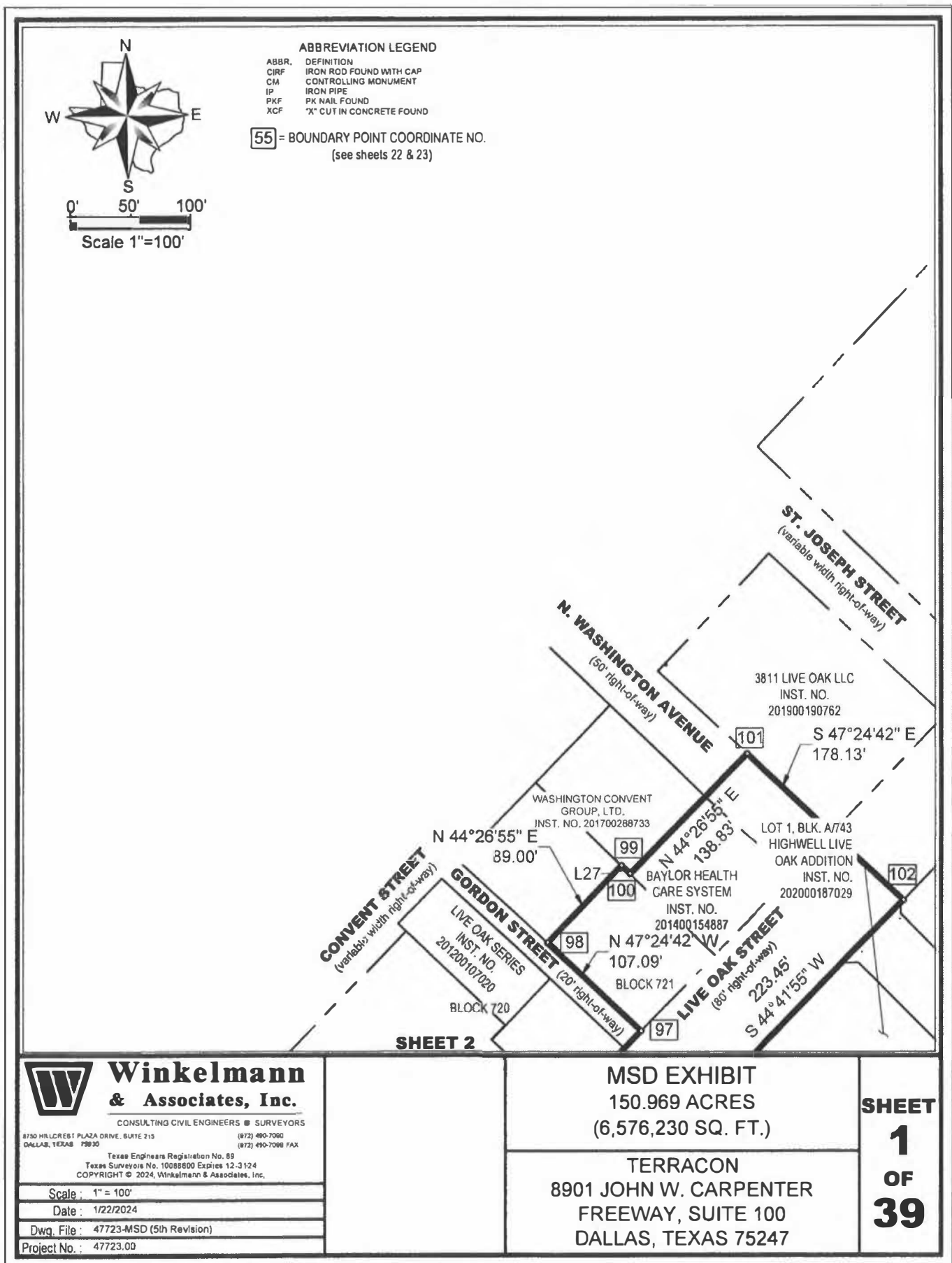
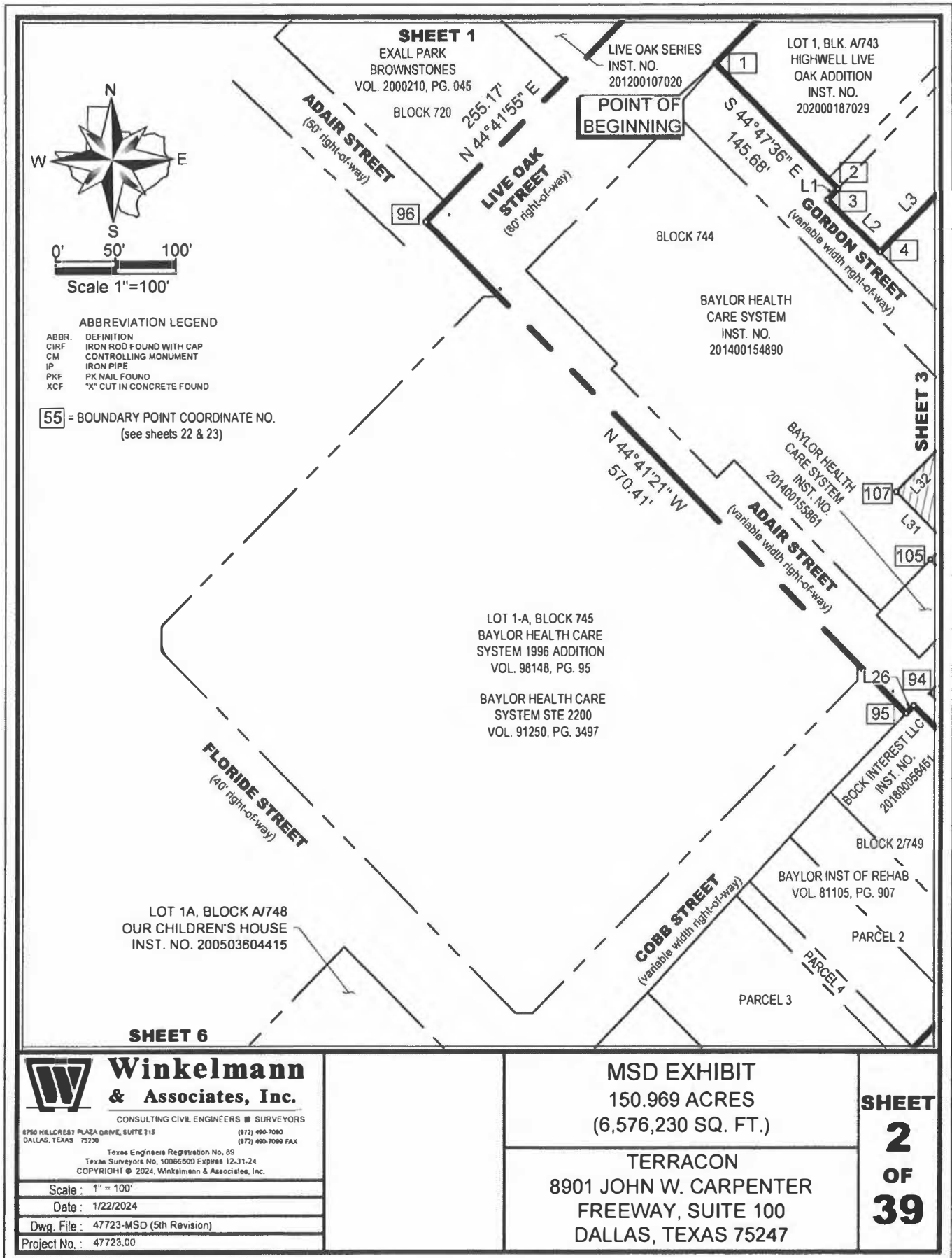


*Scott Holt*  
FIELD NOTES APPROVED:  
7/25/2024

# Exhibit A



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CONSULTING CIVIL ENGINEERS ■ SURVEYORS  
6750 HILLCREST PLAZA DRIVE, SUITE 215 (872) 490-7090  
DALLAS, TEXAS 75230 (872) 490-7090 FAX  
Texas Engineer Registration No. 85  
Texas Surveyors No. 10086500 Expires 12-31-24  
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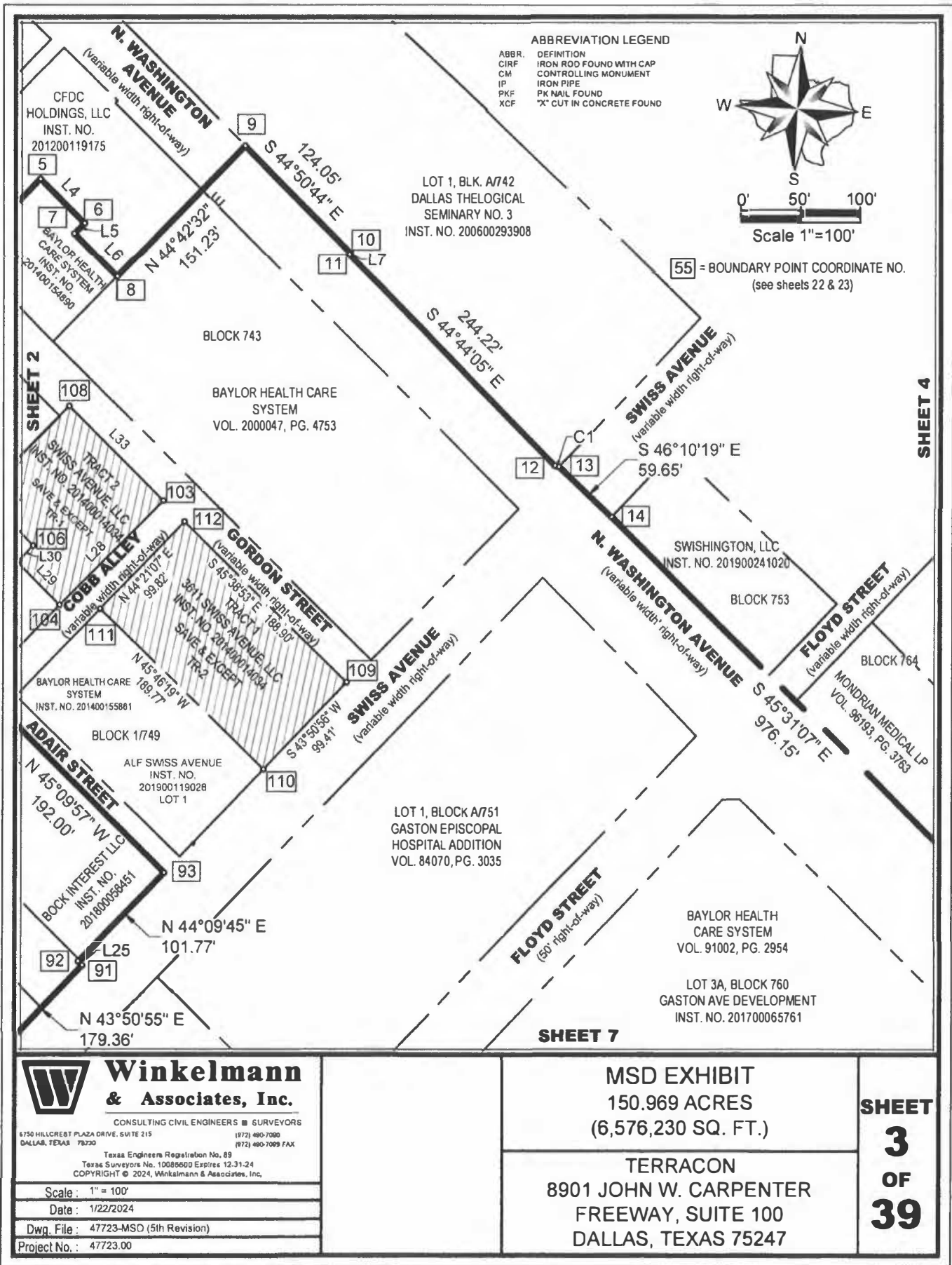
Scale: 1" = 100'  
Date: 1/22/2024  
Dwg. File: 47723-MSD (5th Revision)  
Project No.: 47723.00

**MSD EXHIBIT**  
150.969 ACRES  
(6,576,230 SQ. FT.)

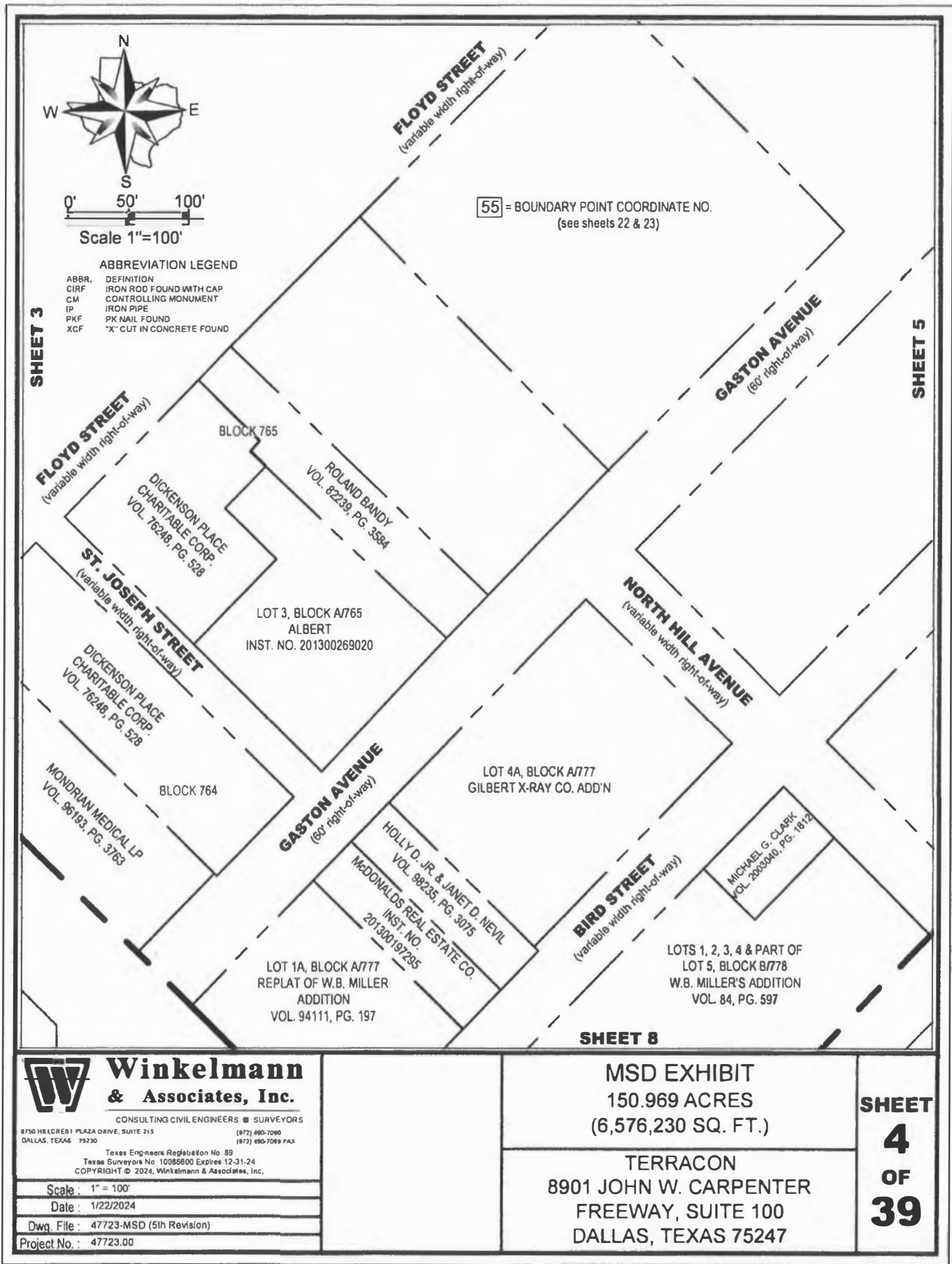
**TERRACON**  
8901 JOHN W. CARPENTER  
FREEWAY, SUITE 100  
DALLAS, TEXAS 75247

**SHEET**  
**2**  
**OF**  
**39**

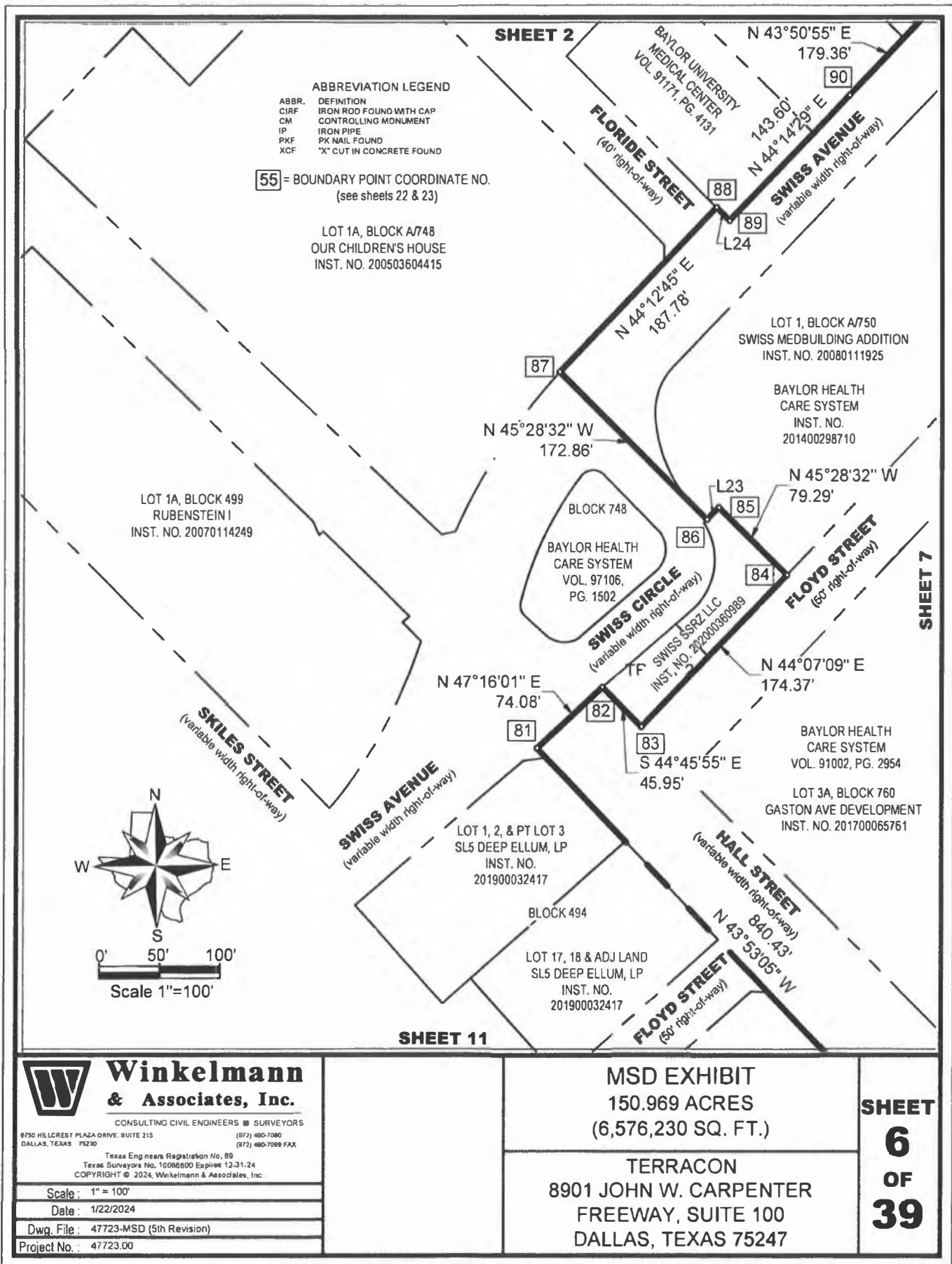
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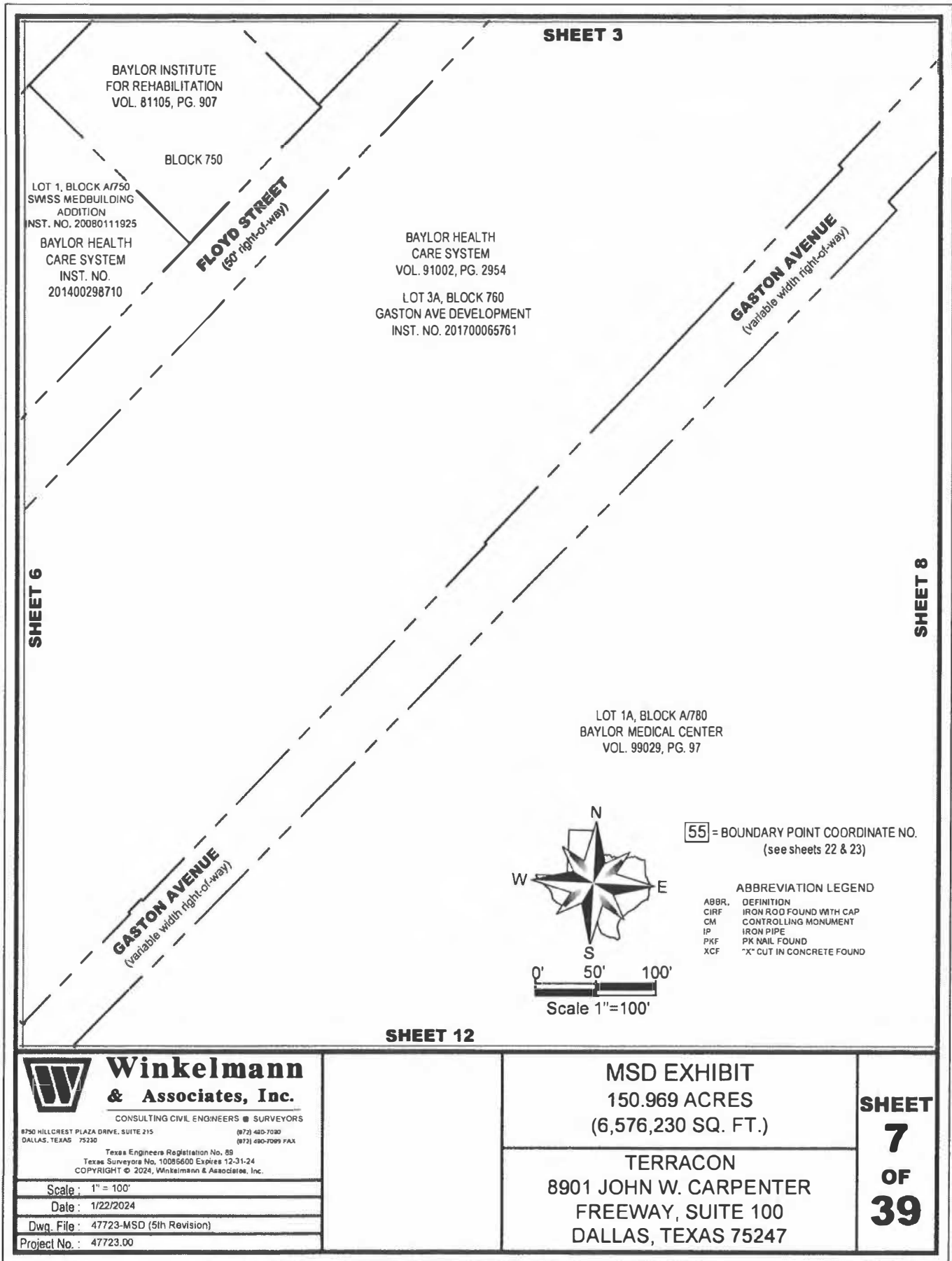


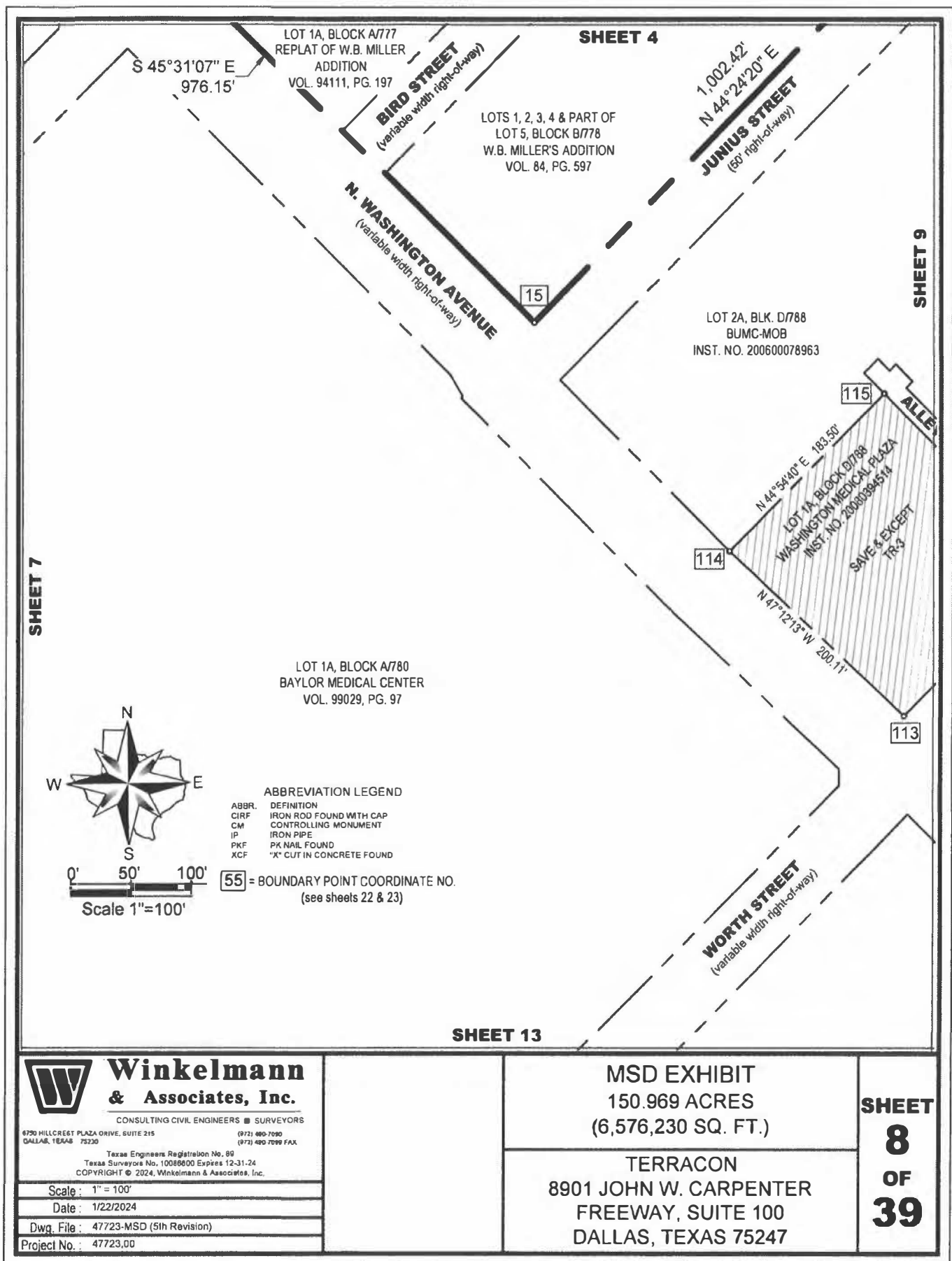


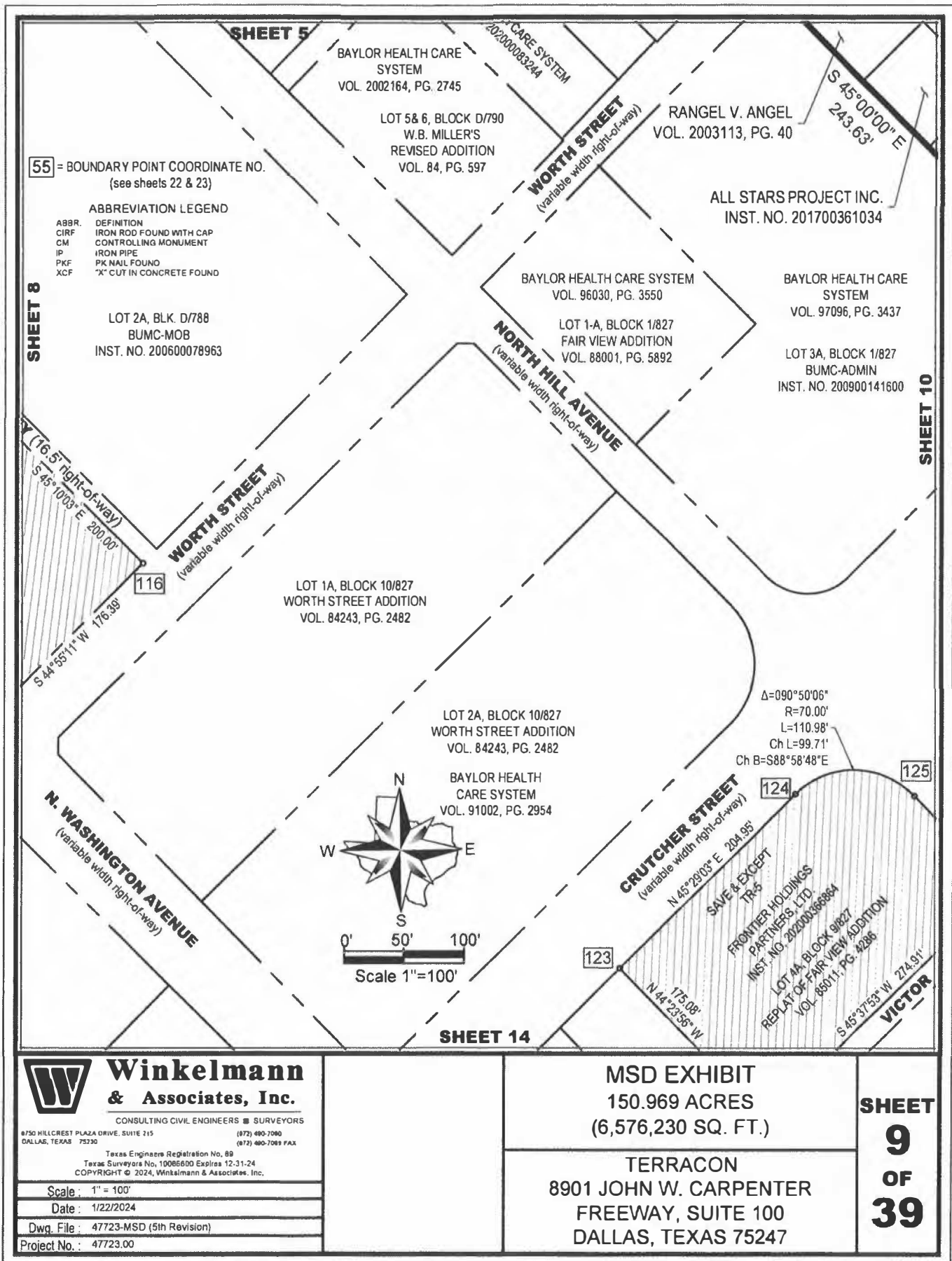


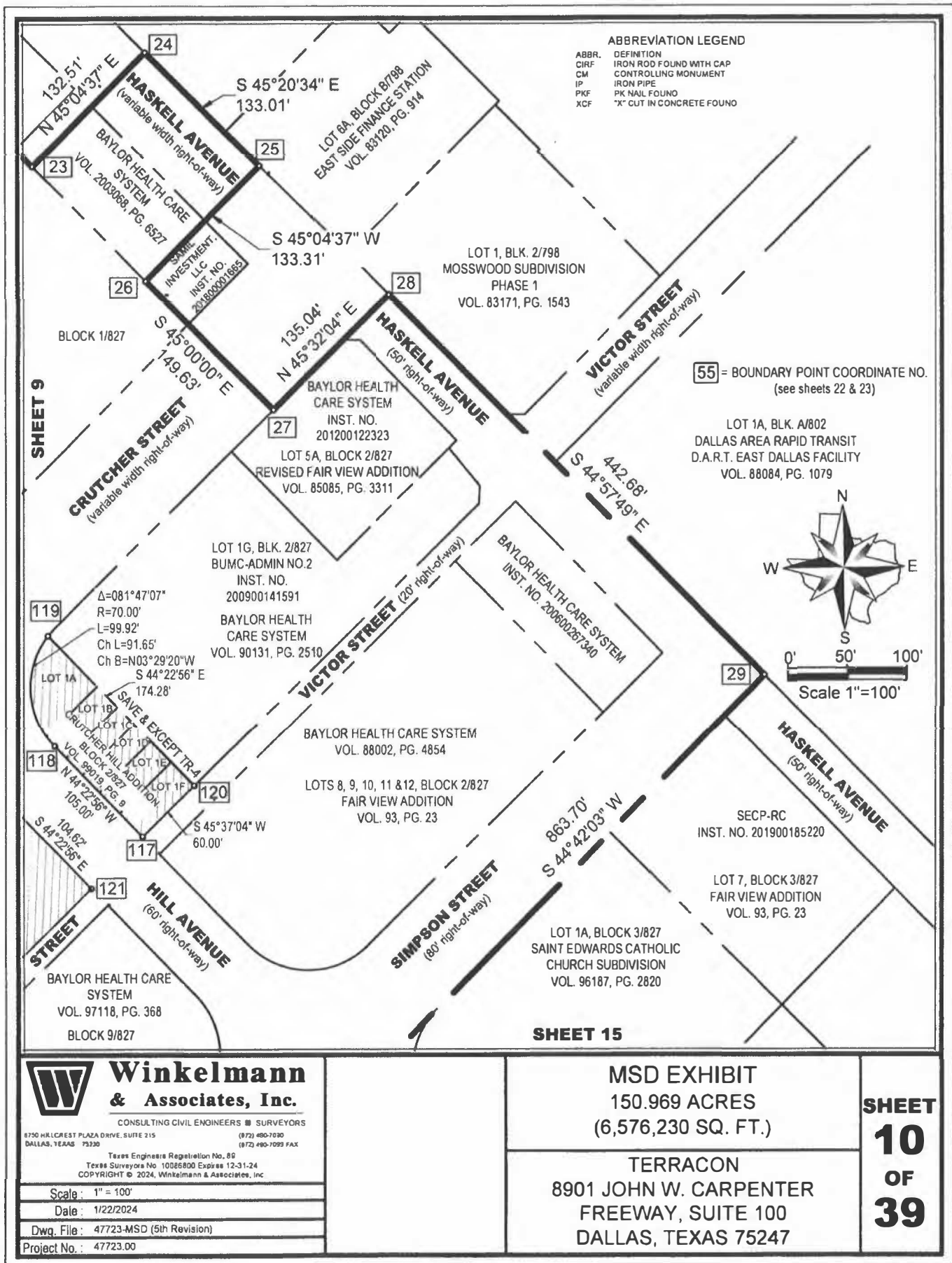




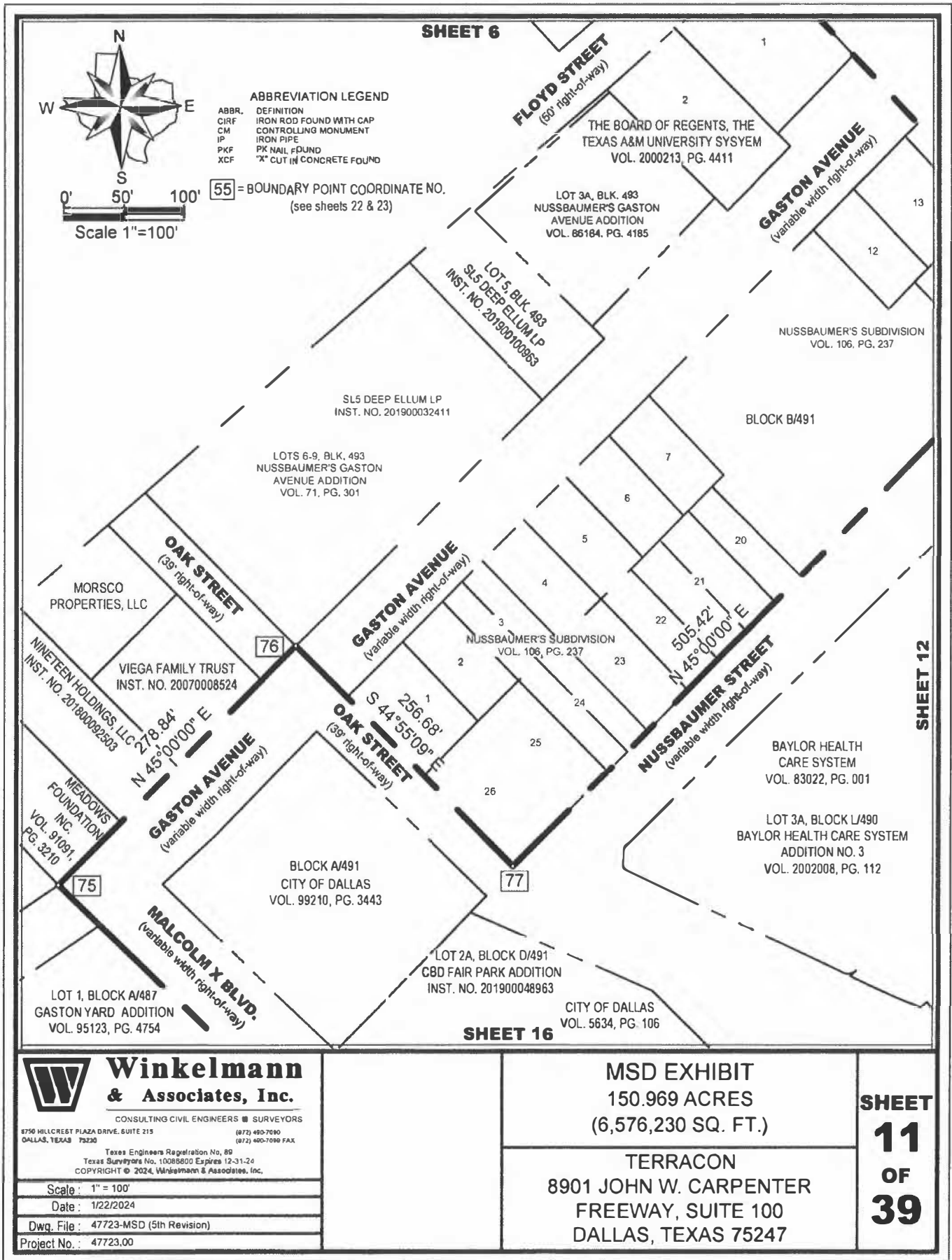


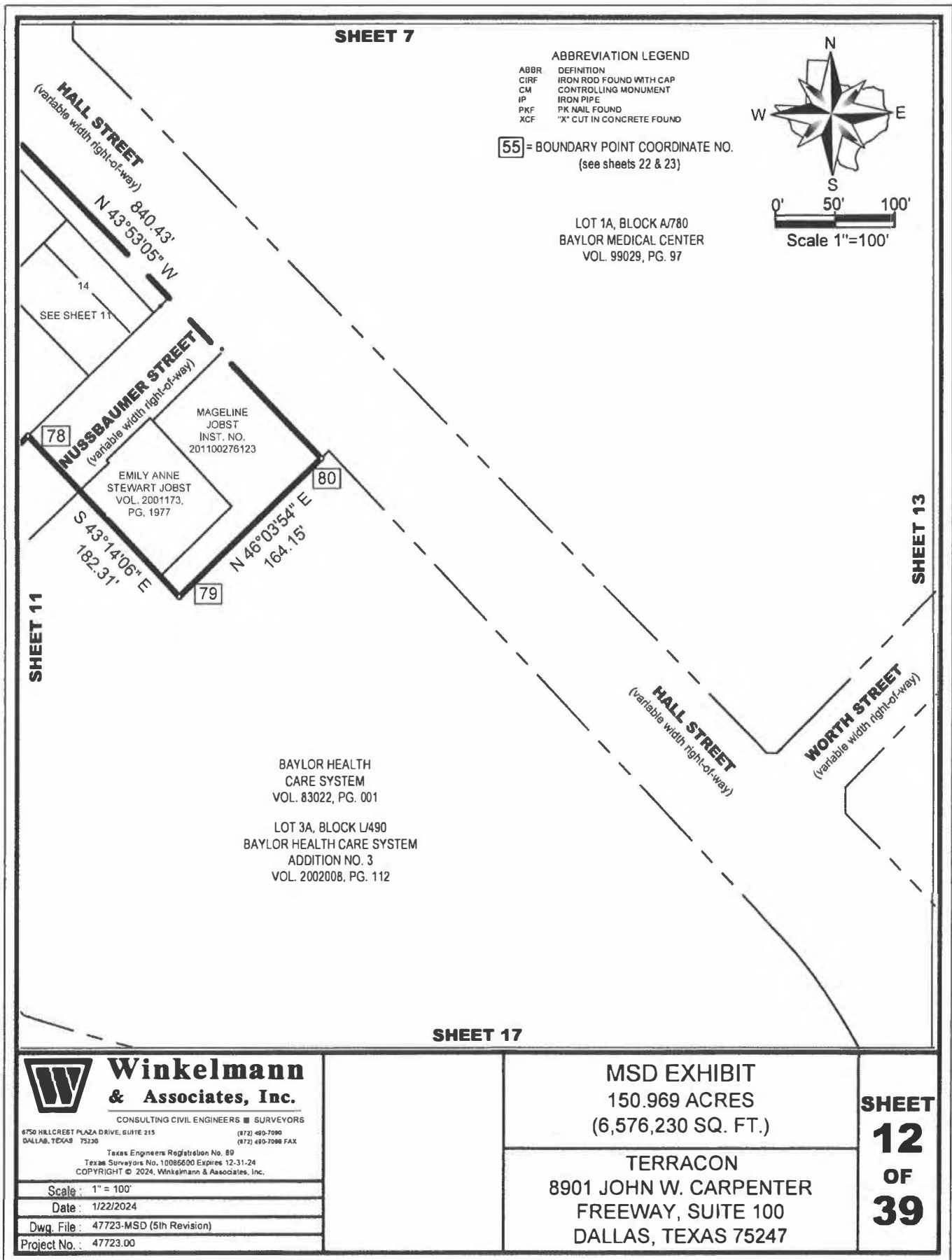


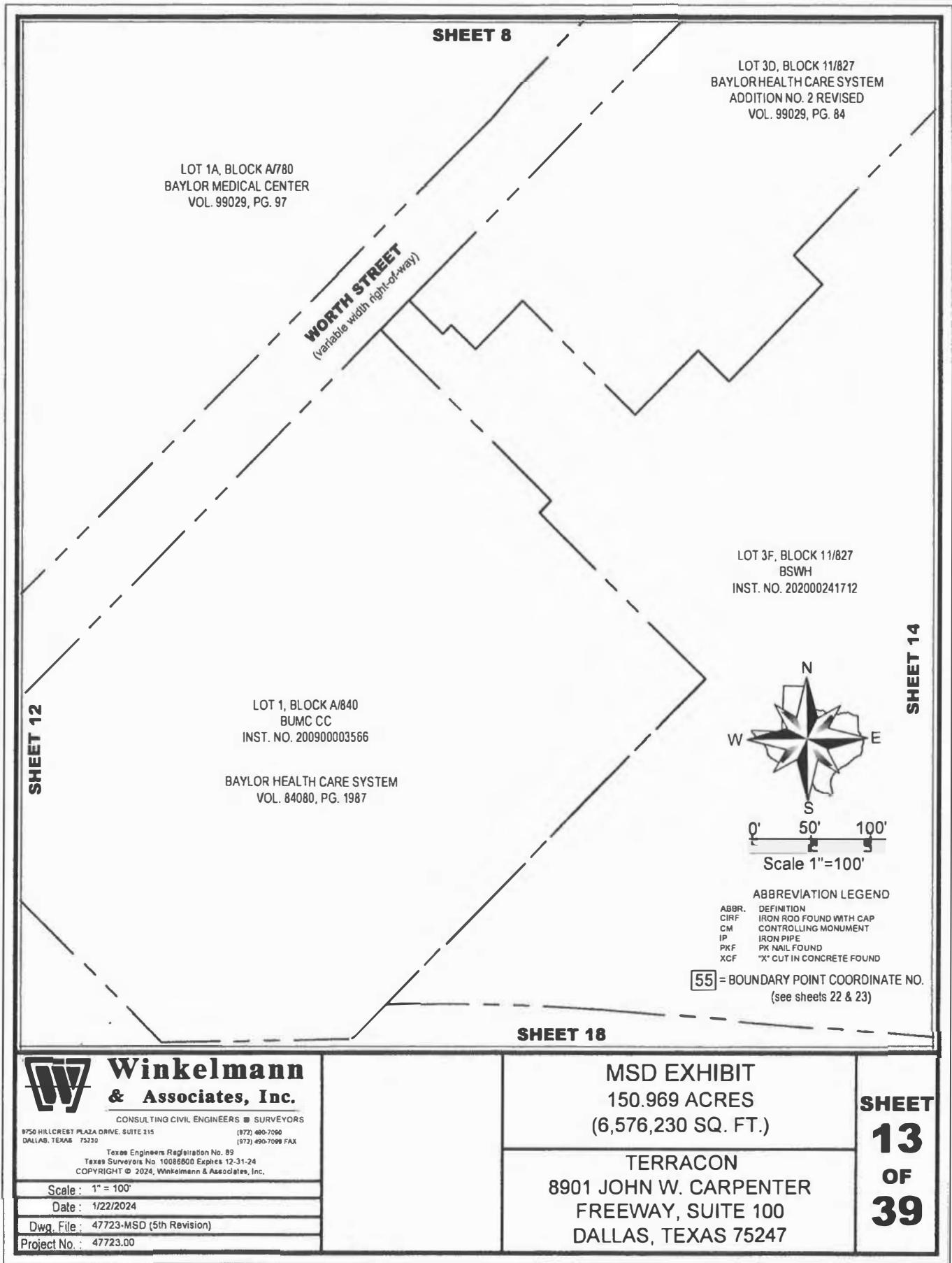


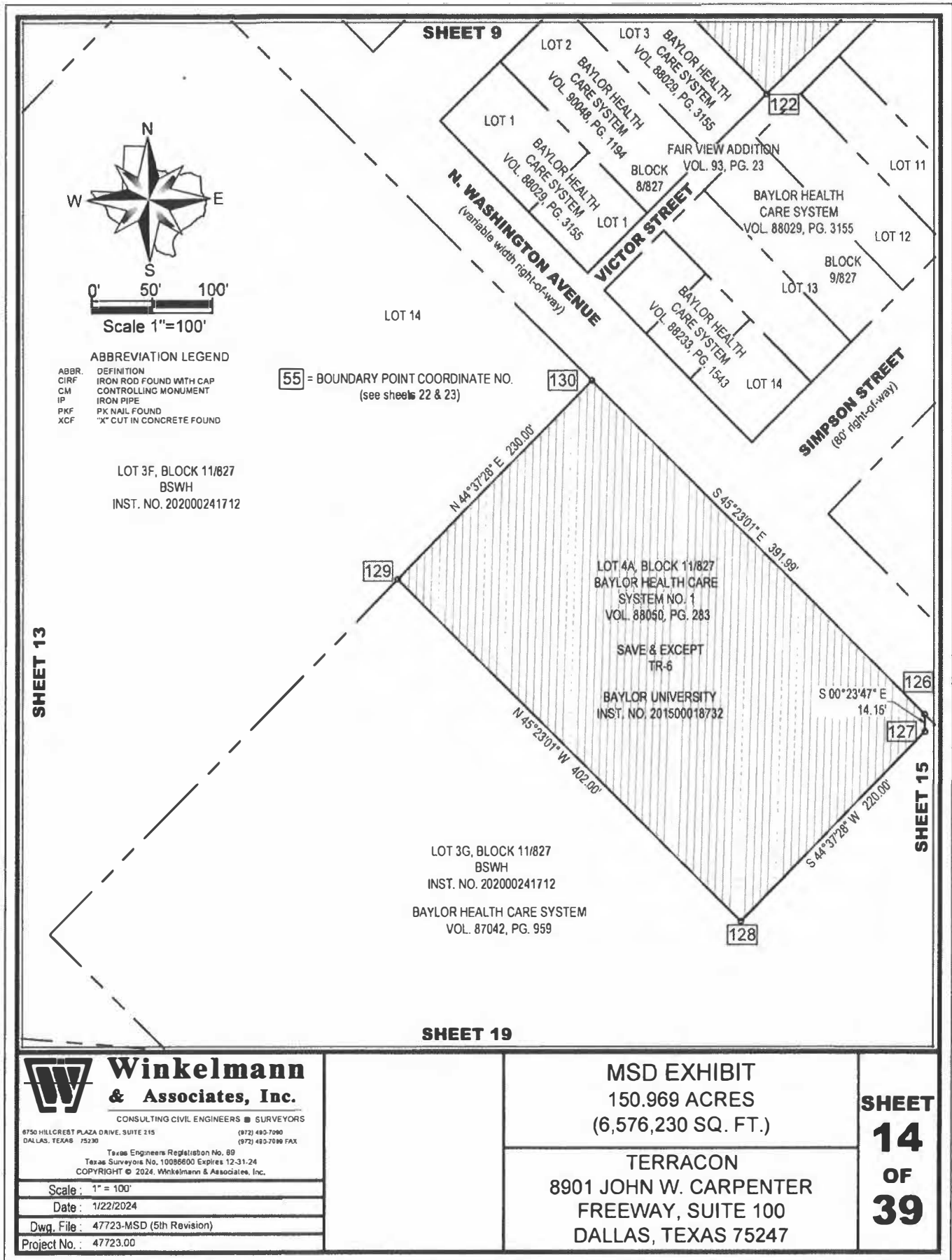












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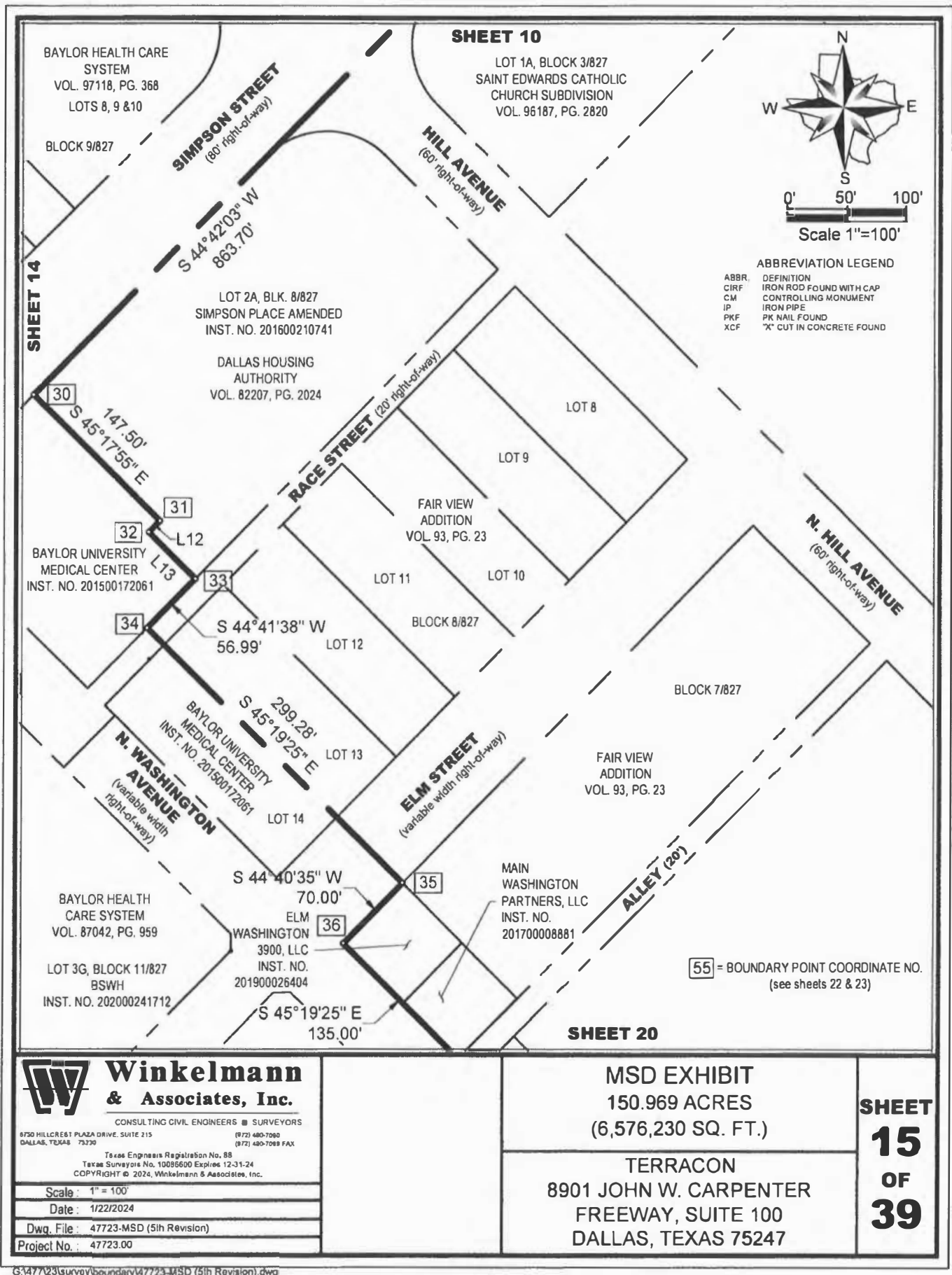
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Date: 1/22/2024  
Dwg. File: 47723-MSD (5th Revision)  
Project No.: 47723.00

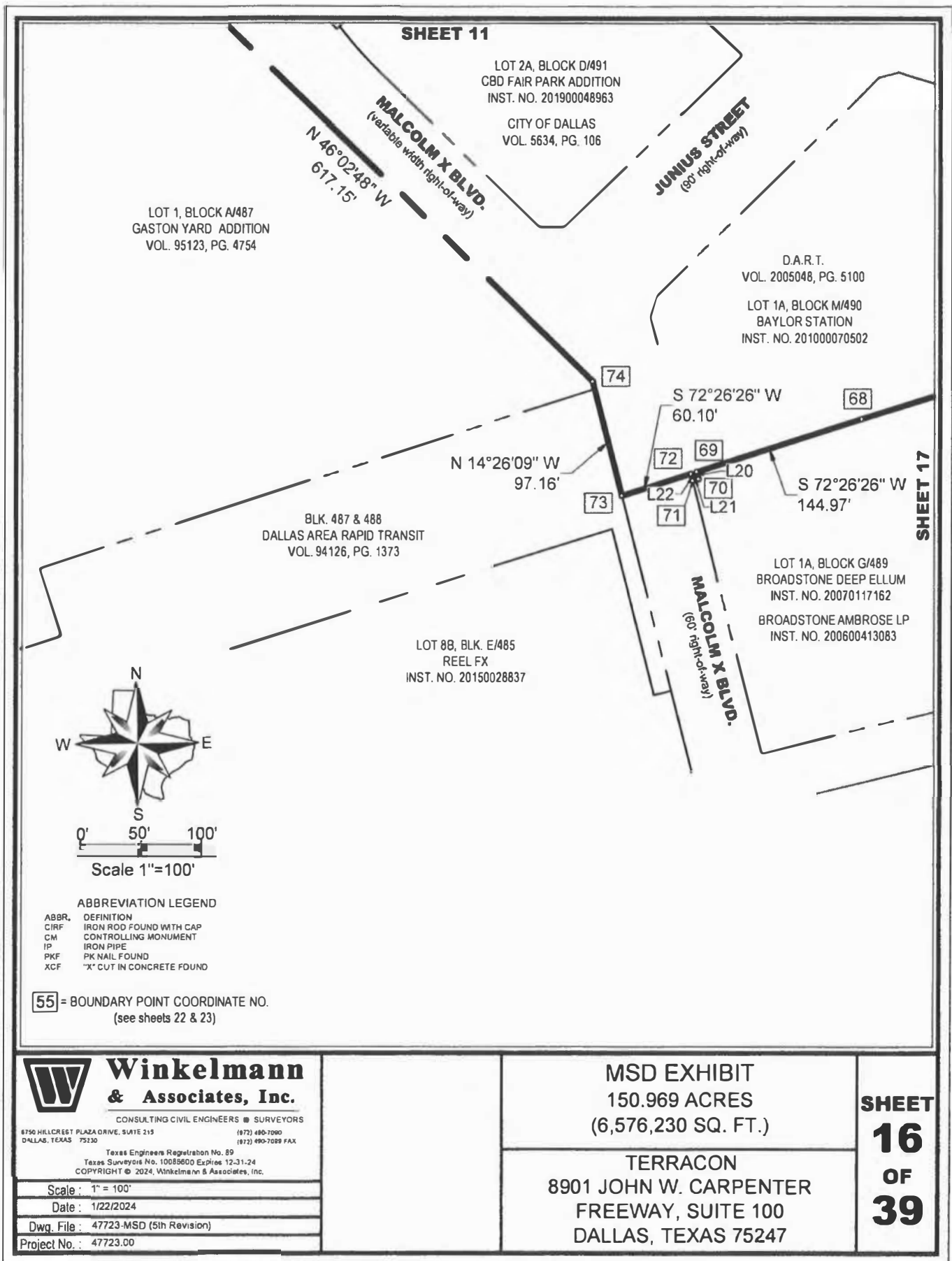
**MSD EXHIBIT**  
150.969 ACRES  
(6,576,230 SQ. FT.)

**TERRACON**  
8901 JOHN W. CARPENTER  
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DALLAS, TEXAS 75247

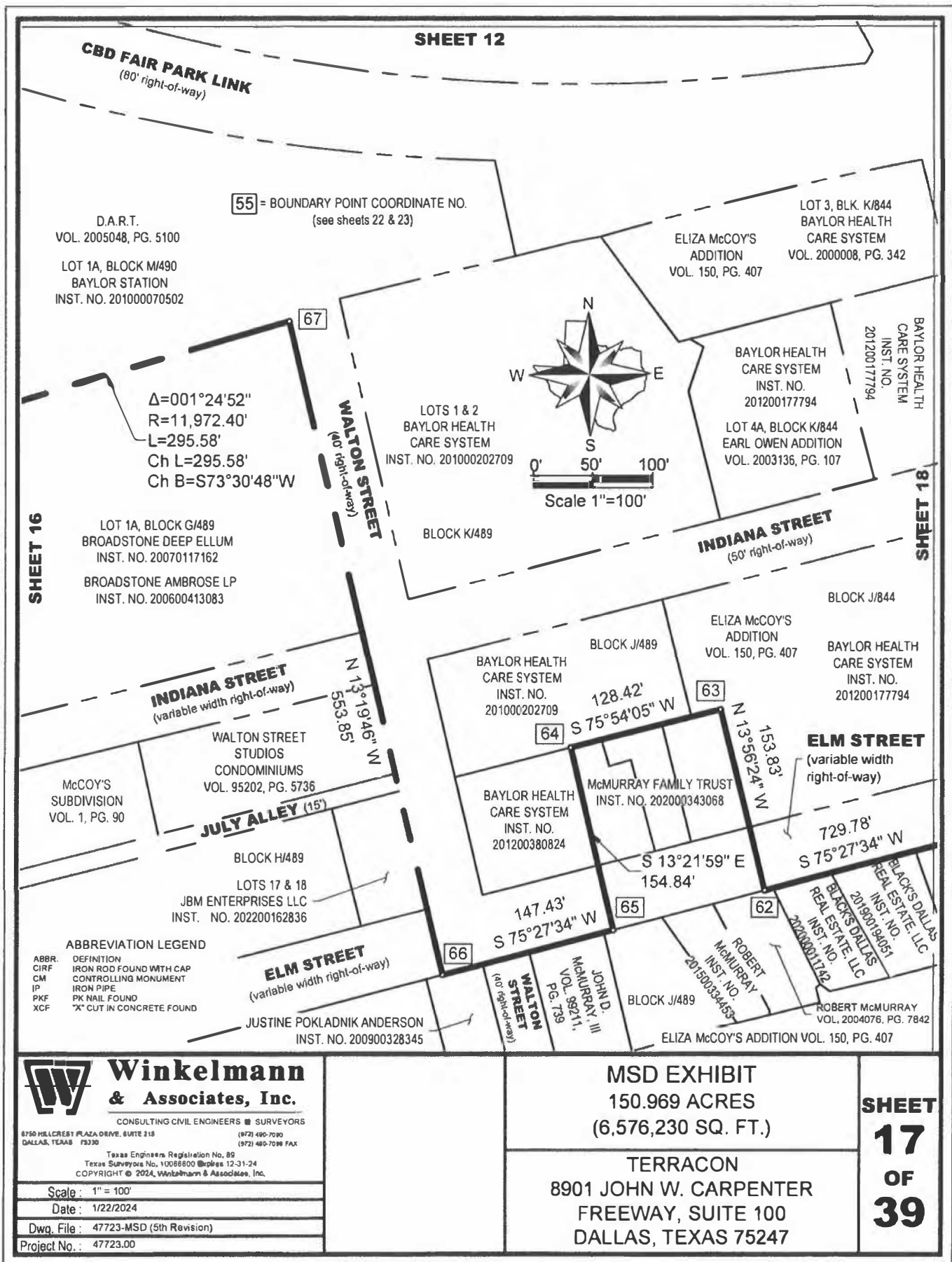
**SHEET 14 OF 39**

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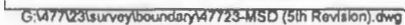


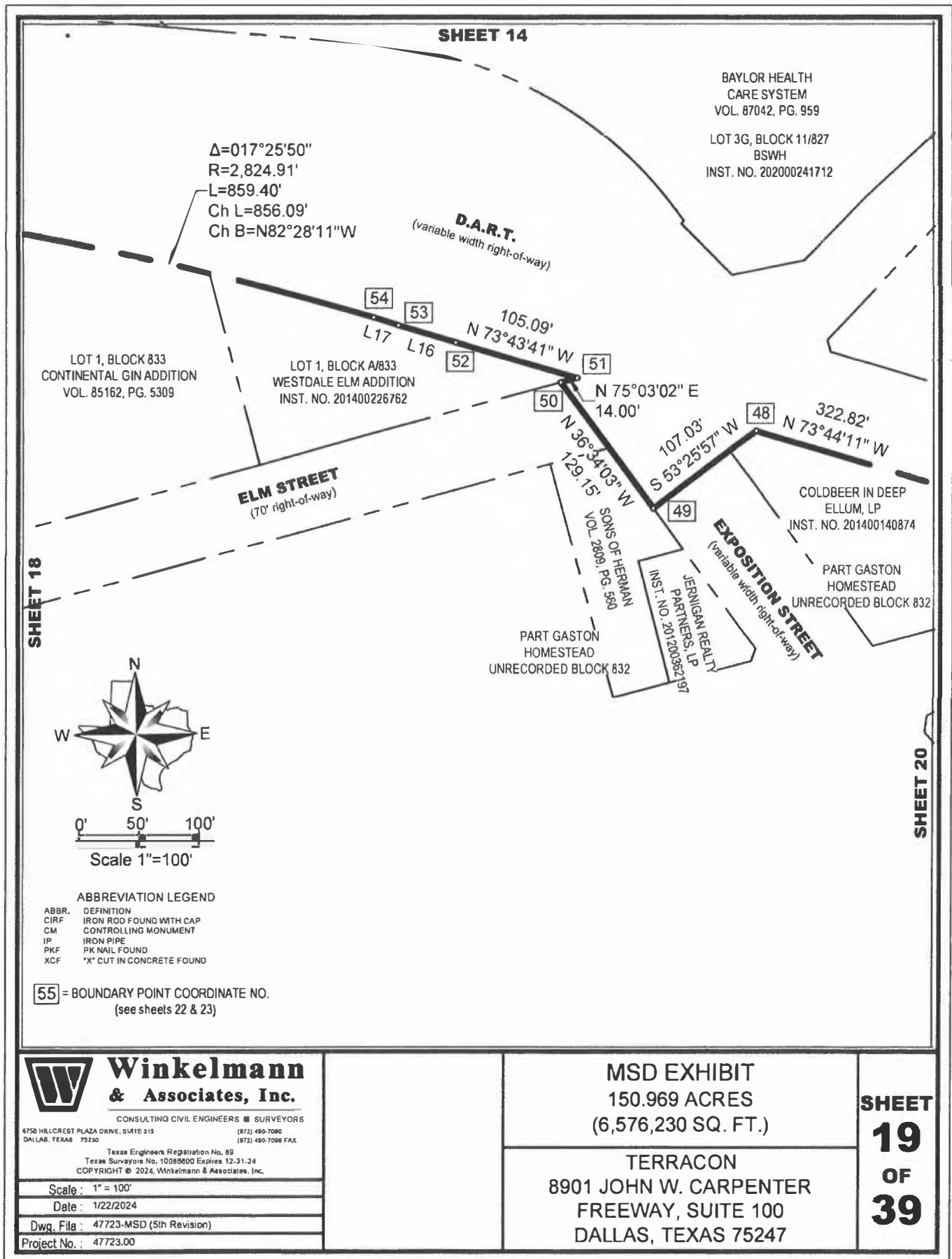


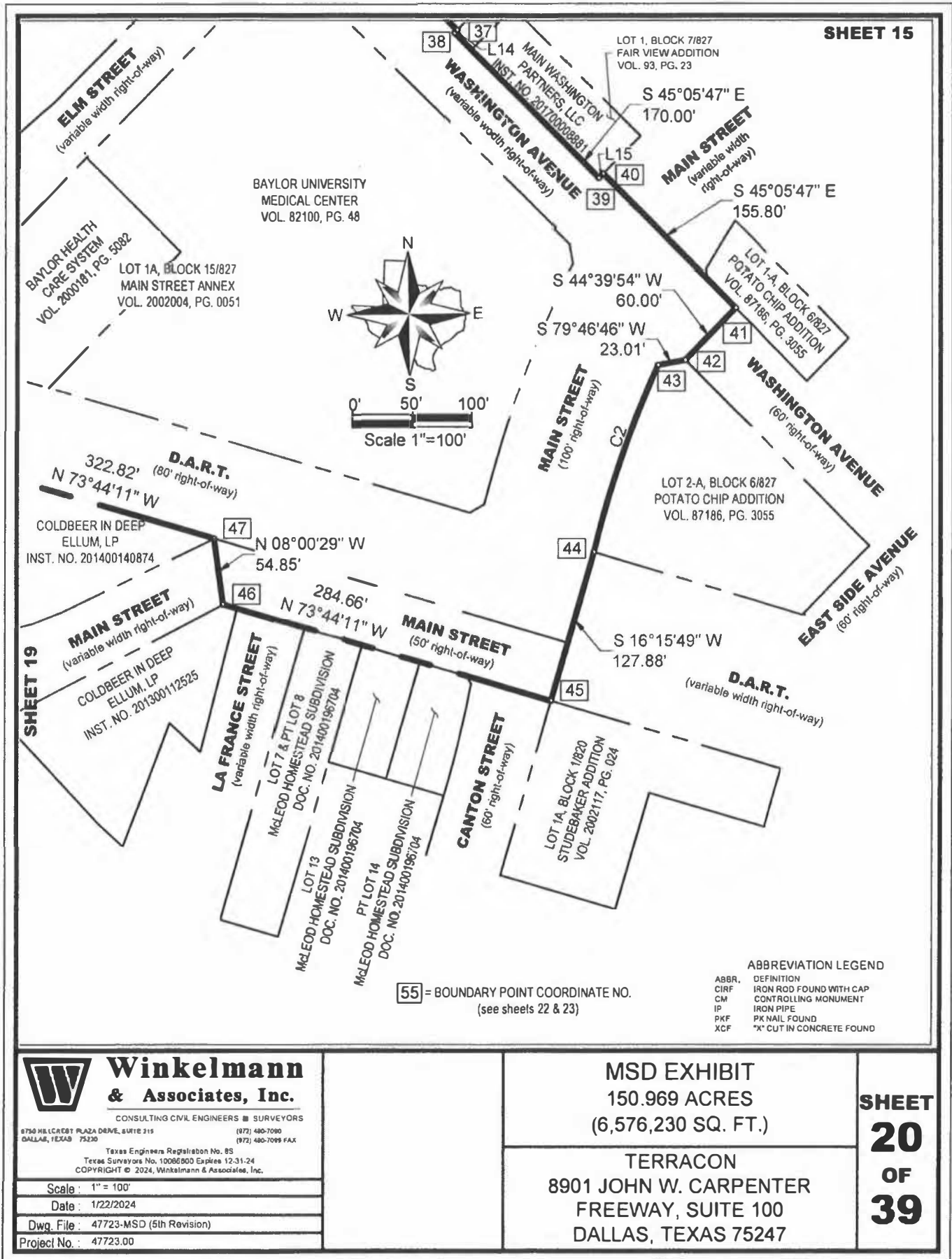
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**MAIN TRACT**

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S44°27'25"W	12.53'
L2	S45°17'28"E	62.00'
L3	N44°42'32"E	87.00'
L4	S44°49'58"E	51.50'
L5	S44°42'32"W	12.00'
L6	S44°49'58"E	49.96'
L7	S43°58'55"W	1.56'
L8	S44°04'33"W	7.50'
L9	S45°55'27"E	53.44'
L10	S45°29'37"E	190.84'
L11	N44°19'16"E	6.97'
L12	S44°41'38"W	13.00'
L13	S45°17'57"E	54.50'
L14	S44°57'39"W	3.07'
L15	N44°39'54"E	5.12'
L16	N73°46'23"W	50.06'
L17	N72°35'23"W	21.68'
L18	S84°10'06"W	96.35'

LINE TABLE		
LINE #	BEARING	DISTANCE
L19	N88°55'22"W	40.10'
L20	S14°17'25"E	6.02'
L21	S72°05'12"W	4.98'
L22	N14°40'01"W	6.05'
L23	S44°31'28"W	13.99'
L24	S44°59'19"E	15.23'
L25	N45°29'05"W	4.72'
L26	S44°38'39"W	9.08'
L27	S46°23'05"E	10.00'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B
C1	47°37'32"	4.00'	3.32'	3.23'	S74°23'42"E
C2	10°23'00"	900.00'	163.10'	162.88'	S19°04'20"W
C3	0°35'06"	798.70'	8.15'	8.15'	S62°04'37"E
C4	4°32'53"	732.70'	58.16'	58.15'	S67°10'31"E

**SAVE & EXCEPT TRACTS**

LINE TABLE		
LINE #	BEARING	DISTANCE
L28	S45°00'00"W	121.00'
L29	N45°00'00"W	50.00'
L30	N45°00'00"E	19.00'
L31	N45°00'00"W	60.00'
L32	N45°00'00"E	102.00'
L33	S45°00'00"E	110.00'



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8750 HILLCREST PLAZA DRIVE, SUITE 215  
DALLAS, TEXAS 75230

(877) 490-7080  
(877) 490-7080 FAX

Texas Engineers Registration No. 09  
Texas Surveyors No. 10088900 Expires 12-31-24  
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Date : 1/22/2024

Dwg. File : 47723-MSD (5th Revision)

Project No. : 47723.00

**MSD EXHIBIT**  
150.969 ACRES  
(6,576,230 SQ. FT.)

**TERRACON**  
8901 JOHN W. CARPENTER  
FREEWAY, SUITE 100  
DALLAS, TEXAS 75247

**SHEET**  
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**OF**  
**39**

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### COORDINATE TABLE NAD 83 GRID

NUMBER	NORTHING	EASTING	NUMBER	NORTHING	EASTING
1	6976167.589	2496209.348	27	6975040.364	2498880.745
2	6976064.210	2496311.983	28	6975134.954	2498977.115
3	6976055.265	2496303.207	29	6974821.733	2499289.939
4	6976011.648	2496347.270	30	6974207.822	2498682.404
5	6976073.478	2496408.475	31	6974104.070	2498787.244
6	6976036.956	2496444.784	32	6974094.830	2498778.101
7	6976028.428	2496436.342	33	6974056.494	2498816.839
8	6975992.998	2496471.566	34	6974015.983	2498776.759
9	6976100.478	2496577.959	35	6973805.559	2498989.574
10	6976012.524	2496665.440	36	6973755.783	2498940.356
11	6976011.402	2496664.357	37	6973660.864	2499036.353
12	6975837.915	2496836.245	38	6973658.689	2499034.182
13	6975837.046	2496839.356	39	6973538.684	2499154.592
14	6975795.737	2496882.390	40	6973542.324	2499158.190
15	6975111.773	2497578.850	41	6973432.340	2499268.545
16	6975827.911	2498280.276	42	6973389.666	2499226.368
17	6975681.058	2498429.686	43	6973385.583	2499203.723
18	6975675.670	2498424.469	44	6973231.646	2499150.501
19	6975638.494	2498462.863	45	6973108.879	2499114.687
20	6975541.277	2498367.643	46	6973188.599	2498841.421
21	6975407.499	2498503.747	47	6973242.912	2498833.780
22	6975412.489	2498508.620	48	6973333.318	2498523.882
23	6975240.218	2498680.891	49	6973269.554	2498437.922
24	6975333.793	2498774.718	50	6973373.284	2498360.976
25	6975240.309	2498869.328	51	6973376.896	2498374.503
26	6975146.171	2498774.937	52	6973406.342	2498273.623



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Texas Engineers Registration No. 89  
Texas Surveyors No. 10086500 Expires 12-31-24  
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Project No.: 47723.00

MSD EXHIBIT  
150.969 ACRES  
(6,576,230 SQ. FT.)

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FREEWAY, SUITE 100  
DALLAS, TEXAS 75247

**SHEET  
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OF  
39**

### COORDINATE TABLE NAD 83 GRID

NUMBER	NORTHING	EASTING	NUMBER	NORTHING	EASTING
53	6973420.331	2498225.557	79	6974041.308	2496523.757
54	6973426.817	2498204.870	80	6974155.202	2496641.966
55	6973539.009	2497356.166	81	6974760.926	2496059.373
56	6973535.191	2497363.370	82	6974811.192	2496113.783
57	6973525.402	2497267.521	83	6974778.568	2496146.141
58	6973502.846	2497321.114	84	6974903.747	2496267.529
59	6973503.600	2497281.025	85	6974959.347	2496210.999
60	6973330.355	2497536.334	86	6974949.372	2496201.189
61	6973140.110	2497717.932	87	6975070.583	2496077.950
62	6972956.887	2497011.523	88	6975205.175	2496208.891
63	6973106.184	2496974.465	89	6975194.402	2496219.660
64	6973074.902	2496849.913	90	6975297.280	2496319.850
65	6972924.254	2496885.709	91	6975426.627	2496444.099
66	6972887.239	2496743.001	92	6975429.935	2496440.734
67	6973426.170	2496615.310	93	6975502.938	2496511.635
68	6973342.288	2496331.886	94	6975638.310	2496375.478
69	6973298.551	2496193.671	95	6975631.850	2496369.099
70	6973292.717	2496195.157	96	6976037.376	2495967.951
71	6973291.185	2496190.417	97	6976218.756	2496147.433
72	6973297.037	2496188.885	98	6976291.223	2496068.592
73	6973278.905	2496131.587	99	6976354.759	2496130.917
74	6973372.997	2496107.366	100	6976347.861	2496138.157
75	6973801.340	2495663.078	101	6976446.966	2496235.373
76	6973998.507	2495860.245	102	6976326.422	2496366.518
77	6973816.749	2496041.490	103	6975808.969	2496510.121
78	6974174.133	2496398.873	104	6975723.409	2496424.561



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Texas Engineer Registration No. 86  
Texas Surveyors No. 10086500 Expires 12-31-24  
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Date: 1/22/2024

Dwg. File: 47723-MSD (5th Revision)

Project No.: 47723.00

MSD EXHIBIT  
150.969 ACRES  
(6,576,230 SQ. FT.)

TERRACON  
8901 JOHN W. CARPENTER  
FREEWAY, SUITE 100  
DALLAS, TEXAS 75247

**SHEET  
23  
OF  
39**

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### COORDINATE TABLE NAD 83 GRID (S&A TRACTS)

NUMBER	NORTHING	EASTING
105	6975758.764	2496389.205
106	6975772.199	2496402.640
107	6975814.626	2496360.214
108	6975886.751	2496432.339
109	6975659.705	2496662.836
110	6975588.007	2496593.972
111	6975720.374	2496457.988
112	6975791.752	2496527.769
113	6974787.707	2497888.474
114	6974923.660	2497741.638
115	6975053.615	2497871.191
116	6974912.608	2498013.025
117	6974688.409	2498772.005
118	6974763.451	2498698.564
119	6974854.931	2498692.987
120	6974730.375	2498814.885
121	6974645.770	2498729.361
122	6974453.534	2498532.840
123	6974578.626	2498410.346
124	6974722.318	2498556.487
125	6974720.895	2498655.846
126	6973943.002	2498665.501
127	6973928.861	2498665.595
128	6973772.282	2498511.054
129	6974054.629	2498224.900
130	6974218.326	2498386.465



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 Project No.: 47723.00



MSD EXHIBIT  
 150.969 ACRES  
 (6,576,230 SQ. FT.)

TERRACON  
 8901 JOHN W. CARPENTER  
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 DALLAS, TEXAS 75247

**SHEET**  
**24**  
**OF**  
**39**

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3/5/24



**MSD DESCRIPTION**

**STATE OF TEXAS §**  
**COUNTY OF DALLAS §**

BEING 6,576,230 SQ. FT. OR 150.969 ACRES of land situated in the JOHN GRIGSBY SURVEY, ABSTRACT NO. 495, City of Dallas, Dallas County, Texas, and being portions of the following rights-of-way: Washington Avenue (variable width right-of-way), Live Oak Street (80' right-of-way), Gordon Street (variable width right-of-way), Adair Street (variable width right-of-way), Swiss Avenue (variable width right-of-way), Floyd Street (variable width right-of-way), Gaston Avenue (variable width right-of-way), Hall Street (variable width right-of-way), Nussbaumer Street (variable width right-of-way), Oak Street (variable width right-of-way), Malcolm X Boulevard (variable width right-of-way), Junius Street (variable width right-of-way), Walton Street (variable width right-of-way), Elm Street (variable width right-of-way), Indiana Street (variable width right-of-way), Worth Street (variable width right-of-way), Main Street (variable width right-of-way), D.A.R.T. (Dallas Area Rapid Transit, variable width right-of-way), Race Street (20' right-of-way), Simpson Street (variable width right-of-way), Hill Avenue (variable width right-of-way), Crutcher Street (variable width right-of-way), Victor Street (20' right-of-way), Haskell Avenue (variable width right-of-way), and Cobb Alley (variable width right-of-way) and also being all of the following tracts of land, described in the following documents: part of Block 721, Baylor Health Care System, recorded in Instrument No. 201400154887, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), part of Blocks 743 & 744, Baylor Health Care System, recorded in Instrument No. 201400154890, O.P.R.D.C.T., part of Blocks 744 & 1/749, Baylor Health Care System, recorded in Instrument No. 201400155861, (O.P.R.D.C.T.), part of Block A/750, Baylor Health Care System, recorded in Instrument No. 201400298710, O.P.R.D.C.T., part of Block C/789, Baylor Health Care System, recorded in Instrument No. 201200380384, O.P.R.D.C.T., part of Block C/789, Baylor Health Care System, recorded in Instrument No. 201200380383, O.P.R.D.C.T., part of Block D/790, Baylor Health Care System, recorded in Instrument No. 20080213885, O.P.R.D.C.T., part of Block D/790, Baylor Health Care System, recorded in Instrument No. 200600461420, O.P.R.D.C.T., part of Block D/790, Baylor Health Care System, recorded in Instrument No. 202000083244, O.P.R.D.C.T., part of Block 2/827, Baylor Health Care System, recorded in Instrument No. 201200122323, O.P.R.D.C.T., part of Block 2/827, Baylor Health Care System, recorded in Instrument No. 200600267340, O.P.R.D.C.T., part of Block A/844, Baylor Health Care System, recorded in Instrument No. 201200177795, O.P.R.D.C.T., part of Block A/844, Baylor Health Care System, recorded in Instrument No. 20080364660, O.P.R.D.C.T., all of Block J/844, Baylor Health Care System, recorded in Instrument No. 201200177794, O.P.R.D.C.T., part of Block J/489, Baylor Health Care System, recorded in Instrument No. 201000202709, O.P.R.D.C.T., part of Block J/489 & all of Block K/489, Baylor Health Care System, recorded in Instrument No. 201200380824, O.P.R.D.C.T., part of Block 743, Baylor Health Care System, recorded in Volume 2000047, Page 4753, Deed Records, Dallas County, Texas (D.R.D.C.T.), all of Block 760 & part of Block 10/827, Baylor Health Care System, recorded in Volume 91002, Page 2954, D.R.D.C.T., part of Block D/790, Baylor Health Care System, recorded in Volume 2002241, Page 1932, D.R.D.C.T., part of Block D/790, Baylor Health Care System, recorded in Volume 2002164, Page 2745, D.R.D.C.T., part of Block 1/827, Baylor Health Care System, recorded in Volume 96030, Page 3550, D.R.D.C.T., part of Block 1/827, Baylor Health Care System, recorded in Volume 97096, Page 3437, D.R.D.C.T., part of Block 1/827, Baylor Health Care System, recorded in Volume 2003068, Page 6527, D.R.D.C.T., part of Block 2/827, Baylor Health Care System, recorded in Volume 90131, Page 2510, D.R.D.C.T., part of Block C/789, Baylor Health Care System, recorded in Volume 90031, Page 1055, D.R.D.C.T., part of Block 9/827, Baylor Health Care System, recorded in Volume 97118, Page 368, D.R.D.C.T., part of Blocks 8/827 & 9/827, Baylor Health Care System, recorded in Volume 88029, Page 3155, D.R.D.C.T., part of Block 9/827, Baylor Health Care System, recorded in Volume 88233, Page 1543, D.R.D.C.T., part of Block 8/827, Baylor Health Care System, recorded in Volume 90048, Page 1194, D.R.D.C.T., all of Block A/840, Baylor Health Care System, recorded in Volume 84080, Page 1987, D.R.D.C.T., part of Block K/844, Baylor Health Care System, recorded in Volume 2000008, Page 342, D.R.D.C.T., part of Block U/490, Baylor Health Care System, recorded in Volume 83022, Page 001, D.R.D.C.T., part of Block 2/827, Baylor Health Care System, recorded in Volume 88002, Page 4854, D.R.D.C.T., part of Block 15/827, Baylor Health Care System, recorded in Volume 2000181, Page 5082, D.R.D.C.T., part of Block 11/827, Baylor Health Care System, recorded in Volume 87042, Page 959, D.R.D.C.T., part of Block 15/827, Baylor University Medical Center, recorded in Volume 82100, Page 48, D.R.D.C.T., part of Block 8/827, Baylor University Medical Center, recorded in Instrument No. 201500172061, O.P.R.D.C.T., part of Block 750, Baylor Institute for Rehabilitation, recorded in Volume 81105, Page 907, D.R.D.C.T., part of Block D/491, City of Dallas, recorded in Volume 5634, Page 106, D.R.D.C.T., part of Block A/491, City of Dallas, recorded in Volume 99210, Page 3443, D.R.D.C.T., all of Block M/490, D.A.R.T., recorded in Volume 2005048, Page 5100, D.R.D.C.T., all of Lot 1, Block A/751, Gaston Episcopal Hospital Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof, recorded in Volume 84070, Page 3035, D.R.D.C.T., all of Lot 1A, Block A/780, Baylor Medical Center, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 99029, Page 97, D.R.D.C.T., all of Lot 2A, Block D/788, BUMC MOB, recorded in Instrument No. 200600078963, O.P.R.D.C.T., all of Lot 1A & Lot 2A, Block 10/827, Worth Street Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof, recorded in Volume 84243, Page 2482, D.R.D.C.T., all of Lot 1,



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Dwg. File: 47723-MSD (5th Revision)

Project No.: 47723.00

**MSD EXHIBIT**  
**150.969 ACRES**  
**(6,576,230 SQ. FT.)**

**TERRACON**  
**8901 JOHN W. CARPENTER**  
**FREEWAY, SUITE 100**  
**DALLAS, TEXAS 75247**

**SHEET**  
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**COUNTY OF DALLAS   §**

Block 1/749, Alf Swiss Avenue, recorded in Instrument No. 201900119028, O.P.R.D.C.T., all of Lot 3A, Block 760, Gaston Avenue Development, recorded in Instrument No. 201700065761, O.P.R.D.C.T., Lot 1, Block A/750, Swiss Medbuilding, recorded in Instrument No. 20080111925, O.P.R.D.C.T., Lot 1A, Block 1/827 Fair View, recorded in Volume 88001, Page 5892, D.R.D.C.T., Lots 8, 9, 10, 11 & 12, Block 2/827, Fair View Addition, recorded in Volume 93, Page 23, D.R.D.C.T., part of Blocks 8/827 & 9/827, Fair View Addition, recorded in Volume 93, Page 23, D.R.D.C.T., Lot 3A, Block 1/827, BUMC-Admin., recorded in Instrument No. 200900141600, O.P.R.D.C.T., Lot 5A, Block 2/827 Rev. Fair View, recorded in Volume 85085, Page 3311, D.R.D.C.T., Lot 1G, Block 2/827, BUMC-Admin No. 2, recorded in Instrument No. 200900141591, O.P.R.D.C.T., Lot 3A, Block L/490, Baylor Healthcare System No. 3, recorded in Volume 2002008, Page 112, D.R.D.C.T., Lot 2A, Block D/491, CBD Fair Park, recorded in Instrument No. 201900048963, O.P.R.D.C.T., Lot 3D, Block 11/827, Baylor Healthcare System No. 2 Rev., recorded in Volume 99029, Page 84, D.R.D.C.T., Lot 1, Block A/840, BUMC CC, recorded in Instrument No. 200900003566, O.P.R.D.C.T., Lot 4A, Block K/844, Earl Owen, recorded in Volume 2003136, Page 107, D.R.D.C.T., part of Blocks K/844, K/849, J/844 & J/849, Eliza McCoy's Addition, recorded in Volume 150, Page 407, D.R.D.C.T., Lot 1, Block A/844, ACS Dallas Hope Lodge, recorded in Instrument No. 202200044236, O.P.R.D.C.T., and Lot 3F and 3G, Block 11/827, BSWH, recorded in Instrument No. 202000241712, O.P.R.D.C.T., Lot 1A, Block M/490, Baylor Station, recorded in Instrument No. 201000070502, O.P.R.D.C.T., Lot 8A, Block C/789, Junius Medical Addition, recorded in Volume 86112, Page 112, D.R.D.C.T., Lot 5 & 6, Block D/790, W.B. Miller's Revised Addition, recorded in Volume 84, Page 597, D.R.D.C.T., Lot 1A, Block 15/827, Main Street Annex, recorded in Volume 2002004, Page 0051, D.R.D.C.T., and being more particularly described as follows:

BEGINNING at a point for corner (N=6976167.589, E=2496209.348), said point being the most westerly corner of Lot 1, Block A/743, Highwell Live Oak Addition, and addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Instrument No. 202000187029, O.P.R.D.C.T., and being situated at the intersection of the Northeast right-of-way line of Gordon Street and the Southeast right-of-way line of Live Oak;

THENCE South 44 deg 47 min 36 sec East, along the Southwest line of said Lot 1, Block A/743, the Northeast right-of-way line of said Gordon Street and over and across a variable width alley, a distance of 145.68 feet to a point for corner (N=6976064.210, E=2496311.983), said point being situated in the Southeast line of said variable width alley;

THENCE South 44 deg 27 min 25 sec West, along the Southeast line of said variable width alley and the Northeast right-of-way line of said Gordon Street, a distance of 12.53 feet to a point for corner (N=6976055.265, E=2496303.207);

THENCE South 45 deg 17 min 28 sec East, continuing along the Northeast right-of-way line of said Gordon Street and along the Southwest line of CFDC tract, a distance of 62.00 feet to a point for corner (N=6976011.648, E=2496347.270), said point being the most Westerly corner of a tract of land as described in deed to Baylor Health Care System, recorded in Instrument No. 201400154890, O.P.R.D.C.T.;

THENCE North 44 deg 42 min 32 sec East, departing the Northeast right-of-way line of said Gordon Street and along the Northwest line of said Baylor Health Care System tract, a distance of 87.00 feet to a point for corner (N=6976073.478, E=2496408.475), said point being the most Northerly corner of said Baylor Health Care System tract;

THENCE South 44 deg 49 min 58 sec East, departing the Northwesterly line and along the Northeasterly line of said Baylor Health Care System tract, a distance of 51.50 feet to a point for corner (N=6976036.956, E=2496444.784);

THENCE South 44 deg 42 min 32 sec West, continuing along said Northeasterly line, a distance of 12.00 feet to a point for corner (N=6976028.428, E=2496436.342);

THENCE South 44 deg 49 min 58 sec East, continuing along the Northeasterly line of said Baylor Health Care System tract, a distance of 49.96 feet to a point for corner (N=6975992.998, E=2496471.566), said point being situated in the Northwest line of a tract of land as described in deed to Baylor Health Care System, recorded in Volume 2000047, Page 4753, D.R.D.C.T.;



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**150.969 ACRES**  
**(6,576,230 SQ. FT.)**

**TERRACON**  
**8901 JOHN W. CARPENTER**  
**FREEWAY, SUITE 100**  
**DALLAS, TEXAS 75247**

**SHEET**  
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## MSD DESCRIPTION

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THENCE North 44 deg 42 min 32 sec East, along said Northwest line and over and across the right-of-way of said Washington Avenue, a distance of 151.23 feet to a point for corner (N=6976100.478, E=2496577.959), said point being situated in the Northeast right-of-way line of said Washington Avenue and the Southwest line of Lot 1, Block A/742, Dallas Theological Seminary No. 3, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Instrument No. 200600293908, O.P.R.D.C.T.;

THENCE South 44 deg 50 min 44 sec East, along said common line, a distance of 124.05 feet to a point for corner (N=6976012.524, E=2496665.440);

THENCE South 43 deg 58 min 55 sec West, continuing along said common line, a distance of 1.56 feet to a point for corner (N=6976011.402, E=2496664.357);

THENCE South 44 deg 44 min 05 sec East, continuing along said common line, a distance of 244.22 feet to a point for corner (N=6975837.915 E=2496836.245) and the beginning of a curve to the left having a radius of 4.00 feet, a central angle of 47 deg 37 min 32 sec, a chord bearing of South 74 deg 23 min 42 sec East and a chord length of 3.23 feet;

THENCE continuing along said common line and along said curve to the left, an arc distance of 3.32 feet to a point for corner (N=6975837.046, E=2496839.356), said point being the intersection of the Northeast right-of-way line of said Washington Avenue and the Northwest right-of-way line of said Swiss Avenue and being a Southeast corner of said Lot 1, Block A/742;

THENCE South 46 deg 10 min 19 sec East, departing the Northwest right-of-way line of said Swiss Avenue and over and across the right-of-way of said Swiss Avenue, a distance of 59.65 feet to a point for corner (N=6975795.737, E=2496882.390) said point being situated in the Northeast right-of-way line of said Washington Avenue;

THENCE South 45 deg 31 min 07 sec East, along the Northeast right-of-way line of said Washington Avenue, a distance of 976.15 feet to point for corner (N=6975111.773, E=2497578.850), said point being the intersection of said Northeast right-of-way and the Northwest right-of-way line of said Junius Street;

THENCE North 44 deg 24 min 20 sec East, departing the Northeast right-of-way line of said Washington Avenue and along the Northwest right-of-way line of said Junius Street, a distance of 1002.42 feet to a point for corner (N=6975827.911, E=2498280.276), said point being at the intersection of the Northwest right-of-way line of said Junius and the Northeast right-of-way line of said Haskell Avenue;

THENCE South 45 deg 29 min 40 sec East, departing the Northwest right-of-way line of said Junius Street and over and across the right-of-way of said Junius Street and along the Northeast right-of-way line of said Haskell Avenue, a distance of 209.50 feet to a point for corner (N=6975681.058, E=2498429.686), said point being situated in the Northwest line of a tract of land as described in deed to Mark S. Thomi, recorded in Volume 94177, Page 1360, D.R.D.C.T.;

THENCE South 44 deg 04 min 33 sec West, continuing along said Northeast right-of-way line and along the Northwest line of said Mark S. Thomi tract, a distance of 7.50 feet to a point for corner (N=6975675.670, E=2498424.469), said point being the most Westerly corner of said Mark S. Thomi tract;

THENCE South 45 deg 55 min 27 sec East, continuing along said Northeast right-of-way line and along the Southwest line of said Mark S. Thomi tract, a distance of 53.44 feet to a point for corner (N=6975638.494, E=2498462.863);

THENCE South 44 deg 24 min 20 sec West, departing the Northeast right-of-way line of said Haskell Avenue and over and across the right-of-way of said Haskell Avenue, a distance of 136.08 feet to a point for corner (N=6975541.277, E=2498367.643), said point being the most Westerly corner of a tract of land as described in deed to Agape Clinic, recorded in Instrument No. 201500277398, O.P.R.D.C.T., and being the the most Northerly corner of a tract of land as described in deed to Baylor Health Care System, recorded in Instrument No. 20080213885, O.P.R.D.C.T.;

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150.969 ACRES  
(6,576,230 SQ. FT.)

TERRACON  
8901 JOHN W. CARPENTER  
FREEWAY, SUITE 100  
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**SHEET**  
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**OF**  
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THENCE South 45 deg 29 min 37 sec East, along the Northeast line of said Baylor Health Care System tract, a distance of 190.84 feet to a point for corner (N=6975407.499, E=2498503.747), said point being the most Easterly corner of said Baylor Health Care System tract and the most Southerly corner of a tract of land as described in deed to Owen Malloy Investments, L.L.C., recorded in Instrument No. 201600100943, O.P.R.D.C.T., and being situated in the Northwest right-of-way line of said Worth Street;

THENCE North 44 deg 19 min 16 sec East, departing the Northwest line of said Baylor Health Care System tract and along the Southeast line of said Owen Malloy Investments, L.L.C. tract and said Northwest right-of-way line, a distance of 6.97 feet to a point for corner (N=6975412.489, E=2498508.620);

THENCE South 45 deg 00 min 00 sec East, departing said Southeast line and the Northwest right-of-way line of said Worth Street and over and across the right-of-way of said Worth Street, a distance of 243.63 feet to a point for corner (N=6975240.218, E=2498680.891), said point being the most Westerly corner of a tract of land as described in deed to Baylor Health Care System, recorded in Volume 2003068, Page 6527, D.R.D.C.T.;

THENCE North 45 deg 04 min 37 sec East, along the Northwest line of said Baylor Health Care System tract and over and across the right-of-way of said Haskell Avenue, a distance of 132.51 feet to a point for corner (N=6975333.793, E=2498774.718), said point being situated in the Northeast right-of-way line of said Haskell Avenue and the Southwest line of Lot 1A, Block B/798, Haskell Worth Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Instrument No. 201900127183, O.P.R.D.C.T.;

THENCE South 45 deg 20 min 34 sec East, along said Northeast right-of-way line, a distance of 133.01 feet to a point for corner (N=6975240.309, E=2498869.328);

THENCE South 45 deg 04 min 37 sec West, departing the Northeast right-of-way line of said Haskell Avenue and over and across the right-of-way of said Haskell Avenue, a distance of 133.31 feet to a point for corner (N=6975146.171, E=2498774.937), said point being the most southerly corner of said Baylor Health Care System tract (Vol. 2003068, Pg. 6527);

THENCE South 45 deg 00 min 00 sec East, departing the Southeasterly line of said Baylor Health Care System tract (Vol. 2003068, Pg. 6527) and over and across said Crutcher Street, a distance of 149.63 feet to a point for corner (N=6975040.364, E=2498880.745), said point being situated in the Southeasterly right-of-way line of said Crutcher Street;

THENCE North 45 deg 32 min 04 sec East, along said Southeasterly right-of-way line and over and across the right-of-way of said Haskell Avenue, a distance of 135.04 feet to a point for corner (N=6975134.954, E=2498977.115), situated in the Northeasterly right-of-way line of said Haskell Avenue;

THENCE South 44 deg 57 min 49 sec East, along said Northeasterly right-of-way line, a distance of 442.68 feet to a point for corner (N=6974821.733, E=2499289.939), said point being situated in the Northeast right-of-way line of said Haskell Avenue and the projection of the Southeast line of Simpson;

THENCE South 44 deg 42 min 03 sec West, along said Southeast right-of-way line, a distance of 863.70 feet to a point for corner (N=6974207.822, E=2498682.404), said point being the most Northerly corner of a tract of land as described in deed to Baylor University Medical Center, recorded in Instrument No. 201500172061, O.P.R.D.C.T.;

THENCE South 45 deg 17 min 55 sec East, departing the Southeast right-of-way line of said Simpson Street and along the Northeasterly line of said Baylor University Medical Center tract, a distance of 147.50 feet to a point for corner (N=6974104.070, E=2498787.244);

THENCE South 44 deg 41 min 38 sec West, continuing along said Northeasterly line, a distance of 13.00 feet to a point for corner (N=6974094.830, E=2498778.101);



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**TERRACON**  
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THENCE South 45 deg 17 min 57 sec East, continuing along said Northeasterly line, a distance of 54.50 feet to a point for corner (N=6974056.494, E=2498816.839), said point being situated in the Northwesterly right-of-way line of said Race Street;

THENCE South 44 deg 41 min 38 sec West, departing said Northeasterly line and along the Southeasterly line of said Baylor University Medical Center tract and along said Northwesterly right-of-way line, a distance of 56.99 feet to a point for corner (N=6974015.983, E=2498776.759);

THENCE South 45 deg 19 min 25 sec East, departing the Northwesterly right-of-way line and over and across the right-of-way of said Race Street and along the Northeasterly line of a tract of land as described in deed to Baylor University Medical Center, recorded in Instrument No. 201500172061, D.R.D.C.T. and over and across the right-of-way of said Elm Street, a distance of 299.28 feet to a point for corner (N=6973805.559, E=2498989.574), said point situated in the Southeasterly right-of-way line of said Elm Street;

THENCE South 44 deg 40 min 35 sec West, along said Southeasterly right-of-way line, a distance of 70.00 feet to a point for corner (N=6973755.783, E=2498940.356), said point being the intersection of the Northeast right-of-way line of Washington and the Southeast right-of-way line of Elm Street;

THENCE South 45 deg 19 min 25 sec East, departing said Southeast right-of-way line and along said Northeasterly right-of-way line, a distance of 135.00 feet to a point for corner (N=6973660.864, E=2499036.353);

THENCE South 44 deg 57 min 39 sec West, continuing along said Northeasterly right-of-way line, a distance of 3.07 feet to a point for corner (N=6973658.689, E=2499034.182);

THENCE South 45 deg 05 min 47 sec East, continuing along said Northeasterly right-of-way line, a distance of 170.00 feet to a point for corner (N=6973538.684, E=2499154.592), said point being the intersection of the Northeast right-of-way line of Washington Avenue and the Northwest right-of-way line of Main Street;

THENCE North 44 deg 39 min 54 sec East, along said Northwesterly right-of-way line, a distance of 5.12 feet to a point for corner (N=6973542.324, E=2499158.190);

THENCE South 45 deg 05 min 47 sec East, departing said Northwesterly right-of-way line and over and across the right-of-way of said Main Street, a distance of 155.80 feet to a point for corner (N=6973432.340, E=2499268.545), said point being situated in the Northeasterly right-of-way line of said Washington Avenue;

THENCE South 44 deg 39 min 54 sec West, departing said Northeasterly right-of-way line and over and across the right-of-way of said Washington Avenue, a distance of 60.00 feet to a point for corner (N=6973389.666, E=2499226.368), said point being the Northeast end of a corner clip at the intersection of the Southwesterly right-of-way line of said Washington Avenue and the Southeasterly right-of-way line of said Main Street;

THENCE South 79 deg 46 min 46 sec West, along said corner clip and the Southeasterly line of Main Street, a distance of 23.01 feet to a point for corner (N=6973385.583, E=2499203.723), said point being the Southwesterly end of said corner clip and the beginning of a non-tangent curve to the left having a radius of 900.00 feet, a central angle of 10 deg 23 min 00 sec, a chord bearing of South 19 deg 04 min 20 sec West and a chord length of 162.88 feet;

THENCE departing said corner clip and along the Southeasterly right-of-way line of said Main Street and along said non-tangent curve to the left, an arc distance of 163.10 feet to a point for corner (N=6973231.646, E=2499150.501), at the intersection of the Southeast right-of-way of Main Street and the Northeast right-of-way of D.A.R.T.;



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THENCE South 16 deg 15 min 49 sec West, continuing along the Southeasterly right-of-way line of said Main Street and over and across said D.A.R.T right-of-way, a distance of 127.88 feet to a point for corner (N=6973108.879, E=2499114.687), said point being the intersection of said Southeasterly right-of-way line and the Southwesterly right-of-way line of said Main Street and situated at the intersection of the Southwest right-of-way line of Main Street and the Southeasterly right-of-way line of La France Street (60' right-of-way);

THENCE North 73 deg 44 min 11 sec West, departing the Southeasterly right-of-way line of said Main Street and over and across the right-of-way of said La France Street, and along the Southwesterly right-of-way line of said Main Street, a distance of 284.66 feet to a point for corner (N=6973188.599, E=2498841.421), said point being situated in the Southeasterly right-of-way line of said Main Street;

THENCE North 08 deg 00 min 29 sec West, departing the Southeasterly right-of-way line and over and across the right-of-way of said Main Street, a distance of 54.85 feet to a point for corner (N=6973242.912, E=2498833.780), said point being the intersection of the Northwesterly right-of-way line of said Main Street and the Southwesterly right-of-way line of said D.A.R.T. (Dallas Area Rapid Transit);

THENCE North 73 deg 44 min 11 sec West, departing said Northwesterly right-of-way line and along said Southwesterly right-of-way line, a distance of 322.82 feet to a point for corner (N=6973333.318, E=2498523.882), said point being the intersection of the Southwesterly right-of-way line of said D.A.R.T. and the Southeasterly right-of-way line of said Elm Street;

THENCE South 53 deg 25 min 57 sec West, departing the Southwesterly right-of-way line of said D.A.R.T, along the Southeasterly right-of-way line of said Elm Street and over and across the right-of-way of Exposition Street (variable width right-of-way), a distance of 107.03 feet to a point for corner (N=6973269.554, E=2498437.922), said point being situated in the Southwesterly right-of-way line of said Exposition Street;

THENCE North 36 deg 34 min 03 sec West, along said Southwesterly right-of-way line and over and across the right-of-way of said Elm Street, a distance of 129.15 feet to a point for corner (N=6973373.284, E=2498360.976), said point being situated in the Northwesterly right-of-way line of said Elm Street;

THENCE North 75 deg 03 min 02 sec East, along said Northwesterly right-of-way line, a distance of 14.00 feet to a point for corner (N=6973376.896, E=2498374.503), said point being situated at the intersection of the Northwest right-of-way line of Elm Street and the Southwesterly right-of-way line of said D.A.R.T.;

THENCE departing the Northwesterly right-of-way line of said Elm Street and along the Southwesterly right-of-way line of said D.A.R.T., the following:

North 73 deg 43 min 41 sec West, a distance of 105.09 feet to a point for corner (N=6973406.342, E=2498273.623);

North 73 deg 46 min 23 sec West, a distance of 50.06 feet to a point for corner (N=6973420.331, E=2498225.557);

North 72 deg 35 min 23 sec West, a distance of 21.68 feet to a point for corner (N=6973426.817, E=2498204.870) and the beginning of a curve to the left having a radius of 2,824.91 feet, a central angle of 17 deg 25 min 50 sec, a chord bearing of North 82 deg 28 min 11 sec West and a chord length of 856.09 feet;



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Date: 1/22/2024

Dwg. File: 47723-MSD (5th Revision)

Project No.: 47723.00

**MSD EXHIBIT**  
**150.969 ACRES**  
**(6,576,230 SQ. FT.)**

**TERRACON**  
**8901 JOHN W. CARPENTER**  
**FREEWAY, SUITE 100**  
**DALLAS, TEXAS 75247**

**SHEET**  
**30**  
**OF**  
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**MSD DESCRIPTION**

**STATE OF TEXAS §**  
**COUNTY OF DALLAS §**

Along said curve to the left, an arc distance of 859.40 feet to a point for corner (N=6973539.009, E=2497356.166), said point being situated at the Southwest right-of-way of D.A.R.T. and the Northwest corner of a tract of land as described in deed to Patricia L. Stahl, recorded in Instrument No. 20080151606, O.P.R.D.C.T. and being the beginning of a non-tangent curve to the right having a radius of 798.70 feet, a central angle of 00 deg 35 min 06 sec, a chord bearing of South 62 deg 04 min 37 sec East and a chord length of 8.15 feet;

THENCE along said non-tangent curve to the right and along the Westerly line of said Patricia L. Stahl tract and the Southerly line of said D.A.R.T. tract, an arc distance of 8.15 feet to a point for corner (N=6973535.191, E=2497363.370), said point being the Northeasterly corner of a tract of land as described in deed to Patricia L. Stahl, recorded in Instrument No. 201100137089, O.P.R.D.C.T.;

THENCE South 84 deg 10 min 06 sec West, along the Northerly line of said Patricia L. Stahl tract and the Southerly line of said D.A.R.T. tract, a distance of 96.35 feet to a point for corner (N=6973525.402, E=2497267.521), said point being the Northwesterly corner of said Patricia L. Stahl tract and the beginning of a non-tangent curve to the right having a radius of 732.70 feet, a central angle of 04 deg 32 min 53 sec, a chord bearing of South 67 deg 10 min 31 sec East and a chord length of 58.15 feet;

THENCE departing the Northerly line and along the Westerly line of said Patricia L. Stahl tract and along said Southerly line, and along said non-tangent curve to the right, an arc distance of 58.16 feet to a point for corner (N=6973502.846, E=2497321.114), said point being the Southwest corner of said Patricia L. Stahl tract;

THENCE North 88 deg 55 min 22 sec West, departing the West line of said Patricia L. Stahl tract and along the Southerly line of said D.A.R.T. tract, a distance of 40.10 feet to a point for corner (N=6973503.600, E=2497281.025), said point being situated in the Northeasterly line of Lot 1, Block A/844, ACS Dallas Hope Lodge, recorded in Instrument No. 202200044236, O.P.R.D.C.T., and being the beginning of a non-tangent curve to the right having a radius of 732.20 feet, a central angle of 24 deg 19 min 34 sec, a chord bearing of South 55 deg 50 min 25 sec East and a chord length of 308.54 feet;

THENCE departing the Southerly line of said D.A.R.T. tract and along the Northeasterly line of said Lot 1, Block A/844 and along said non-tangent curve to the right, an arc distance of 310.87 feet to a point for corner (N=6973330.355, E=2497536.334)

THENCE South 43 deg 40 min 05 sec East, continuing along said Northeasterly line and over and across the right-of-way of said Elm Street, a distance of 263.00 feet to a point for corner (N=6973140.110, E=2497717.932), said point being situated at the intersection of the Southeast right-of-way of Elm Street and the Southwest right-of-way of Trunk Avenue;

THENCE South 75 deg 27 min 34 sec West, departing said Southwest right-of-way line and along the Southeasterly right-of-way line of said Elm Street, over and across the right-of-way line of said Hall Street and continuing along the Southeasterly right-of-way line of said Elm Street, a distance of 729.78 feet to a point for corner (N=6972956.887, E=2497011.523);

THENCE North 13 deg 56 min 24 sec West, departing the Southeasterly line of said Elm Street and over and across the right-of-way of said Elm Street, a distance of 153.83 feet to a point for corner (N=6973106.184, E=2496974.465), said point being an inner ell corner of a tract of land as described in deed to Baylor Health Care System, recorded in Instrument No. 201200177794, O.P.R.D.C.T.;



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Dwg. File: 47723-MSD (5th Revision)

Project No.: 47723.00

**MSD EXHIBIT**  
**150.969 ACRES**  
**(6,576,230 SQ. FT.)**

**TERRACON**  
**8901 JOHN W. CARPENTER**  
**FREEWAY, SUITE 100**  
**DALLAS, TEXAS 75247**

**SHEET**  
**31**  
**OF**  
**39**

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## MSD DESCRIPTION

STATE OF TEXAS §  
COUNTY OF DALLAS §

THENCE South 75 deg 54 min 05 sec West, along a Southerly line of said Baylor Health Care System tract (Inst. No. 201200177794) and the Southerly line of a tract of land as described in deed to Baylor Health Care System, recorded in Instrument No. 201000202709, O.P.R.D.C.T., a distance of 128.42 feet to a point for corner (N=6973074.902, E=2496849.913), said point being the Northeasterly corner of a tract of land as described in deed to Baylor Health Care System, recorded in Instrument No. 201200380824, O.P.R.D.C.T.;

THENCE South 13 deg 21 min 59 sec East, departing the Southerly line of said Baylor Health Care System tract (Inst. No. 201000202709) and along the Easterly line of said Baylor Health Care System tract (Inst. No. 201200380824), and over and across the right-of-way of said Elm Street, a distance of 154.84 feet to a point for corner (N=6972924.254, E=2496885.709), said point being situated in the Southeasterly right-of-way line of said Elm Street;

THENCE South 75 deg 27 min 34 sec West, along the Southeasterly right-of-way line of said Elm Street and over and across the right-of-way of Walton Street, a distance of 147.43 feet to a point for corner (N=6972887.239, E=2496743.001);

THENCE North 13 deg 19 min 46 sec West, departing said Southeasterly right-of-way line and over and across the right-of-way of Elm Street and along the Southwesterly right-of-way line of Walton Street, a distance of 553.85 feet to a point for corner (N=6973426.170, E=2496615.310), said point being the intersection of the Southwesterly right-of-way line of said Walton Street and the Southerly line of Lot 1A, Block M/490, Baylor Station, recorded in Instrument No. 201000070502, O.P.R.D.C.T., said point also being the beginning of a non-tangent curve to the left having a radius of 11,972.40 feet, a central angle of 01 deg 24 min 52 sec, a chord bearing of South 73 deg 30 min 48 sec West and a chord length of 295.58 feet;

THENCE departing the Southwesterly right-of-way line of said Walton Street, along the Southerly line of said Lot 1A, Block M/490 and along said non-tangent curve to the left, an arc distance of 295.58 feet to a point for corner (N=6973342.288, E=2496331.886);

THENCE continuing along the Southerly line of said Lot 1A, Block M/490, the following:

South 72 deg 26 min 26 sec West, a distance of 144.97 feet to a point for corner (N=6973298.551, E=2496193.671);

South 14 deg 17 min 25 sec East, a distance of 6.02 feet to a point for corner (N=6973292.717, E=2496195.157);

South 72 deg 05 min 12 sec West, a distance of 4.98 feet to a point for corner (N=6973291.185, E=2496190.417);

North 14 deg 40 min 01 sec West, a distance of 6.05 feet to a point for corner (N=6973297.037, E=2496188.885);

THENCE South 72 deg 26 min 26 sec West, departing the Westerly line of said Lot 1A, Block M/490 and over and across the right-of-way of Malcolm X Boulevard, a distance of 60.10 feet to a point for corner (N=6973278.905, E=2496131.587), said point being situated in the Southwesterly right-of-way line of said Malcolm X Boulevard;

THENCE North 14 deg 26 min 09 sec West, along said Southwesterly right-of-way line, a distance of 97.16 feet to a point for corner (N=6973372.997, E=2496107.366), said point being situated in the Northeasterly line of Lot 1, Block A/487, Gaston Yard Addition, recorded in Volume 95123, Page 4754, D.R.D.C.T.;



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MSD EXHIBIT  
150.969 ACRES  
(6,576,230 SQ. FT.)

TERRACON  
8901 JOHN W. CARPENTER  
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**SHEET**  
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**COUNTY OF DALLAS   §**

THENCE North 46 deg 02 min 48 sec West, continuing along said Northeasterly line and said Southwesterly right-of-way line and over and across said Gaston Avenue, a distance of 617.15 feet to a point for corner (N=6973801.340, E=2495663.078), said point being situated in the Northwesterly right-of-way line of said Gaston Avenue;

THENCE North 45 deg 00 min 00 sec East, along said Northwesterly right-of-way line, a distance of 278.84 feet to a point for corner (N=6973998.507, E=2495860.245), said point being the Southerly corner of Nussbaumer's Gaston Avenue Addition, recorded in Volume 71, 301, D.R.D.C.T.;

THENCE South 44 deg 55 min 09 sec East, over and across the right-of-way of said Gaston Avenue and along the Northeasterly right-of-way line of said Oak Street, a distance of 256.68 feet to a point for corner (N=6973816.749, E=2496041.490), said point being the intersection of the Northeasterly right-of-way line of said Oak Street and the Northwesterly right-of-way line of said Nussbaumer Street;

THENCE North 45 deg 00 min 00 sec East, departing the Northeasterly right-of-way line of said Oak Street and along the Northwesterly right-of-way line of said Nussbaumer Street, a distance of 505.42 feet to a point for corner (N=6974174.133, E=2496398.873);

THENCE South 43 deg 14 min 06 sec East, departing said Northwesterly right-of-way line and over and across the right-of-way of said Nussbaumer Street, a distance of 182.31 feet to a point for corner (N=6974041.308, E=2496523.757), said point being a Northwesterly corner of Lot 3A, Block L/490, Baylor Health Care System Addition No. 3, recorded in Volume 2002008, Page 112, D.R.D.C.T.;

THENCE North 46 deg 03 min 54 sec East, along a Northwesterly line, a distance of 164.15 feet to a point for corner (N=6974155.202, E=2496641.966), said point being situated in the Southwesterly right-of-way line of said Hall Street;

THENCE North 43 deg 53 min 05 sec West, departing the Northwesterly line of said Lot 3A, Block L/490 and along said Southwesterly right-of-way line, a distance of 840.43 feet to a point for corner (N=6974760.926, E=2496059.373), said point being situated in the Southeasterly right-of-way line of said Swiss Avenue;

THENCE North 47 deg 16 min 01 sec East, departing the Southwesterly right-of-way line of said Hall Street and along the Southeasterly right-of-way line of said Swiss Avenue, a distance of 74.08 feet to a point for corner (N=6974811.192, E=2496113.783), said point being the Northwest corner of a tract of land as described in deed to Swiss SSRZ LLC, recorded in Instrument No. 202000360989 O.P.R.D.C.T. and being situated at the intersection of the Southeasterly right-of-way of Swiss Circle and the Northeast right-of-way of Hall Street;

THENCE South 44 deg 45 min 55 sec East, departing the Southeasterly right-of-way line of said Swiss Circle and along the Southwesterly line of said Swiss SSRZ LLC tract and the Northeasterly right-of-way line of said Hall Street, a distance of 45.95 feet to a point for corner (N=6974778.568, E=2496146.141), said point being the South corner of said Swiss SSRZ LLC tract and being situated at the intersection of the Northeast right-of-way of Hall Street and the Northwest right-of-way of Floyd Street;

THENCE North 44 deg 07 min 09 sec East, departing the Northeasterly right-of-way line of said Hall Street and the Southwesterly line of said Swiss SSRZ LLC tract and along the Northwesterly right-of-way line of said Floyd Street and the Southeasterly line of said Swiss SSRZ LLC tract, a distance of 174.37 feet to a point for corner (N=6974903.747, E=2496267.529), said point being the East corner of said Swiss SSRZ LLC tract and the South corner of Lot 1, Block



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**MSD EXHIBIT**  
**150.969 ACRES**  
**(6,576,230 SQ. FT.)**

**TERRACON**  
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**FREEWAY, SUITE 100**  
**DALLAS, TEXAS 75247**

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**OF**  
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**MSD DESCRIPTION**

**STATE OF TEXAS     §**  
**COUNTY OF DALLAS   §**

A/750, Swiss Medbuilding Addition, recorded in Instrument No. 20080111925, O.P.R.D.C.T.;

THENCE North 45 deg 28 min 32 sec West, departing the Northwesterly right-of-way line of said Floyd Street and the Southeasterly line of said Swiss SSRZ LLC tract and along the common line between said Swiss SSRZ LLC tract and said Lot 1, Block A/750, Swiss Medbuilding Addition, a distance of 79.29 feet to a point for corner (N=6974959.347, E=2496210.999);

THENCE South 44 deg 31 min 28 sec West, continuing along said common line, a distance of 13.99 feet to a point for corner (N=6974949.372, E=2496201.189), said point being a Northeast corner of said Swiss SSRZ LLC tract and being situated in the Northeasterly right-of-way line of Swiss Circle (variable width right-of-way);

THENCE North 45 deg 28 min 32 sec West, departing the Northwesterly line of said Swiss SSRZ LLC tract and along the Southwesterly line of said Lot 1, Block A/750 and the Northeasterly right-of-way line of said Swiss Circle and over and across the right-of-way of said Swiss Avenue, a distance of 172.86 feet to a point for corner (N=6975070.583, E=2496077.950), said point being situated in the Northwesterly right-of-way line of said Swiss Avenue and the Southeasterly line of Lot 1A, Block A/748, Our Childrens House, recorded in Instrument No. 200503604415, O.P.R.D.C.T.;

THENCE North 44 deg 12 min 45 sec East, along said Southeasterly line and the Northwesterly right-of-way line of said Swiss Avenue and over and across the right-of-way of Floride Street (40' right-of-way), a distance of 187.78 feet to a point for corner (N=6975205.175, E=2496208.891), said point being situated in the Northeasterly right-of-way line of said Floride Street and the Southwesterly line of a tract of land as described in deed to Baylor University Medical Center, recorded in Volume 91171, Page 4131, D.R.D.C.T.;

THENCE South 44 deg 59 min 19 sec East, along said Northeasterly right-of-way line and the Southwesterly line of said Baylor University Medical Center tract, a distance of 15.23 feet to a point for corner (N=6975194.402, E=2496219.660), said point being the South corner of said Baylor University Medical Center tract and being situated at the intersection of the Northeast right-of-way of Floride Street and the Northwest right-of-way line of Swiss Avenue;

THENCE departing the Northeasterly right-of-way line of said Floride Street and along the Northwesterly right-of-way line of said Swiss Avenue, the following:

North 44 deg 14 min 29 sec East, a distance of 143.60 feet to a point for corner (N=6975297.280, E=2496319.850);

North 43 deg 50 min 55 sec East, a distance of 179.36 feet to a point for corner (N=6975426.627, E=2496444.099);

North 45 deg 29 min 05 sec West, a distance of 4.72 feet to a point for corner (N=6975429.935, E=2496440.734), said point being the South corner of a tract of land as described in deed to Bock Interest LLC, recorded in Instrument No. 201800056451, O.P.R.D.C.T.;

North 44 deg 09 min 45 sec East, along the Southeasterly line of said Bock Interest LLC tract, a distance of 101.77 feet to a point for corner (N=6975502.938, E=2496511.635), said point being the East corner of said Bock Interest LLC tract and being situated at the intersection of the Northwest right-of-way of Swiss Avenue and the Southwest right-of-way of said Adair Street;



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**MSD EXHIBIT**  
**150.969 ACRES**  
**(6,576,230 SQ. FT.)**

**TERRACON**  
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**COUNTY OF DALLAS §**

THENCE along the Southwesterly right-of-way line of said Adair Street and over and across the right-of-way of said Live Oak Street, the following:

North 45 deg 09 min 57 sec West, a distance of 192.00 feet to a point for corner (N=6975638.310, E=2496375.478);

South 44 deg 38 min 39 sec West, a distance of 9.08 feet to a point for corner (N=6975631.850, E=2496369.099);

North 44 deg 41 min 21 sec West, a distance of 570.41 feet to a point for corner (N=6976037.376, E=2495967.951), said point being situated in the Northwesterly right-of-way line of said Live Oak Street;

THENCE North 44 deg 41 min 55 sec East, over and across the right-of-way of said Adair Street and along said Northwesterly right-of-way line, a distance of 255.17 feet to a point for corner (N=6976218.756, E=2496147.433), said point being situated in the intersection of the Northwest right-of-way of Live Oak Street and the Northeast right-of-way of Gordon Street and being the South corner of a tract of land as described in deed to Baylor Health Care System, recorded in Instrument No. 201400154887, O.P.R.D.C.T.;

THENCE North 47 deg 24 min 42 sec West, along the Northeasterly right-of-way line of said Gordon Street and the Southwesterly line of said Baylor Health Care System tract, a distance of 107.09 feet to a point for corner (N=6976291.223, E=2496068.592), said point being the West corner of said Baylor Health Care System tract;

THENCE North 44 deg 26 min 55 sec East, along the Northwest line of said Baylor Health Care System tract, a distance of 89.00 feet to a point for corner (N=6976354.759, E=2496130.917);

THENCE South 46 deg 23 min 05 sec East, continuing along said Northwest line, a distance of 10.00 feet to a point for corner (N=6976347.861, E=2496138.157);

THENCE North 44 deg 26 min 55 sec East, continuing along said Northwest line and over and across the right-of-way of said Washington Avenue, a distance of 138.83 feet to a point for corner (N=6976446.966, E=2496235.373), said point being situated in the Northeasterly right-of-way line of said Washington Avenue;

THENCE South 47 deg 24 min 42 sec East, along the Northeasterly right-of-way line of said Washington Avenue and over and across the right-of-way on said Live Oak Street, a distance of 178.13 feet to a point for corner (N=6976326.422, E=2496366.518), said point being situated in the Southeasterly right-of-way line of said Live Oak Street;

THENCE South 44 deg 41 min 55 sec West, along said Southeasterly right-of-way line and over and across the right-of-way of said N. Washington Avenue and along the Northwesterly line of Lot 1, Block A/743, Highwell Live Oak Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Instrument No. 202000187029, O.P.R.D.C.T., a distance of 223.45 feet to the POINT OF BEGINNING (N=6976167.589, E=2496209.348)

CONTAINING within these metes and bounds 150.969 acres or 6,576,230 square feet of land, more or less. Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 15th day of June, 2021, utilizing a G.P.S. bearing related to the Texas Coordinate System, North Texas Central Zone (4202), NAD 83, grid values from the GeoShack VRS network.

**Winkelmann & Associates, Inc.**

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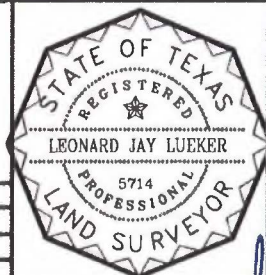
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MSD EXHIBIT  
 150.969 ACRES  
 (6,576,230 SQ. FT.)

TERRACON  
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*3/5/24*

**SAVE & EXCEPT DESCRIPTIONS**

Save and Except the following six tracts of land:

**TRACT 1**

BEING a tract of land situated in the John Grisby Survey, Abstract No. 495, City of Dallas, Dallas County, Texas and being a portion of City of Dallas Block No. 744 and all of the same tract of land as described in deed (Tract 2), to Swiss Avenue, LLC, recorded in Instrument No. 201300339117, O.P.R.D.C.T., along with the "Correction Instrument" recorded in Instrument No. 201400014034, O.P.R.D.C.T., and being more particularly described as follows:

BEGINNING at a point for corner (N=6975808.969, E=2496510.121) at the intersection of the Southwest right-of-way line of Gordon Street (variable width right-of-way) and the Northwest right-of-way line of Cobb Street (25.5' right-of-way);

THENCE South 45 deg 00 min 00 sec West, along said Northwest right-of-way line, a distance of 121.00 feet to a point for corner (N=6975723.409, E=2496424.561);

THENCE North 45 deg 00 min 00 sec West, departing the Northwest right-of-way line of said Cobb Street, a distance of 50.00 feet to a point for corner (N=6975758.764, E=2496389.205);

THENCE North 45 deg 00 min 00 sec East, a distance of 19.00 feet to a point for corner (N=6975772.199, E=2496402.640);

THENCE North 45 deg 00 min 00 sec West, a distance of 60.00 feet to a point for corner (N=6975814.626, E=2496360.214);

THENCE North 45 deg 00 min 00 sec East, a distance of 102.00 feet to a point for corner (N=6975886.751, E=2496432.339), said point being situated in the Southwest right-of-way line of said Gordon Street;

THENCE South 45 deg 00 min 00 sec East, along said Southwest right-of-way line, a distance of 110.00 feet to the POINT OF BEGINNING (N=6975808.969, E=2496510.121).

CONTAINING within these metes and bounds 0.279 acres or 12,170 square feet of land, more or less.

**TRACT 2**


BEING a tract of land situated in the John Grisby Survey, Abstract No. 495, City of Dallas, Dallas County, Texas and being a portion of City of Dallas Block No. 744 and all of the same tract of land as described in deed (Tract 1), to Swiss Avenue, LLC, recorded in Instrument No. 201300339117, O.P.R.D.C.T., along with the "Correction Instrument" recorded in Instrument No. 20140014034, O.P.R.D.C.T., and being more particularly described as follows:

BEGINNING at a point for corner (N=6975659.705, E=2496662.836) at the intersection of the Northwest right-of-way line of Swiss Avenue (variable width right-of-way) and the Southwest right-of-way line of Gordon Street (variable width right-of-way);

THENCE South 43 deg 50 min 56 sec West, along said Northwest right-of-way line, a distance of 99.42 feet to a point for corner (N=6975588.007, E=2496593.972);

THENCE North 45 deg 46 min 19 sec West, departing the Northwest right-of-way line of said Swiss Avenue, a distance of 189.77 feet to a point for corner (N=6975720.374, E=2496457.988), said point being situated in the Southeast right-of-way line of Cobb Alley;

THENCE North 44 deg 21 min 07 sec East, along the Southeast right-of-way line of said Cobb Alley, a distance of 99.82 feet to a

 <b>Winkelmann &amp; Associates, Inc.</b> CONSULTING CIVIL ENGINEERS ■ SURVEYORS <small>8750 HILLCREST PLAZA DRIVE, SUITE 215 DALLAS, TEXAS 75238 (972) 490-7090 (972) 490-7098 FAX</small> <small>Texas Engineers Registration No. 88 Texas Surveyors No. 10086800 Expires 12-31-24 COPYRIGHT © 2024, Winkelmann &amp; Associates, Inc.</small>		<b>MSD EXHIBIT</b> <b>150.969 ACRES</b> <b>(6,576,230 SQ. FT.)</b>	<b>SHEET</b> <b>36</b> <b>OF</b> <b>39</b>
	Scale : N/A Date : 1/22/2024 Dwg. File : 47723-MSD (5th Revision) Project No. : 47723.00	<b>TERRACON</b> <b>8901 JOHN W. CARPENTER</b> <b>FREEWAY, SUITE 100</b> <b>DALLAS, TEXAS 75247</b>	

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**SAVE & EXCEPT DESCRIPTIONS (cont.)**

point for corner (N=6975791.752, E=2496527.769), said point being situated in the Southwest right-of-way line of said Gordon Street;

THENCE South 45 deg 38 min 53 sec East, along said Southwest right-of-way line, a distance of 188.89 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 0.433 acres or 18,860 square feet of land, more or less.

**TRACT 3**

BEING a tract of land situated in the John Grisby Survey, Abstract No. 495, City of Dallas, Dallas County, Texas and being a portion of City of Dallas Block No. D/788 and all of the same tract of land as described in deed, to Washington Medical Plaza Limited Partnership, recorded in Instrument No. 20080394514, O.P.R.D.C.T., and being more particularly described as follows: BEGINNING at a point for corner (N=6974787.707, E=2497888.474) at the intersection of the Northwest right-of-way line of Worth Street (50' right-of-way) and the Northeast right-of-way line of Washington Avenue (50' right-of-way);

THENCE North 47 deg 12 min 13 sec West, departing said Northwest right-of-way line and along said Northeast right-of-way line, a distance of 200.11 feet to a point for corner (N=6974923.660, E=2497741.638);

THENCE North 44 deg 54 min 40 sec East, departing the Northeast right-of-way line of said Washington Avenue, a distance of 183.50 feet to a point for corner (N=6975053.615, E=2497871.191), said point being situated in the Southwest right-of-way line of an Alley (16.5' right-of-way);

THENCE South 45 deg 10 min 03 sec East, along the Southwest right-of-way line of said Alley, a distance of 200.00 feet to a point for corner (N=6974912.608, E=2498013.025), said point being situated in the Northwest right-of-way line of said Worth Street;

THENCE South 44 deg 55 min 11 sec West, along said Northwest right-of-way line, a distance of 176.39 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 0.826 acres or 35,987 square feet of land, more or less.

**TRACT 4**

BEING a tract of land situated in the John Grisby Survey, Abstract No. 495, City of Dallas, Dallas County, Texas and being a portion of City of Dallas Block No. 2/827 and all of Crutcher Hill Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 99019, Page 9, D.R.D.C.T., and being more particularly described as follows:

BEGINNING at a point (N=6974688.409, E=2498772.005) at the intersection of the Northwest right-of-way line of Victory Street (20' right-of-way) and the Northeast right-of-way line of Hill Avenue (60' right-of-way);

THENCE North 44 deg 22 min 56 sec West, departing said Northwest right-of-way line and along said Northeast right-of-way line, a distance of 105.00 feet to a point for corner (N=6974763.451, E=2498698.564) and the beginning of a curve to the right having a radius of 70.00 feet, a central angle of 81 deg 47 min 07 sec, a chord bearing of North 03 deg 29 min 20 sec West and a chord length of 91.65 feet;

THENCE along said curve to the right, an arc distance of 99.92 feet to a point for corner (N=6974854.931, E=2498692.987), said point being situated in the Southeast right-of-way line of Crutcher Street (variable width right-of-way);



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MSD EXHIBIT  
150.969 ACRES  
(6,576,230 SQ. FT.)

TERRACON  
8901 JOHN W. CARPENTER  
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**SAVE & EXCEPT DESCRIPTIONS (cont.)**

THENCE South 44 deg 22 min 56 sec East, departing said Southeast right-of-way line, a distance of 174.28 feet to a point for corner (N=6974730.375, E=2498814.885), said point being situated in the Northwest right-of-way line of said Victory Street;

THENCE South 45 deg 37 min 04 sec West, along said Northwest right-of-way line, a distance of 60.00 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 0.217 acres or 9,451 square feet of land, more or less.

**TRACT 5**

BEING a tract of land situated in the John Grisby Survey, Abstract No. 495, City of Dallas, Dallas County, Texas and being a portion of City of Dallas Block No. 9/827, and being all of Lot 4A, Block 9/827, Replat of Fair View Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 85011, Page 4286, D.R.D.C.T., and also being all of the same tract of land as described in deed, to Frontier Holdings Partners, Ltd., recorded in Instrument No. 202000366864, O.P.R.D.C.T., and being more particularly described as follows:

BEGINNING at a point for corner (N=6974645.770, E=2498729.361) at the intersection of the Northwest right-of-way line of Victor Street (20' right-of-way) and the Southwest right-of-way line of Hill Avenue (60' right-of-way);

THENCE South 45 deg 37 min 53 sec West, departing said Southwest right-of-way line and along said Northeast right-of-way line, a distance of 274.91 feet to a point for corner (N=6974453.534, E=2498532.840);

THENCE North 44 deg 23 min 56 sec West, a distance of 175.08 feet to a point for corner (N=6974578.626, E=2498410.346), said point being situated in the Southeast right-of-way line of Crutcher Street (variable width right-of-way);

THENCE North 45 deg 29 min 03 sec East, along the Southeast right-of-way line of said Crutcher Street, a distance of 204.95 feet to a point for corner (N=6974722.318, E=2498556.487), and the beginning of a curve to the right having a radius of 70.00 feet, a central angle of 90 deg 26 min 06 sec, a chord bearing of South 89 deg 10 min 48 sec East and a chord length of 99.37 feet;

THENCE along said curve to the right, an arc distance of 110.49 feet to a point for corner (N=6974720.895, E=2498655.846), said point being situated in the Southwest right-of-way line of said Hill Avenue;

THENCE South 44 deg 22 min 56 sec East, along said Southwest right-of-way line, a distance of 105.10 feet to the POINT OF BEGINNING (N=6974645.770, E=2498729.361).

CONTAINING within these metes and bounds 1.083 acres or 47,176 square feet of land, more or less.

**TRACT 6**

BEING a tract of land situated in the John Grisby Survey, Abstract No. 495, City of Dallas, Dallas County, Texas and being all of Lot 4A, Block 11/827, Baylor Health Care System No. 1, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 88050, Page 283, D.R.D.C.T., and all of the same tract of land as described in deed to Baylor University, recorded in Instrument No. 201500018732, O.P.R.D.C.T., and being more particularly described as follows:

BEGINNING at a point for corner (N=6973943.002, E=2498665.501) at the Northerly end of a corner clip, said point being situated in the Southwest right-of-way line of N. Washington Avenue (50' right-of-way);

THENCE South 00 deg 23 min 47 sec East, departing said Southwest right-of-way line and along said corner clip, a distance of 14.14 feet to a point for corner (N=6973928.861, E=2498665.595);



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MSD EXHIBIT  
150.969 ACRES  
(6,576,230 SQ. FT.)

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**SAVE & EXCEPT DESCRIPTIONS (cont.)**

THENCE South 44 deg 37 min 28 sec West, a distance of 220.00 feet to a point for corner (N=6973772.282, E=2498511.054);

THENCE North 45 deg 23 min 01 sec West, a distance of 402.00 feet to a point for corner (N=6974054.629, E=2498224.900);

THENCE North 44 deg 37 min 28 sec East, a distance of 230.00 feet to a point for corner (N=6974218.326, E=2498386.465), said point being situated in the Southwest right-of-way line of said Washington Avenue;

THENCE South 45 deg 23 min 01 sec East, along the Southwest right-of-way line of said Washington Avenue, a distance of 392.00 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 2.121 acres or 92,410 square feet of land, more or less.

MSD having a gross area of 6,576,230 square feet or 150.969 acres, less the six "Save & Except" tracts, leaves a net area of 6,360,176 square feet or 146.010 acres.

**SAVE & EXCEPT AREA TABLE**

TRACT	ACRES	SQ. FT.
OVERALL	150.969	6,576,230
TRACT 1	0.279	12,170
TRACT 2	0.433	18,860
TRACT 3	0.826	35,987
TRACT 4	0.217	9,451
TRACT 5	1.083	47,176
TRACT 6	2.121	92,410
NET	146.010	6,360,176



**Winkelmann  
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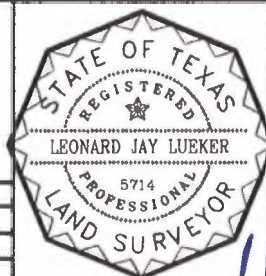
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