

EXHIBIT A

STREET RIGHT-OF-WAY RESERVATION

BEING 7,706 SQUARE FEET (0.1769 ACRES)
IN CITY BLOCK 6498
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING a 7,706 square feet (0.1769 acre) tract of land situated in the BENJAMIN MERRILL SURVEY, ABSTRACT NO. 932, City Block 6498, in the City of Dallas, Dallas County, Texas, and being a portion of a tract of land described in Deed to the City of Dallas, as recorded in Volume 5415, Page 243, Deed Records, Dallas County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2-inch iron rod with plastic cap found for a corner of Block D/6499 of Dallas Technology Center, an addition to the City of Dallas, Dallas County, Texas, according to the Plat thereof recorded in Volume 85199, Page 3322, Deed Records, Dallas County, Texas, said point also being the Northwest corner of a tract of land described in deed to EGP DEA Lab Dallas LP as recorded in County Clerk's Instrument No. 201500319820, Official Public Records, Dallas County, Texas, on the East right-of-way of Technology Boulevard East, a variable width right-of-way per said Plat of Dallas Technology Center, said point also being the Southwest corner of a tract of land described in Special Warranty Deed with Vendor's Lien to Cantex Technology, LLC as recorded in County Clerk's Instrument No. 202100094887, Official Public Records, Dallas County, Texas;

THENCE along the South line of said Cantex Technology, LLC tract and the North line of said EGP DEA Lab Dallas LP, the following courses and distances:

South 74 degrees 56 minutes 21 seconds East, a distance of 140.00 feet to a 1/2-inch iron rod with plastic cap stamped "PACHECO" found for corner, said point being the beginning of a tangent curve to the right having a radius of 468.00 feet, a central angle of 28 degrees 27 minutes 51 seconds, a chord bearing of South 60 degrees 42 minutes 26 seconds East, and a chord length of 230.12 feet;

Along said curve to the right, an arc distance of 232.50 feet to a 1/2-inch iron rod with a plastic cap stamped "PACHECO" found for corner;

South 46 degrees 28 minutes 30 seconds East, a distance of 101.94 feet to a point for corner from which a 1/2-inch capped iron rod found bears North 44 degrees 40 minutes 33 seconds West, 0.92 feet, said point being the beginning of a tangent curve to the left having a radius of 412.00 feet, a central angle of 44 degrees 27 minutes 51 seconds, a chord bearing of South 68 degrees 42 minutes 26 seconds East, and a chord length of 311.77 feet;


Along said curve to the left, an arc distance of 319.73 feet to a point for corner from which a 1/2-inch iron rod with a plastic cap stamped "RPLS 3963" found bears South 64 degrees 55 minutes 46 seconds West, 0.47 feet;

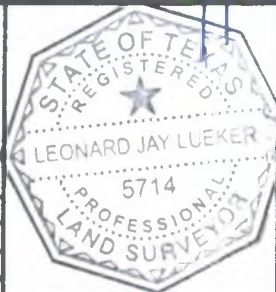
THENCE North 89 degrees 03 minutes 39 seconds East, a distance of 40.00 feet to a 1/2-inch iron rod found for the Southeast corner of said Cantex Technology, LLC tract and the Northeast corner of said EGP DEA Lab Dallas LP tract on the West line of said City of Dallas tract;

(Continued on Sheet 2)

 *Scott Holt*
FIELD NOTES APPROVED:
11/15/2024

JLP 11/12/24

	Winkelmann & Associates, Inc.
	CONSULTING CIVIL ENGINEERS ■ SURVEYORS 6730 HILLCREST PLAZA DRIVE, SUITE 215 DALLAS, TEXAS 75230 Texas Engineers Registration No. 89 Firm Registration License No. 10086800 Expires 12-31-24 COPYRIGHT © 2024 Winkelmann & Associates, Inc.
Scale: N/A	
Date: 08 20 24	
Dwg. File: 68021 00-EXH-ROW (Second Revision)	
Project No.: 68021 00	



STREET RIGHT-OF-WAY
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(0.1769 ACRES)
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CITY OF DALLAS, DALLAS
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SHEET
1
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(Continued from Sheet 1)

THENCE North 00 degrees 42 minutes 08 seconds West, along the East line of said Cantex Technology, LLC tract and the West line of said City of Dallas tract, a distance of 386.64 feet to a point for corner, said point being the POINT OF BEGINNING,

THENCE North 00 degrees 42 minutes 08 seconds West, continuing along the East line of said Cantex Technology, LLC tract and the West line of said City of Dallas tract, a distance of 50.00 feet to a point for corner, said point being South 00 degrees 42 minutes 08 seconds East, 956.15 feet from a point for the most Easterly Northeast corner of said Cantex Technology, LLC tract and the Northwest corner of said City of Dallas tract from which a 1/2-inch capped iron rod found bears South 56 degrees 21 minutes 47 seconds East, 0.54 feet;

THENCE North 89 degrees 17 minutes 03 seconds East, departing the East line of said Cantex Technology, LLC tract, and over and across said City of Dallas tract, a distance of 154.11 feet to a point for corner situated in the East line of said City of Dallas tract and the West line of a tract of land described in deed to Dallas Power & Light Co. as recorded in Volume 3319, Page 372, Deed Records, Dallas County, Texas;

THENCE South 00 degrees 42 minutes 57 seconds West, along the East line of said City of Dallas tract and the West line of said Dallas Power & Light Co. tract, a distance of 50.00 feet to a point for corner;

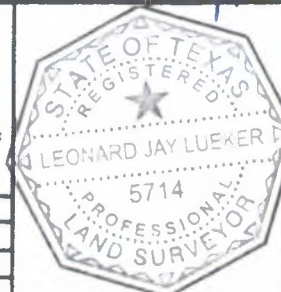
THENCE South 89 deg 17 min 03 sec West, departing the West line of said Dallas Power & Light Co. tract, and over and across said City of Dallas tract, a distance of 154.12 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 7,706 square feet or 0.1769 acres of land, more or less. Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 17th day of August, 2021, utilizing a G.P.S. bearing related to the State Plane Coordinate System, North Texas Central Zone (4202), North American Datum of 1983, adjustment realization 2011.

Handwritten signature and date: JL 11/16/24



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DALLAS, TEXAS 75230 (972) 480-7089 FAX
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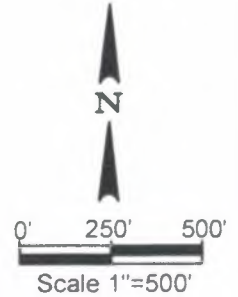
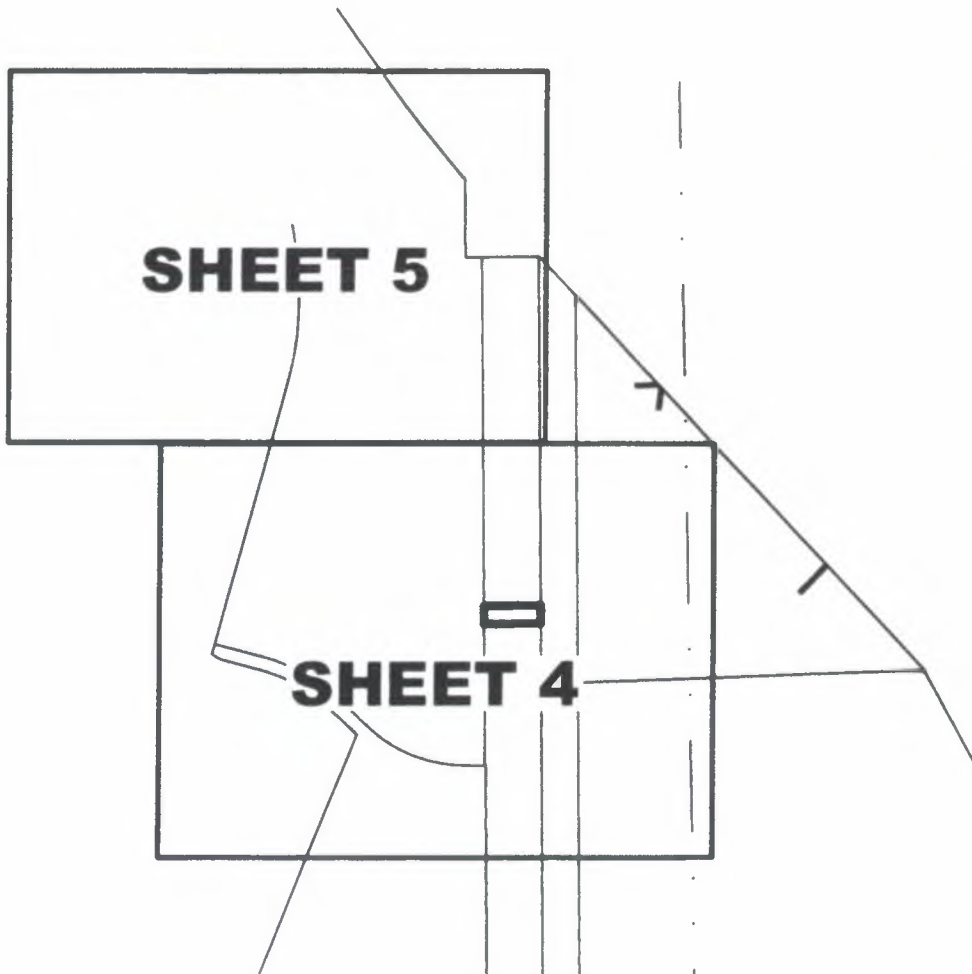
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CITY OF DALLAS, DALLAS COUNTY, TEXAS



SHEET 5

SHEET 4

KEY MAP

SCALE: 1" = 500'

Handwritten signature and date: [Signature] 11/12/24

NOTE:

SEE SHEET 5 FOR LINE TABLE DATA AND CURVE TABLE DATA.



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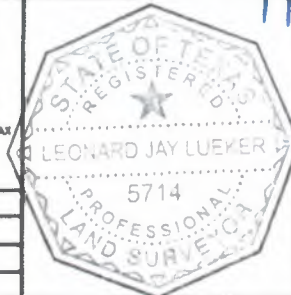
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Scale: 1" = 500'

Date: 08.20.24

Dwg. File: 68021 00-EXH-ROW (Second Revision)

Project No.: 68021 00



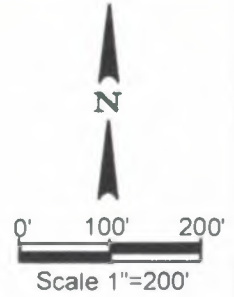
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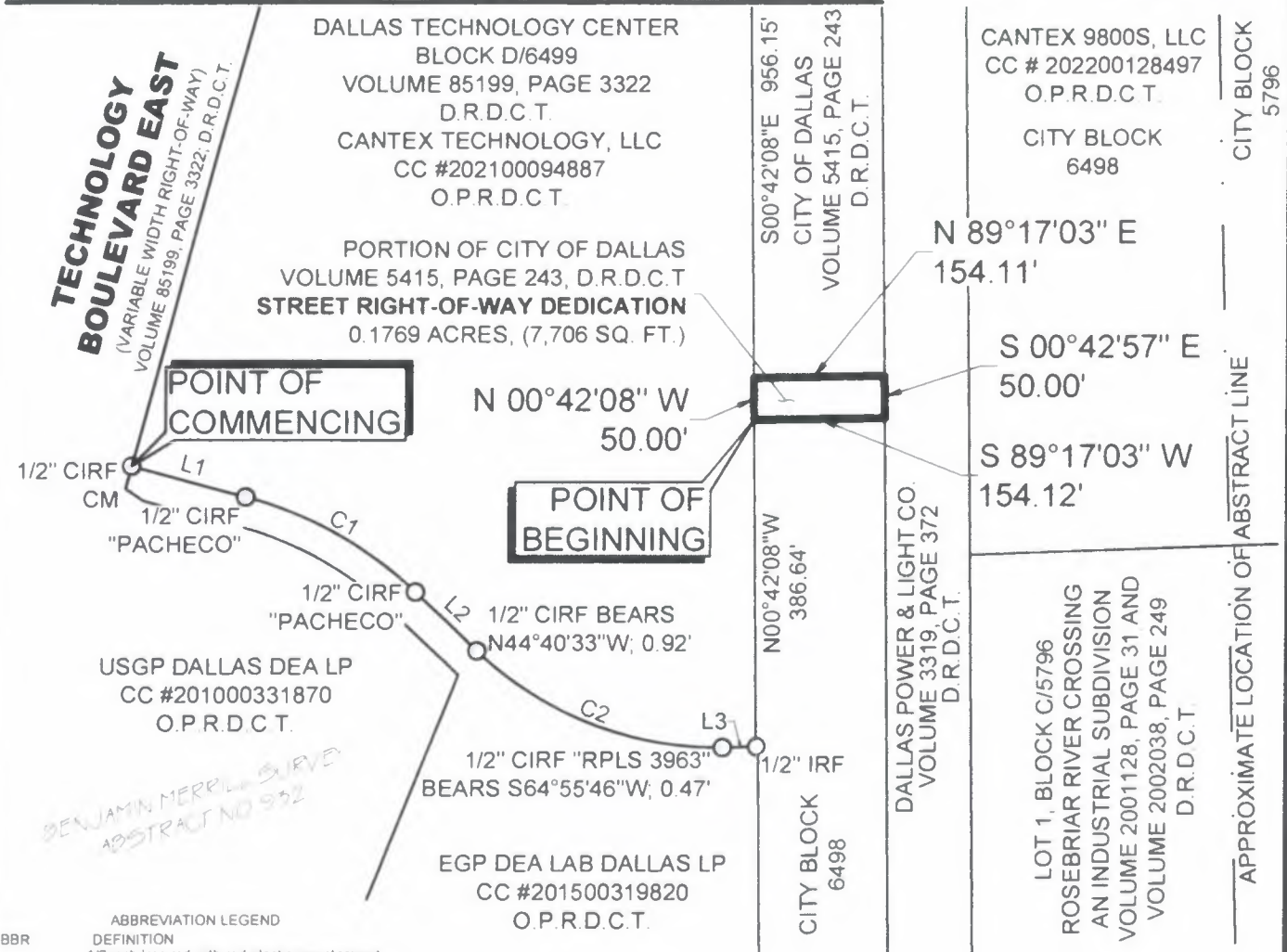
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MATCHLINE ~ SEE SHEET 5



*BENJAMIN MERRILL SURVEY
ABSTRACT NO 952*

ABBREVIATION LEGEND

ABBR	DEFINITION
CIRS	1/2 inch Iron rod with red plastic cap stamped "W.A.I. 5714" set
CIRF	Iron rod with a plastic cap (noted) found
CM	Controlling Monument
D.R.D.C.T.	Deed Records, Dallas County, Texas
IRF	Iron Rod Found
O.P.R.D.C.T.	Official Public Records, Dallas County, Texas
SQ. FT.	Square feet
CC #	County Clerk's Instrument No

NOTE:
BASIS OF BEARING IS TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION 2011.

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Scale	1" = 200'
Date	08.20.24
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Project No.	68021 00



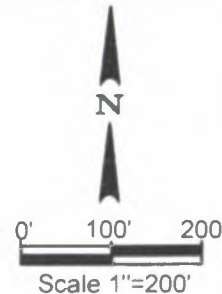
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CURVE TABLE					
NO	DELTA	RADIUS	LENGTH	CH. L	CH. B
C1	28°27'51"	468.00'	232.50'	230.12'	S60°42'26"E
C2	44°27'51"	412.00'	319.73'	311.77'	S68°42'26"E

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S74°56'21"E	140.00'
L2	S46°28'30"E	101.94'
L3	N89°03'39"E	40.00'

BENJAMIN MERRILL SURVEY
ABSTRACT NO 922

1/2" CIRF BEARS
S56°21'47"E; 0.54'

DALLAS TECHNOLOGY CENTER
BLOCK D/6499
VOLUME 85199, PAGE 3322
D.R.D.C.T.
CANTEX TECHNOLOGY, LLC
CC #202100094887
O.P.R.D.C.T.

S00°42'08"E 956.15'
CITY OF DALLAS
VOLUME 5415, PAGE 243
D.R.D.C.T.

MATCHLINE ~ SEE SHEET 4

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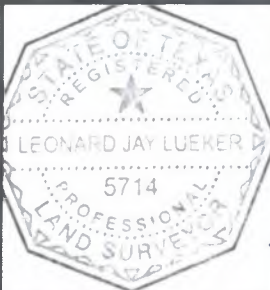
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Date: 04.17.23

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