 2067
D.R.D.C.T.

0 30' 60'
SCALE: 1"=60'

15-FOOT
WASTEWATER EASEMENT
47,758 SQUARE FEET
(1.096 ACRE)

BLOCK
6859

CITY OF DALLAS
TRACT 1
VOL. 75159, PG. 1795
D.R.D.C.T.

N 07° 21' 36" E
18.97'

5/8" IRF
(CM)

P.O.C.

IRS

P.O.B.
IRS

N 59° 36' 12" E
50.16'

15' SANITARY SEWER ESMT.
VOL. 3914, PG. 187
D.R.D.C.T.

N 59° 36' 12" E
S 59° 36' 12" W

100' R.O.W.
DALLAS POWER & LIGHT COMPANY
(PREDECESSOR IN TITLE TO THE ONCOR
ELECTRIC DELIVERY COMPANY)
VOL. 69173, PG. 200
D.R.D.C.T.

BLOCK 6865

CITY OF DALLAS
TRACT D
VOL. 80168, PG. 1386
D.R.D.C.T.

BLOCK
6865

CITY OF DALLAS
TRACT B - SPOIL AREA
VOL. 80168, PG. 1386
D.R.D.C.T.

MATCH LINE (SEE PAGE 4)

NOTE:

BASIS OF BEARING is the State
Plane Coordinate System, Texas
North Central Zone 4202, North
American Datum of 1983.

LEGEND:

- P.O.C. - POINT OF COMMENCING
- P.O.B. - POINT OF BEGINNING
- CM - CONTROLLING MONUMENT
- IRF - IRON ROD FOUND
- IRS - 1/2-INCH IRON ROD SET
WITH YELLOW PLASTIC
CAP STAMPED "LIM ASSOC"
- Z - DENOTES SAME OWNERSHIP
- R.O.W. - RIGHT-OF-WAY
- VOL. - VOLUME
- PG. - PAGE
- D.R.D.C.T. - DEED RECORDS, DALLAS COUNTY, TEXAS



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Dallas, Texas 75203
Tel. (214) 942-1888 Fax (214) 942-9881

FIELD NOTES DESCRIBING
47,758 SQUARE FOOT
(1.096 ACRE)
15-FOOT
WASTEWATER EASEMENT
OUT OF BLOCK 6860
CITY OF DALLAS,
DALLAS COUNTY, TEXAS

120' R.O.W. (TRACT III)
DALLAS POWER & LIGHT COMPANY
(PREDECESSOR IN TITLE TO THE ONCOR
ELECTRIC DELIVERY COMPANY)
VOL. 68248, PG. 1977
D.R.D.C.T.

15' SANITARY SEWER ESMT.
VOL. 3946, PG. 595
D.R.D.C.T.

N 70° 05' 36" E
15.00'

BLOCK 6860

GEORGE L HAAS SURVEY
ABSTRACT NO. 641

FLOWERDALE LLC
VOL. 95087, PG. 2067
D.R.D.C.T.

15-FOOT
WASTEWATER EASEMENT
47,758 SQUARE FEET
(1.096 ACRE)

DALLAS POWER & LIGHT COMPANY
(PREDECESSOR IN TITLE TO THE ONCOR
ELECTRIC DELIVERY COMPANY)
VOL. 71088, PG. 55
D.R.D.C.T.

BLOCK 6860

BNSF RAILROAD
(100' R.O.W.)

MISSOURI-KANSAS-TEXAS RAILROAD COMPANY
VOL. 1561, PG. 10, D.R.D.C.T.



0 30' 60'

SCALE: 1"=60'

MATCH LINE (SEE PAGE 3)

N 59° 36' 12" E
S 59° 36' 12" W

100' R.O.W.
DALLAS POWER & LIGHT COMPANY
(PREDECESSOR IN TITLE TO THE ONCOR
ELECTRIC DELIVERY COMPANY)
VOL. 69173, PG. 200
D.R.D.C.T.

1/2" IRF
(CM)

NOTE:

BASIS OF BEARING is the State
Plane Coordinate System, Texas
North Central Zone 4202, North
American Datum of 1983.

LEGEND:

- CM - CONTROLLING MONUMENT
- IRF - IRON ROD FOUND
- IRS - 1/2-INCH IRON ROD SET
WITH YELLOW PLASTIC
CAP STAMPED "LIM ASSOC"
- Z - DENOTES SAME OWNERSHIP
- R.O.W. - RIGHT-OF-WAY
- VOL. - VOLUME
- PG. - PAGE
- D.R.D.C.T. - DEED RECORDS, DALLAS COUNTY, TEXAS

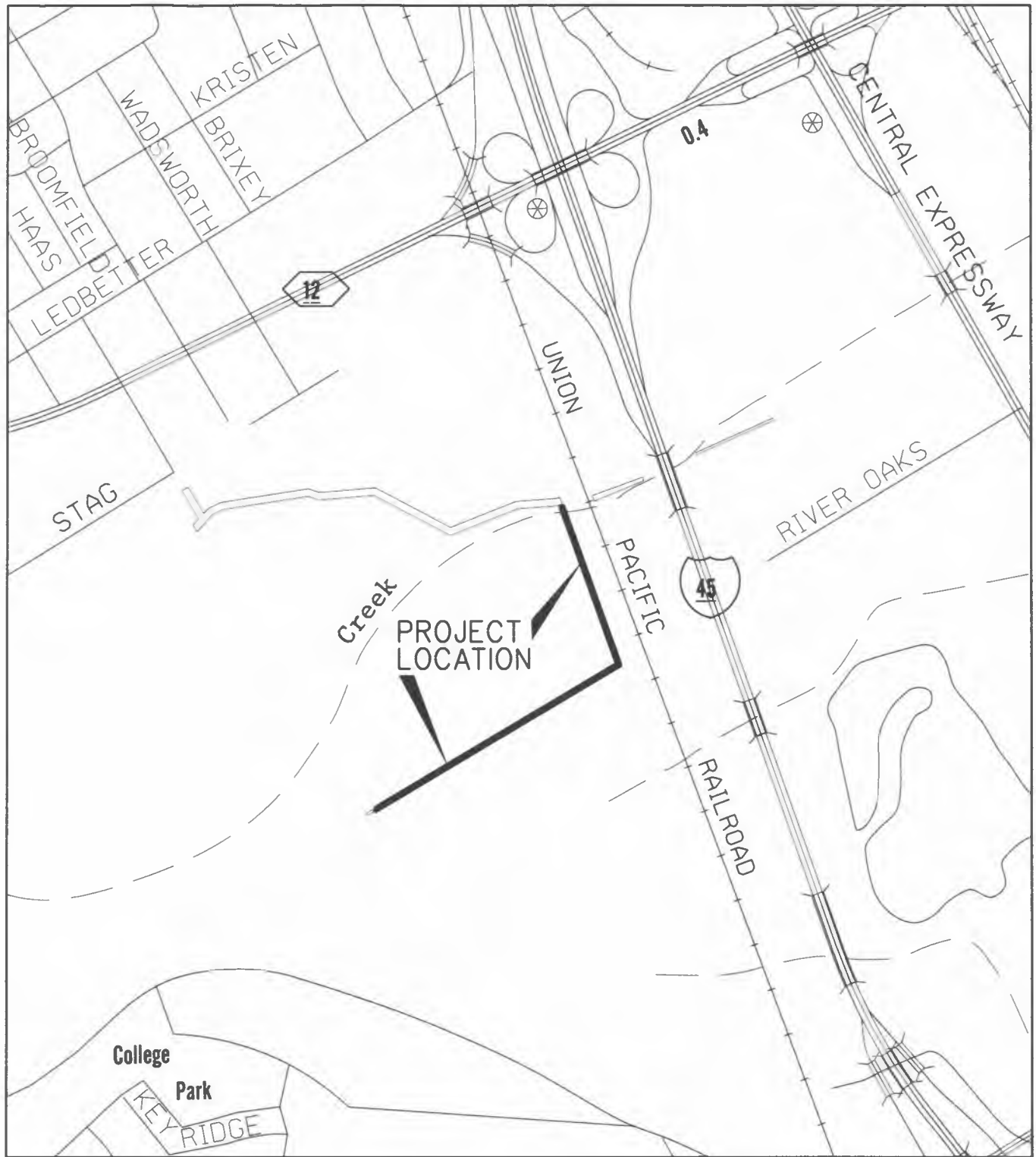


Daniel S. Lim
2-26-2025

FIELD NOTES DESCRIBING
47,758 SQUARE FOOT
(1.096 ACRE)
15-FOOT
WASTEWATER EASEMENT
OUT OF BLOCK 6860
CITY OF DALLAS,
DALLAS COUNTY, TEXAS



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LOCATOR MAP

Exhibit A - Tract II

FIELD NOTES DESCRIBING 556 SQUARE FOOT (0.013 ACRE) 15-FOOT WASTEWATER EASEMENT OUT OF CITY BLOCK 6860 CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING a 556 square foot (0.013 acre) tract of land out of the George L. Haas Survey, Abstract No. 641, City of Dallas, Dallas County, Texas, lying in City Block 6860, City of Dallas, Dallas County, Texas, and also being out of a tract of land conveyed to Flowerdale LLC by Deed recorded in Volume 95087, Page 2067, Deed Records, Dallas County, Texas (D.R.D.C.T.) and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod found (Controlling Monument) (C.M.) at the southwesterly corner of said Flowerdale tract and the southeasterly corner of a tract of land conveyed to the City of Dallas by Confirmation Warranty Deed recorded in Volume 75159, Page 1795, D.R.D.C.T., said point also being in the northerly line of a tract of land conveyed to Dallas Power & Light Company (predecessor in title to the Oncor Electric Delivery Company) by Warranty Deed recorded in Volume 69173, Page 200, D.R.D.C.T.;

THENCE North 30°56'20" West, along the common line of said Flowerdale and City of Dallas tracts, a distance of 15.00 feet to a 1/2-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" for corner;

THENCE North 59°36'12" East, over and across said Flowerdale tract, a distance of 42.95 feet to a 1/2-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" for corner in the northwesterly line of a 15-foot Sanitary Sewer Easement recorded in Volume 3946, Page 595, D.R.D.C.T.;

THENCE South 07°21'36" West, continuing over and across said Flowerdale tract and along the northwesterly line of said 15-foot Sanitary Sewer Easement, a distance of 18.97 feet to a 1/2-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" for corner in the common line of said Flowerdale and Dallas Power & Light tracts, from which a 1/2-inch iron rod found (C.M.) bears North 59°36'12" East, along the common line of said Flowerdale and Dallas Power & Light tracts, a distance of 2,019.22 feet, said point being the southeasterly corner of said Flowerdale tract and said point also being the southwesterly corner of a 120-foot Oncor Electric Delivery Company right-of-way;

THENCE South 59°36'12" West, along the common line of said Flowerdale and Dallas Power & Light tracts, a distance of 31.19 feet to the **POINT OF BEGINNING**, containing 556 square feet or 0.013 acres, more or less.

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



Daniel S. Lim
2-26-2025

Joeth Holt
FIELD NOTES APPROVED:
2/28/2025



15' SANITARY SEWER ESMT.
VOL. 3946, PG. 595
D.R.D.C.T.

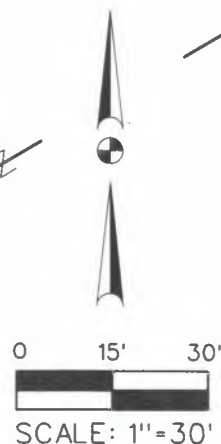
BLOCK 6860

15-FOOT
WASTEWATER EASEMENT
556 SQUARE FEET
(0.013 ACRE)

FLOWERDALE LLC
VOL. 95087, PG. 2067
D.R.D.C.T.

GEORGE L HAAS SURVEY
ABSTRACT NO. 641

ONCOR ELECTRIC
DELIVERY COMPANY
120' R.O.W.



BLOCK 6859

TRACT 1
CITY OF DALLAS
VOL. 75159, PG. 1795
D.R.D.C.T.

N 59° 36' 12" E
42.95'

N 30° 56' 20" W
15.00'

IRS

5/8" IRF
(CM)

P.O.B.



IRS

N 59° 36' 12" E
2,019.22'

S 07° 21' 36" W
18.97'

100' R.O.W.
DALLAS POWER & LIGHT COMPANY
(PREDECESSOR IN TITLE TO THE ONCOR
ELECTRIC DELIVERY COMPANY)
VOL. 69173, PG. 200
D.R.D.C.T.

15' SANITARY SEWER ESMT.
VOL. 3914, PG. 187
D.R.D.C.T.

TRACT D

BLOCK
6865

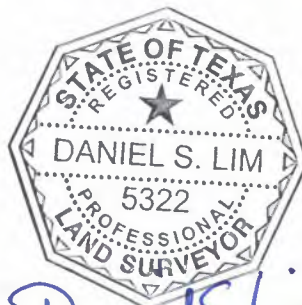
CITY OF DALLAS
TRACT B - SPOIL AREA
VOL. 80168, PG. 1386
D.R.D.C.T.

NOTE:

BASIS OF BEARING is the State
Plane Coordinate System, Texas
North Central Zone 4202, North
American Datum of 1983.

LEGEND:

- P.O.B. - POINT OF BEGINNING
- CM - CONTROLLING MONUMENT
- IRS - 1/2-INCH IRON ROD SET
WITH YELLOW PLASTIC
CAP STAMPED "LIM ASSOC"
- Z - DENOTES SAME OWNERSHIP
- R.O.W. - RIGHT-OF-WAY
- VOL. - VOLUME
- PG. - PAGE
- D.R.D.C.T. - DEED RECORDS, DALLAS COUNTY, TEXAS



Daniel S. Lim
2-26-2025



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FIELD NOTES DESCRIBING
556 SQUARE FOOT
(0.013 ACRE)
15-FOOT
WASTEWATER EASEMENT
OUT OF BLOCK 6860
CITY OF DALLAS,
DALLAS COUNTY, TEXAS

LIM JOB NO. 223106 ESMT-8-FLOWERDALE

Exhibit A III

FIELD NOTES DESCRIBING 137,523 SQUARE FOOT (3.157 ACRE) 50-FOOT PERMANENT ACCESS EASEMENT OUT OF CITY BLOCK 6860 CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING a 137,523 square foot (3.157 acre) tract of land out of the George L. Haas Survey, Abstract No. 641, City of Dallas, Dallas County, Texas, lying in City Block 6860, City of Dallas, Dallas County, Texas, and also being out of a tract of land conveyed to Flowerdale LLC by Deed recorded in Volume 95087, Page 2067, Deed Records, Dallas County, Texas (D.R.D.C.T.) and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2-inch iron rod found (Controlling Monument) (C.M.) at the southeasterly corner of said Flowerdale tract, said point also being in the northwesterly line of a tract of land conveyed to Dallas Power & Light Company (predecessor in title to the Oncor Electric Delivery Company) by Warranty Deed recorded in Volume 69173, Page 200, D.R.D.C.T. and said point also being the southwesterly corner of a tract of land conveyed to Dallas Power & Light Company (predecessor in title to the Oncor Electric Delivery Company) by Warranty Deed recorded in Volume 71068, Page 53, D.R.D.C.T.;

THENCE North 19°50'46" West, along the common lines of said Flowerdale tract and said 120-foot Oncor Electric Delivery Company right-of-way, a distance of 1,216.93 feet to a 1/2-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" (iron rod set) for the **POINT OF BEGINNING** of the herein described tract of land, said point being in the southwesterly line of a tract of land conveyed to Dallas Power & Light Company (predecessor in title to the Oncor Electric Delivery Company) by Warranty Deed recorded in Volume 68248, Page 1977, D.R.D.C.T. and said point also being in the northerly line of a 15-foot Sanitary Sewer Easement recorded in Volume 3946, Page 595, D.R.D.C.T.;

THENCE Westerly, over and across said Flowerdale tract, the following courses and distances:

South 70°05'36" West, along the northerly line of said 15-foot Sanitary Sewer Easement, a distance of 31.21 feet to an iron rod set for corner;

South 84°33'36" West, continuing along the northerly line of said 15-foot Sanitary Sewer Easement, a distance of 279.30 feet to an iron rod set for corner;

South 67°07'36" West, continuing along the northerly line of said 15-foot Sanitary Sewer Easement, a distance of 509.30 feet to an iron rod set for corner, said point being the intersection of the northerly line of said 15-foot Sanitary Sewer Easement with the northeasterly line of a 15-foot Sanitary Sewer Easement, designated as "Strip No. 2," by Agreed Judgment in Dallas County Court Case No. CC-75-1576-D, Dallas County at Law No. 4;

North 61°14'39" West, along the northerly line of said 15-foot Sanitary Sewer Easement (Strip No. 2), a distance of 620.33 feet, to an iron rod set for corner, said point being the northerly corner of said 15-foot Sanitary Sewer Easement (Strip No. 2);

Scott Hall
FIELD NOTES APPROVED:
2/28/2025



**FIELD NOTES DESCRIBING 137,523 SQUARE FOOT (3.157 ACRE)
50-FOOT PERMANENT ACCESS EASEMENT
OUT OF CITY BLOCK 6860
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

South 88°45'21" West, a distance of 1,199.78 feet to an iron rod set for corner;

North 31°14'39" West, a distance of 148.96 feet to an iron rod set for corner in the northwesterly line of said Flowerdale tract, said point also being in the southeasterly right-of-way line of Stag Road (a Variable Width Right-of-way) (Volume 1453, Page 499, D.R.D.C.T.);

THENCE North 59°02'42" East, along the northwesterly line of said Flowerdale tract and the southeasterly right-of-way line of said Stag Road, a distance of 50.00 feet to an iron rod set for corner, from which a ½-inch iron rod found (C.M.) bears North 59°02'42" East, along the northwesterly line of said Flowerdale tract and the southeasterly right-of-way line of said Stag Road, a distance of 429.81 feet, said point being a northeasterly corner of said Flowerdale tract and the most westerly corner of Block A/6860, Crest Apartments Addition, an addition to the City of Dallas, Dallas County, Texas according to the plat recorded in Volume 70172, Page 2641, D.R.D.C.T.;

THENCE Easterly, over and across said Flowerdale tract, the following courses and distances:

South 31°14'39" East, a distance of 119.84 feet to an iron rod set for corner;

North 88°45'21" East, a distance of 1,184.31 feet to an iron rod set for corner;

South 61°14'39" East, a distance of 609.55 feet to an iron rod set for corner;

North 67°07'36" East, a distance of 492.78 feet to an iron rod set for corner;

North 84°33'36" East, a distance of 280.62 feet to an iron rod set for corner;

North 70°05'36" East, a distance of 24.92 feet to an iron rod set for corner in the northeasterly line of said Flowerdale tract and the southwesterly line of said Dallas Power & Light tract (Volume 68248, Page 1977);

THENCE South 19°50'46" East, along the common line of said Flowerdale and Dallas Power & Light (Volume 68248, Page 1977) tracts, a distance of 50.00 feet to the **POINT OF BEGINNING**, containing 137,523 square feet or 3.157 acres, more or less.

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



Daniel S. Lim
2-26-2025

50-FOOT PERMANENT
ACCESS EASEMENT
137,523 SQUARE FEET
(3.157 ACRES)

BLOCK 6860

FLOWERDALE LLC
VOL. 95087, PG. 2067
D.R.D.C.T.

MATCH LINE (SEE PAGE 4)

NOTE:

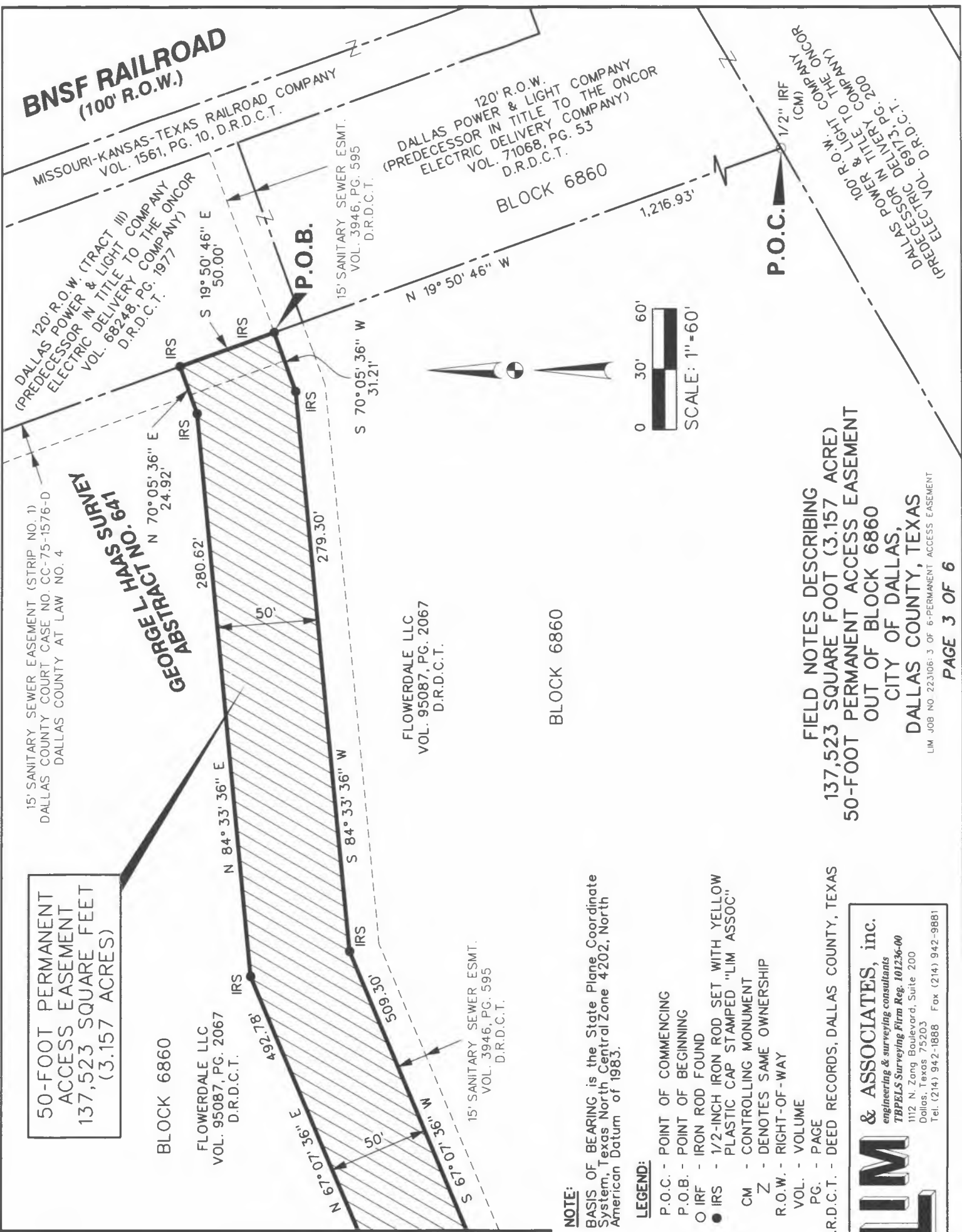
BASIS OF BEARING is the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983.

LEGEND:

- P.O.C. - POINT OF COMMENCING
- P.O.B. - POINT OF BEGINNING
- O IRF - IRON ROD FOUND
- IRS - 1/2-INCH IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "LIM ASSOC"
- CM - CONTROLLING MONUMENT
- Z - DENOTES SAME OWNERSHIP
- R.O.W. - RIGHT-OF-WAY
- VOL. - VOLUME
- PG. - PAGE
- D.R.D.C.T. - DEED RECORDS, DALLAS COUNTY, TEXAS



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FIELD NOTES DESCRIBING
137,523 SQUARE FOOT (3.157 ACRE)
50-FOOT PERMANENT ACCESS EASEMENT
OUT OF BLOCK 6860
CITY OF DALLAS,
DALLAS COUNTY, TEXAS
LIM JOB NO 223106: 3 OF 6-PERMANENT ACCESS EASEMENT
PAGE 3 OF 6

MATCH LINE (SEE PAGE 3)



PAGE 4 OF 6

FIELD NOTES DESCRIBING
137,523 SQUARE FOOT (3.157 ACRE)
50-FOOT PERMANENT ACCESS EASEMENT
OUT OF BLOCK 6860
CITY OF DALLAS,
DALLAS COUNTY, TEXAS

PLIM JOB NO. 223106: 4 OF 6-PERMANENT ACCESS EASEMENT

MATCH LINE (SEE PAGE 4)

BLOCK 6860



15' SANITARY SEWER EASEMENT (STRIP NO. 2)
DALLAS COUNTY COURT CASE NO. CC-75-1576-D
DALLAS COUNTY AT LAW NO. 4

CENTER LINE SAN. SEW. ESMT.
VOL. 1813, PG. 284
D.R.D.C.T.

50-FOOT PERMANENT
ACCESS EASEMENT
137,523 SQUARE FEET
(3.157 ACRES)

GEORGE L. HAAS SURVEY
ABSTRACT NO. 641

NOTE:

BASIS OF BEARING is the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983.

LEGEND:

- IRS - 1/2-INCH IRON ROD SET WITH YELLOW
PLASTIC CAP STAMPED "LIM ASSOC"
R.O.W. - RIGHT-OF-WAY
VOL. - VOLUME
PG. - PAGE
INST. NO. - INSTRUMENT NUMBER
D.R.D.C.T. - DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T. - OFFICIAL PUBLIC RECORDS,
DALLAS COUNTY, TEXAS

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Dallas, Texas 75203

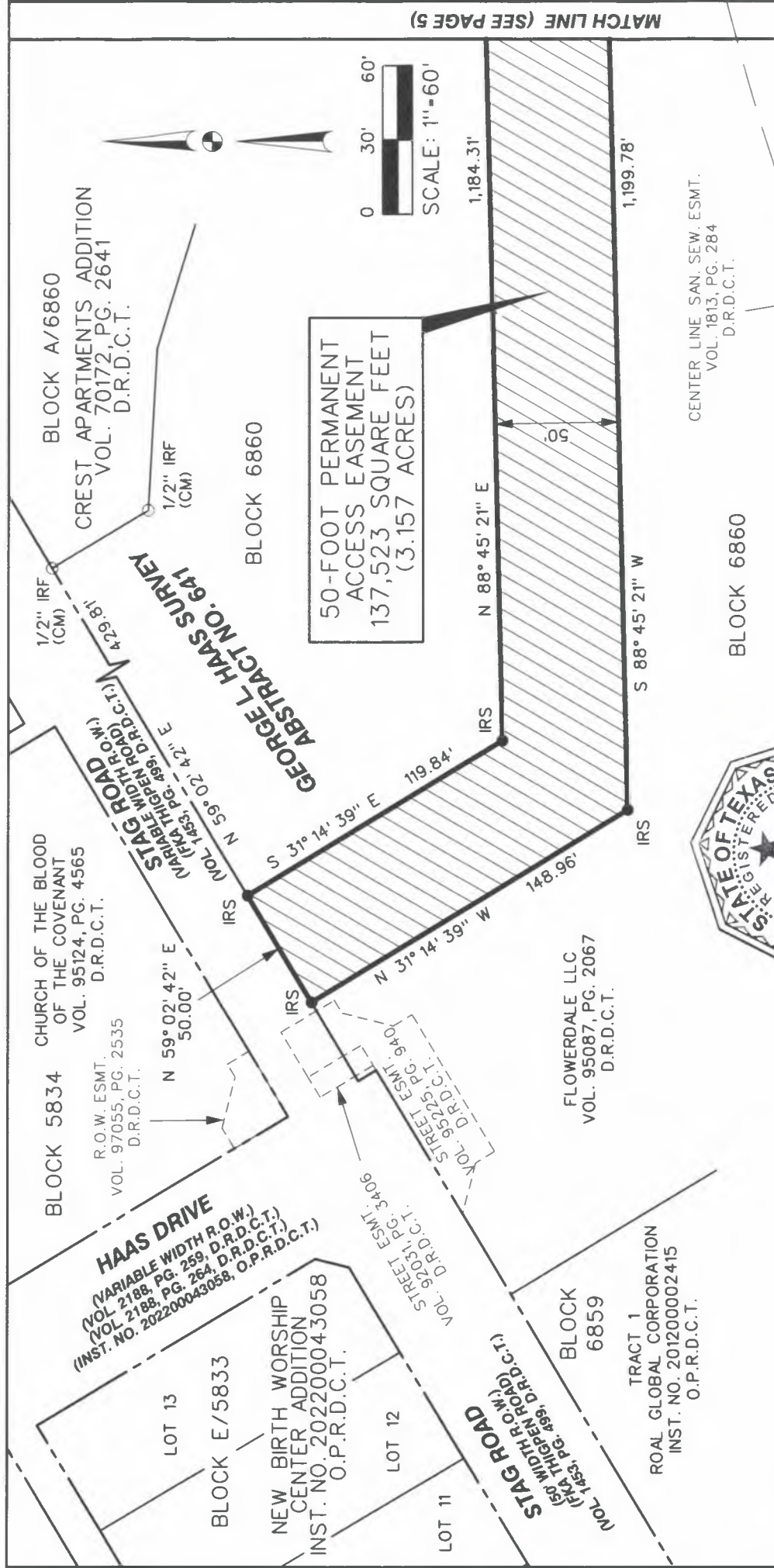
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Tel. (214) 942-1888 Fax (214) 942-9881

PAGE 5 OF 6

FIELD NOTES DESCRIBING
137,523 SQUARE FOOT (3.157 ACRE)
50-FOOT PERMANENT ACCESS EASEMENT
OUT OF BLOCK 6860
CITY OF DALLAS,
DALLAS COUNTY, TEXAS

ULIM JOB NO. 223106: 5 OF 6-PERMANENT ACCESS EASEMENT



NOTE:

BASIS OF BEARING is the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983.

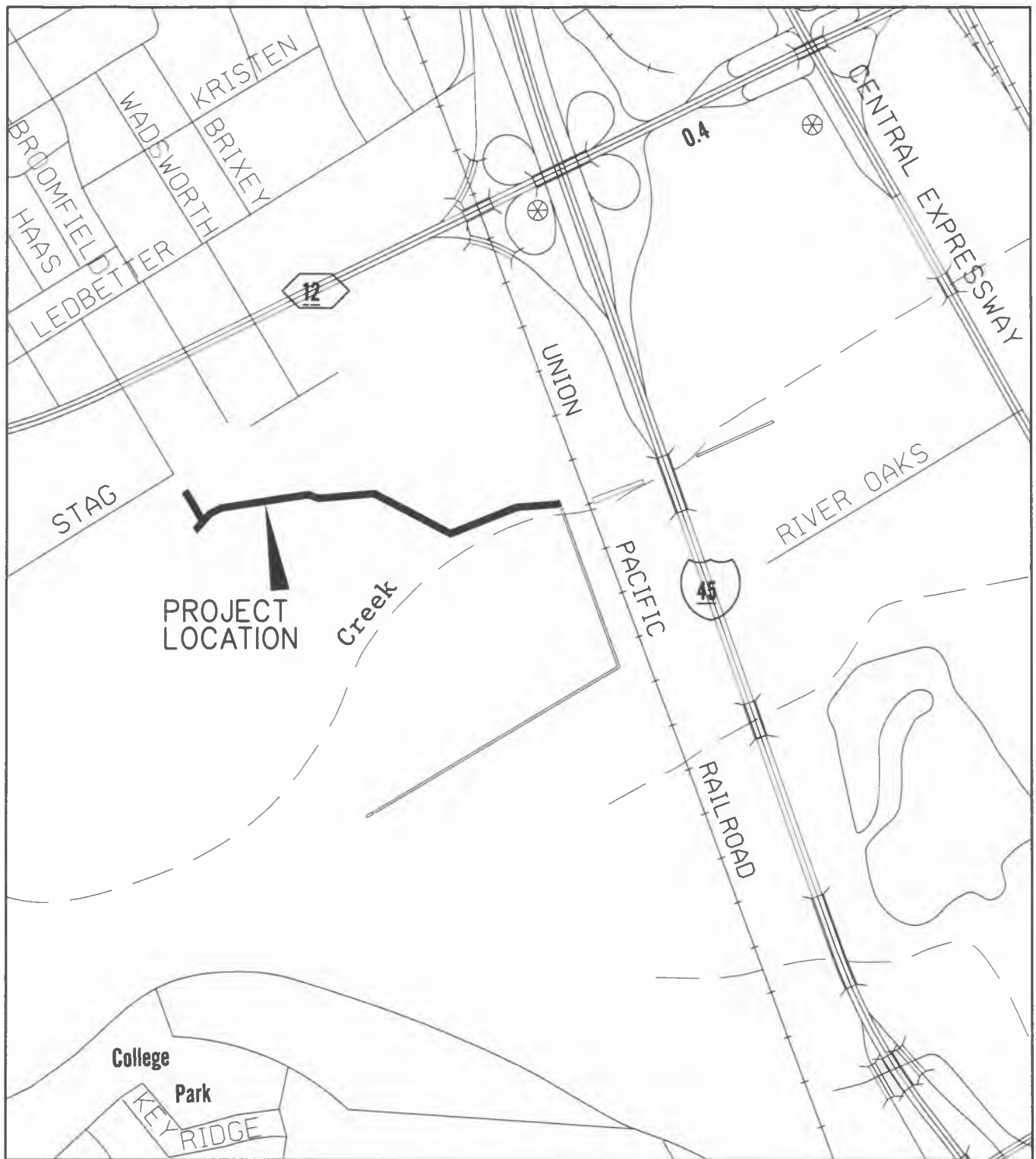
LEGEND:

- P.O.B. - POINT OF BEGINNING
- O IRF - IRON ROD FOUND
- IRS - 1/2-INCH IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "LIM ASSOC"
- CM - CONTROLLING MONUMENT
- R.O.W. - RIGHT-OF-WAY
- FKA - FORMERLY KNOWN AS
- VOL. - VOLUME
- PG. - PAGE
- INST. NO. - INSTRUMENT NUMBER
- D.R.D.C.T. - DEED RECORDS, DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. - OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS



Daniel S. Lim
2-26-2025

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LOCATOR MAP