

Exhibit A

FIELD NOTES DESCRIBING 20,987 SQUARE FOOT (0.482 ACRE) WASTEWATER EASEMENT OUT OF CITY BLOCK 6861 CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING a 20,987 square foot (0.482 acre) tract of land out of the George L. Haas Survey, Abstract No. 641, City of Dallas, Dallas County, Texas, lying in City Block 6861, City of Dallas, Dallas County, Texas, and also being out of a tract of land conveyed to Amza Julius Schepps, LLC by Special Warranty Deed recorded in Instrument Number 202200002141, 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 northwesterly corner of said Schepps tract, said point also being the northeasterly corner of a called 10.258-acre tract of land conveyed to the State of Texas by Judgment recorded in Volume 73112, Page 824, D.R.D.C.T. for Interstate Highway 45 (Julius Schepps Freeway) (a variable width right-of-way) and said point also being in the southeasterly line of a tract of land conveyed to Dallas Power & Light Company (predecessor in title to the Oncor Electric Delivery Company) (Tract II) by Warranty Deed recorded in Volume 68248, Page 1977, D.R.D.C.T., from which a 1 1/2-inch iron pipe found (Controlling Monument) (C.M.) bears South 65°49'59" West, a distance of 417.67 feet, said point being the northeasterly corner of a tract of land conveyed to Henry J. Ackels by Warranty Deed recorded in Volume 81003, Page 2759, D.R.D.C.T., said point also being the northwesterly corner of said State of Texas tract of land and said point also being in the southeasterly line of said Dallas Power & Light tract;

Scott Hoff
FIELD NOTES APPROVED:
2/28/2025



THENCE North 66°04'50" East, along the common line of said Schepps and Dallas Power & Light tracts, a distance of 584.89 feet to a 1/2-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" at the northeasterly corner of said Schepps tract, said point also being the intersection of the southeasterly line of said Dallas Power & Light tract and the southwesterly right-of-way line of a tract of land conveyed to Dallas Power & Light Company (predecessor in title to the Oncor Electric Delivery Company) by Deed recorded in Volume 3905, Page 92, D.R.D.C.T., from which a 1/2-inch iron rod found (C.M.) bears North 60°45'34" East, a distance of 100.55 feet, said point being the northwesterly corner of a tract of land conveyed to Faustino Reyes by Special Warranty Deed recorded in Instrument Number 201700358282, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), 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), (Tract I) by Warranty Deed recorded in Volume 68248, Page 1977, D.R.D.C.T. and said point also being in the northeasterly line of said Dallas Power & Light (Volume 3905, Page 92) tract;

THENCE South 35°14'22" East, along the common line of said Schepps and Dallas Power & Light (Volume 3905, Page 92) tracts, a distance of 18.37 feet to a 1/2-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" for corner;

THENCE South 62°40'59" West, over and across said Schepps tract, a distance of 594.77 feet to a 1/2-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" for corner in the southwesterly line of said Schepps tract and the northeasterly right-of-way line of said Interstate Highway 45;

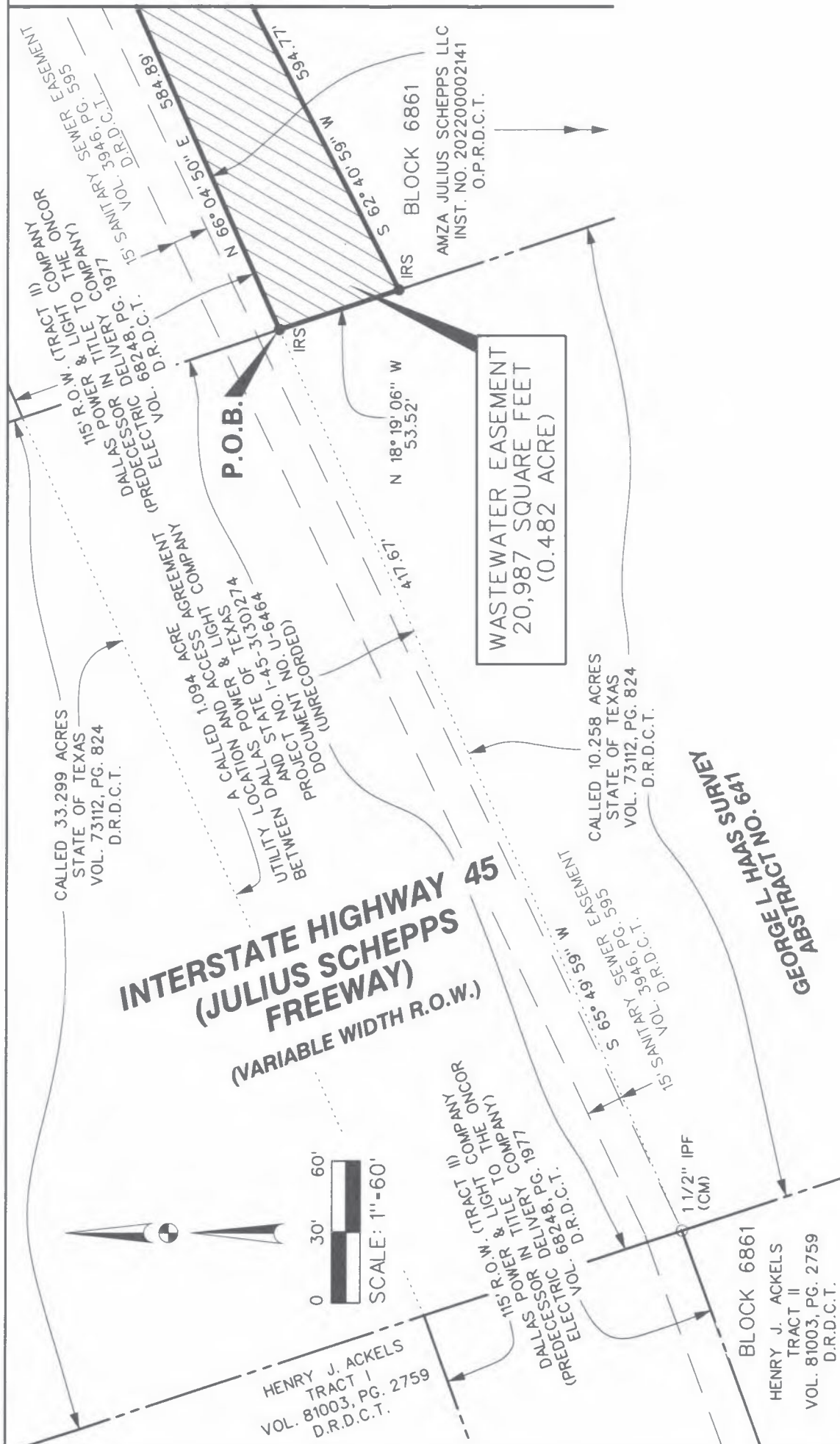
**FIELD NOTES DESCRIBING 20,987 SQUARE FOOT (0.482 ACRE)
WASTEWATER EASEMENT
OUT OF CITY BLOCK 6861
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

THENCE North 18°19'06" West, along the southwesterly line of said Schepps tract and the northeasterly right-of-way line of said Interstate Highway 45, a distance of 53.52 feet to the **POINT OF BEGINNING**, containing 20,987 square feet or 0.482 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



LEGEND:

- P.O.B. - POINT OF BEGINNING
CM - CONTROLLING MONUMENT
O IPF - IRON PIPE FOUND
● 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

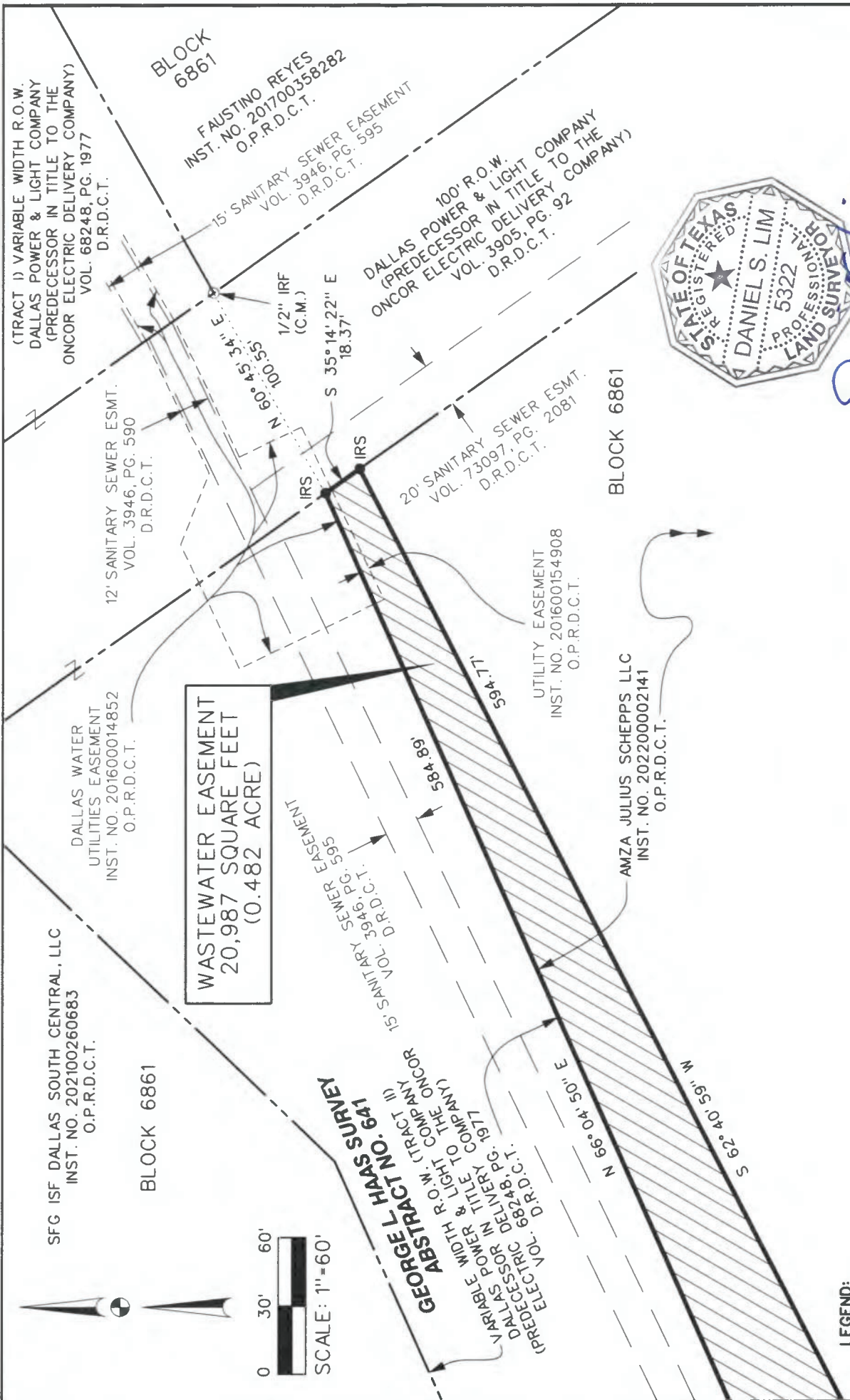
NOTE:

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



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LEGEND:

- O IRF - IRON ROD FOUND
- 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
- 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

NOTE:

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



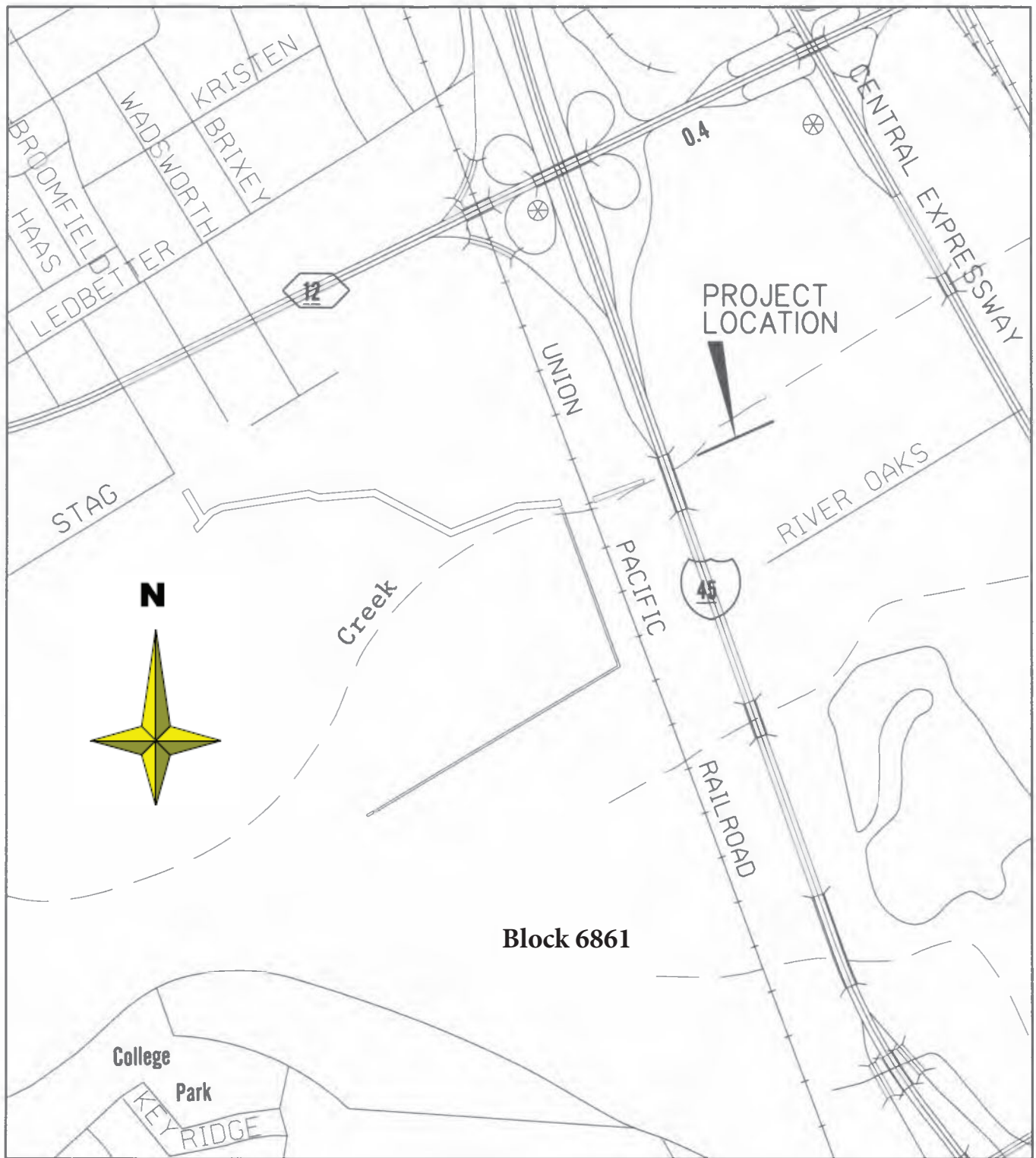
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MATCH LINE (SEE PAGE 3)



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 OUT OF BLOCK 6861
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 DALLAS COUNTY, TEXAS
 LIM JOB NO. 223106 ESMT-12B-SCHPEPS



LOCATOR MAP