

Exhibit A

**FIELD NOTES DESCRIBING 6,186 SQUARE FOOT (0.142 ACRE)
WASTEWATER EASEMENT
OUT OF CITY BLOCK Z/4374
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

BEING a 6,186 square foot (0.142 acre) tract of land out of the James Cole Survey, Abstract No. 232, City of Dallas, Dallas County, Texas, lying in Lot 1, Block Z/4374, Glendale Acres, an addition to the City of Dallas, Dallas County, Texas, according to the plat recorded in Volume 1, Page 517, Map Records, Dallas County, Texas (M.R.D.C.T.) and also being out of a tract of land conveyed to Blayne Rush by General Warranty Deed recorded in Instrument Number 202200158655, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.) and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" at the southwesterly corner of said Rush tract and the northwesterly corner of a tract of land, designated "Tract II, Tract No. 2," conveyed to the City of Dallas by General Warranty Deed recorded in Volume 93042, Page 1223, Deed Records, Dallas County, Texas (D.R.D.C.T.), said point also being in the Westerly line of said Lot 1 and the easterly right-of-way line of Hampshire Road (a 40-foot right-of-way) (Volume 1, Page 517, M.R.D.C.T.);

THENCE North 06°48'56" West, along the westerly line of said Rush tract and the easterly right-of-way line of said Hampshire Road, a distance of 105.26 feet to a 1/2-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" for corner, from which a 5/8-inch iron rod found (Controlling Monument) (C.M.) bears North 49°56'08" East, a distance of 230.21 feet to the northwesterly corner of Lot 2, Block A/6117, Donald John's Subdivision, an addition to the City of Dallas, Dallas County, Texas, according to the plat recorded in Volume 22, Page 189, M.R.D.C.T., said point also being the southwesterly corner of Lot 1 of said Block A/6117 and in the northeasterly right-of-way line of Lancaster Road (State Highway 342) (a variable width right-of-way) (Volume 67095, Page 1605, D.R.D.C.T.);

THENCE South 46°22'23" East, over and across said Rush tract, a distance of 133.47 feet to a 1/2-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" for corner;

THENCE South 87°35'34" East, continuing over and across said Rush tract, a distance of 54.78 feet to a 1/2-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" for corner in the northeasterly line of said Rush tract and the southwesterly right-of-way line of said Lancaster Road;

THENCE South 23°41'09" East, along the northeasterly line of said Rush tract and the southwesterly right-of-way line of said Lancaster Road, a distance of 19.45 feet to a 1/2-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" at the southeasterly corner of said Rush tract and the northeasterly corner of said City of Dallas tract, from which a 5/8-inch iron rod found (C.M.) bears North 19°15'13" East, a distance of 190.71 feet to the southwesterly corner of said Lot 2, said point also being the northwesterly corner of Lot 3 of said Block A/6117 and in the northeasterly right-of-way line of said Lancaster Road;



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THENCE North 87°00'02" West, along the common line of said Rush and City of Dallas tracts, a distance of 146.86 feet to the **POINT OF BEGINNING**, containing 6,186 square feet or 0.142 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

**JAMES COLE SURVEY
ABSTRACT NO. 232**

GLENDALE ACRES
VOL. 1, PG. 517
M.R.D.C.T.

LOT 1

LOT 2

BLOCK A/6117
DONALD JOHNS'
SUBDIVISION
VOL. 22 PG. 189
M.R.D.C.T.

HAMPSHIRE ROAD
(40' R.O.W.)
(VOL. 1, PG. 517, M.R.D.C.T.)

PART OF LOT 1
BLAYNE RUSH
INST. NO. 202200158655
O.P.R.D.C.T.

**WASTEWATER EASEMENT
6,186 SQUARE FEET
(0.142 ACRE)**

DALLAS COUNTY &
STATE OF TEXAS
VOL. 67095, PG. 1605
D.R.D.C.T.

**LANCASTER ROAD (342)
STATE HIGHWAY
(VARIABLE R.O.W.)**

0 25' 50'
SCALE: 1"=50'

PART OF LOT 1

BLOCK W/4374

GLENDALE ACRES
VOL. 1, PG. 517
M.R.D.C.T.

BLAYNE RUSH
INST. NO. 202200158655
O.P.R.D.C.T.

PART OF LOT 1
CITY OF DALLAS
TRACT I
HIKE-BIKE-UTILITY PARCEL
VOL. 93042, PG. 1223
D.R.D.C.T.
BLOCK W/4374

P.O.B.

CITY OF DALLAS
TRACT II, TRACT NO. 2
VOL. 93042, PG. 1223
D.R.D.C.T.

PART OF LOT 1
BLOCK Z/4374

NOTE:

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

LEGEND:

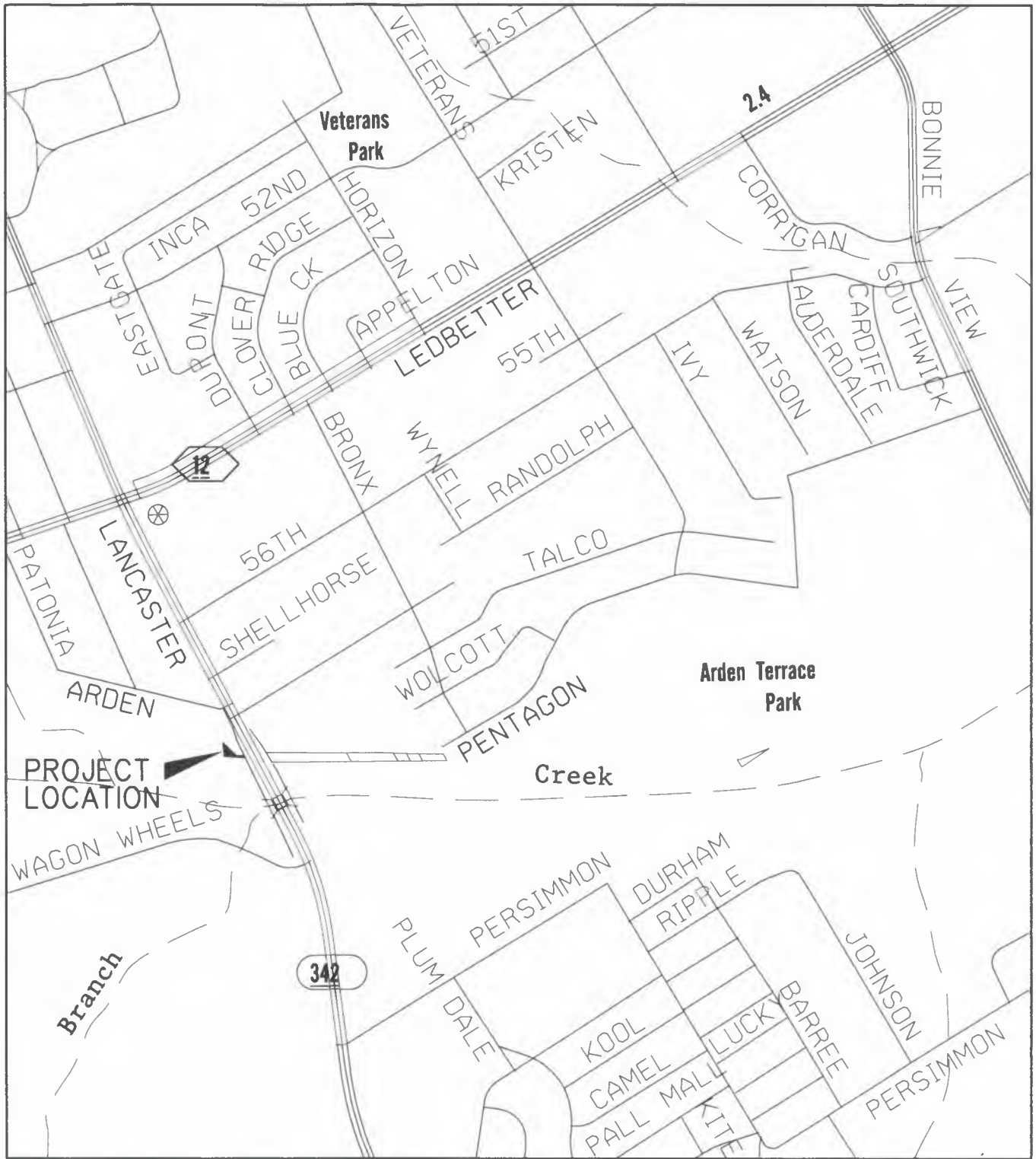
- P.O.B. - POINT OF BEGINNING
- CM - CONTROLLING MONUMENT
- IRS - 1/2-INCH IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "LIM ASSOC"
- IRF - IRON ROD FOUND
- R.O.W. - RIGHT-OF-WAY
- VOL. - VOLUME
- PG. - PAGE
- INST. NO. - INSTRUMENT NUMBER
- O.P.R.D.C.T. - OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS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



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WASTEWATER EASEMENT
OUT OF BLOCK Z/4374
CITY OF DALLAS,
DALLAS COUNTY, TEXAS

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LOCATOR MAP