

Exhibit A

FIELD NOTES DESCRIBING 4,443 SQUARE FOOT (0.102 ACRE) WASTEWATER EASEMENT OUT OF CITY BLOCK 6852 CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING a 4,443 square foot (0.102 acre) tract of land out of the George L. Haass Survey, Abstract No. 641, City of Dallas, Dallas County, Texas, lying in City Block 6852, City of Dallas, Dallas County, Texas, and also being out of a tract of land conveyed to Joseph Jones by Deed recorded in Volume 97192, Page 5512, Deed Records, Dallas County, Texas (D.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 Jones tract and the northwesterly corner of a called 4,244 square foot tract of land conveyed to the City of Dallas by General Warranty Deeds recorded in Volume 93239, Page 4156 and Volume 93239, Page 4163, Deed Records, Dallas County, Texas (D.R.D.C.T.), said point also being the southeasterly corner of a tract of land conveyed to Carranza Investments Inc. by Sheriff's Deed recorded in Instrument Number 202100319090, O.P.R.D.C.T. and the northeasterly corner of a called 3,734 square foot tract of land conveyed to the City of Dallas by General Warranty Deeds recorded in Volume 93245, Page 4706 and Volume 93245, Page 4718, D.R.D.C.T., from which a 3/8-inch iron rod found (Controlling Monument) (C.M.) bears South 89°36'23" West, a distance of 89.04 feet, said point being the southwesterly corner of said Carranza tract and the northwesterly corner of said City of Dallas (Volume 93245, Page 4706 and Volume 93245, Page 4718) tract;

THENCE North 28°21'58" West, along the southwesterly line of said Jones tract and the northeasterly line of said Carranza tract, a distance of 60.64 feet to a 1/2-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" for corner,

THENCE South 88°44'58" East, over and across said Jones tract, a distance of 86.26 feet to a 1/2-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" for corner in the northeasterly line of said Jones tract and the southwesterly line of a tract of land conveyed to Charles G. Sampson and Wife Nancy M. Sampson by Warranty Deed recorded in Volume 96174, Page 6075, D.R.D.C.T.;

THENCE South 28°21'58" East, along the common line of said Jones and Sampson tracts, a distance of 57.84 feet to a 1/2-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" at the southeasterly corner of said Jones tract and the northeasterly corner of said called 4,244 square foot City of Dallas tract, said point also being the southwesterly corner of said Sampson tract and the northwesterly corner of a called 8,487 square foot tract of land conveyed to the City of Dallas by General Warranty Deed recorded in Volume 93147, Page 3506, D.R.D.C.T., from which a 5/8-inch iron rod found (C.M.) bears North 89°36'26" East, a distance of 169.73 feet, said point being the southeasterly corner of said Sampson tract and the northeasterly corner of said City of Dallas (Volume 93147, Page 3506) tract;



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WASTEWATER EASEMENT OUT OF CITY BLOCK 6852
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

THENCE South 89°36'26" West, along the common line of said Jones and City of Dallas (Volume 93239, Page 4156 and Volume 93239, Page 4163) tracts, a distance of 84.91 feet to the **POINT OF BEGINNING**, containing 4,443 square feet or 0.102 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

4-24-2024

BLOCK 6852

WASTEWATER EASEMENT
4,443 SQUARE FEET
(0.102 ACRE)

BLOCK 6852

JOSEPH JONES
VOL. 97192, PG. 5512
D.R.D.C.T.

TRACT-A
ARDEN TERRACE
VOL. 34, PG. 143
M.R.D.C.T.

GEORGE L. HAASS SURVEY
ABSTRACT NO. 641

CARRANZA INVESTMENTS, INC.
INST. NO. 202100519090
O.P.R.D.C.T.



BLOCK 6852

CHARLES G. SAMPSON
AND WIFE NANCY M. SAMPSON
VOL. 96174, PG. 6075
D.R.D.C.T.

BLOCK 6852

S 89° 36' 23" W
89.04'

N 89° 36' 26" E 169.73'

3/8" IRF (CM)

P.O.B.

S 89° 36' 26" W 84.91'

5/8" IRF (CM)

CALLLED 3,734 SQ. FT.
CITY OF DALLAS
VOL. 93245, PG. 4706
VOL. 93245, PG. 4718
D.R.D.C.T.

CALLLED 4,244 SQ. FT.
CITY OF DALLAS
VOL. 93239, PG. 4156
VOL. 93239, PG. 4163
D.R.D.C.T.

CALLLED 8,487 SQ. FT.
CITY OF DALLAS
VOL. 93147, PG. 3506
D.R.D.C.T.

BLOCK LINE
BLOCK 6117

CALLLED 2 SQ. FT.
CITY OF DALLAS
VOL. 93245, PG. 4706
VOL. 93245, PG. 4718
D.R.D.C.T.

BLOCK 6852

CALLLED 677 SQ. FT.
CITY OF DALLAS
VOL. 93178, PG. 5163, D.R.D.C.T.

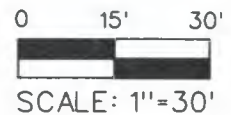
CALLLED 8.401 AC.
CITY OF DALLAS
VOL. 93178, PG. 5163
D.R.D.C.T.

CALLLED 14,387 SQ. FT.
CITY OF DALLAS
VOL. 93239, PG. 4156
VOL. 93239, PG. 4163
D.R.D.C.T.

CALLLED 27,913 SQ. FT.
CITY OF DALLAS
VOL. 93147, PG. 3506
D.R.D.C.T.



Daniel S. Lim
4-24-2024



LEGEND:

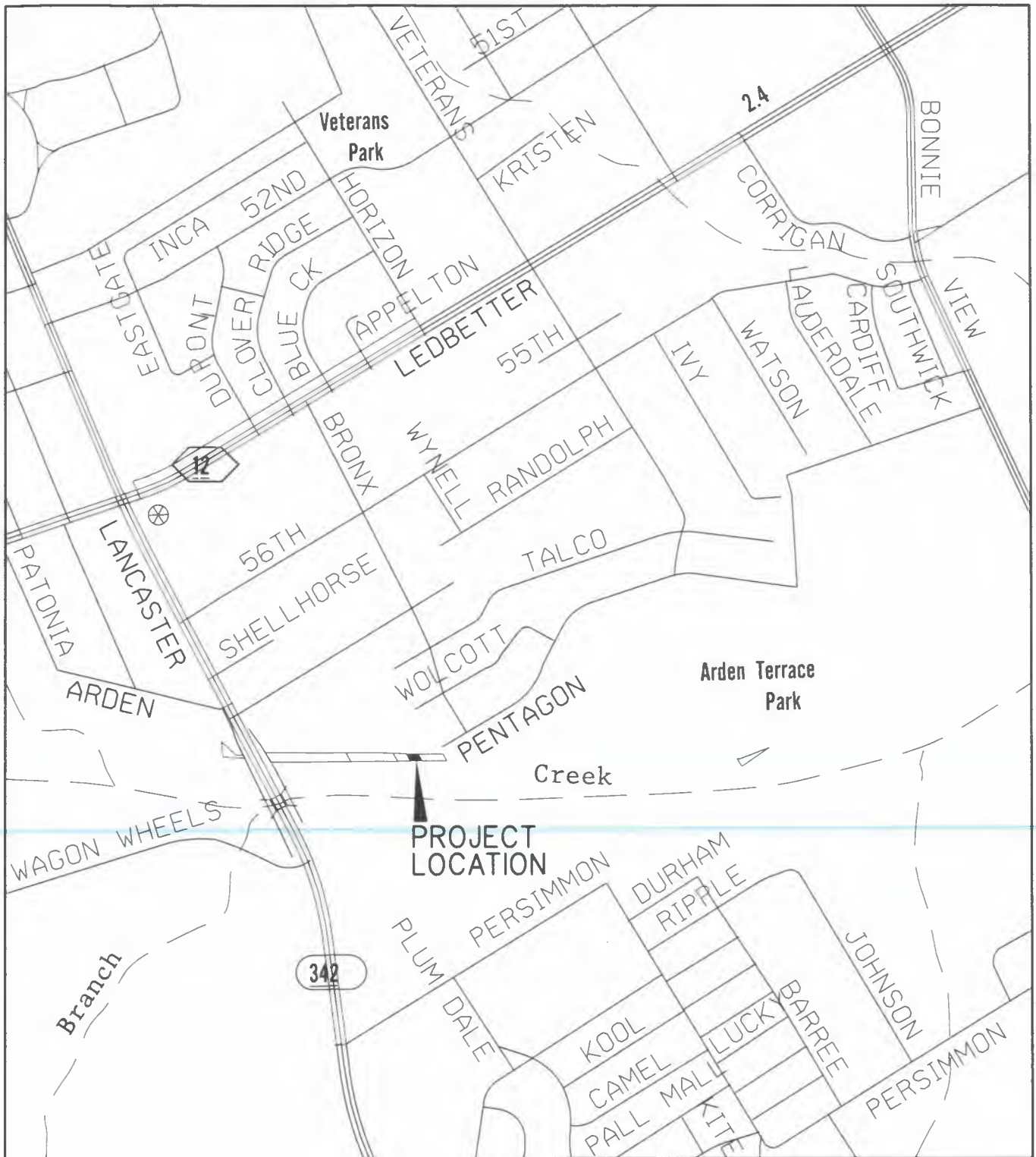
- P.O.B. - POINT OF BEGINNING
- CM - CONTROLLING MONUMENT
- IRS - 1/2-INCH IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "LIM ASSOC"
- Z - DENOTES SAME OWNERSHIP
- VOL. - VOLUME
- PG. - PAGE
- INST. NO. - INSTRUMENT NUMBER
- O.P.R.D.C.T. - OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- D.R.D.C.T. - DEED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

NOTE:

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

FIELD NOTES DESCRIBING
4,443 SQUARE FOOT
(0.102 ACRE)
WASTEWATER EASEMENT
OUT OF BLOCK 6852
CITY OF DALLAS,
DALLAS COUNTY, TEXAS

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LOCATOR MAP