

Exhibit A

MSD Survey Field Notes Describing a 377,467 Square Foot (8.665 Acre) In City Blocks 34/7263, 35/7263, 36/7263 and 39/7263 City of Dallas, Dallas County, Texas

BEING a 377,467 square foot (8.665 acre) tract of land situated in the William Coombs Survey, Abstract No. 290, City of Dallas, Dallas County, Texas and being part of the W. R. Fishers Subdivision (unrecorded) in Blocks 34/7263, 35/7263, 36/7263 and 39/7263, Official Numbers of the City of Dallas, Texas; said tract being part of a called 8.636 Acre tract of land described in Special Warranty Deed to 1400 Triple B Holdings, LP recorded in Volume 2005059, Page 1408 of the Official Public Records of Dallas County, Texas and part of a called 3,611 Square Foot tract of land described in Deed Without Warranty to 1400 Triple B Holdings, LP recorded in Volume 2005059, Page 1402 of said Official Public Records; said tract also being part of Seale Street (a variable width public right-of-way), part of Neal Street (60-foot wide public right-of-way) and part of West Commerce Street (60-foot wide public right-of-way); said 377,467 square foot (8.665 acre) tract being more particularly described as follows:

BEGINNING, at a 2-inch iron pipe found in, Controlling Monument (C.M.), the south right-of-way line of said West Commerce Street; said point being the northeast corner of the first referenced 1400 Triple B Holdings, LP tract and the northwest corner of that tract of land described in Warranty Deed with Vendor's Lien to Raphael W. Smith recorded in Volume 93109, Page 6874 of the Deed Records of Dallas County, Texas;

THENCE, South 00 degrees, 44 minutes, 17 seconds East, departing the said south line of West Commerce Street, along the east line of the first referenced 1400 Triple B Holdings, LP tract and the west line of said Smith tract, a distance of 167.00 feet to a point for corner in the north line of that tract of land described in a General Warranty Deed to Ashish Manjrekar recorded in Instrument No. 20070292896 of said Official Public Records; said point being the most eastern southeast corner of the first referenced 1400 Triple B Holdings, LP tract, and the southwest corner of said Smith tract; from said point a 1/2-inch iron rod found bears North 00 degrees, 44 minutes West, at a distance of 0.8 feet;

THENCE, South 89 degrees, 19 minutes, 43 seconds West, along a south line of the first referenced 1400 Triple B Holdings, LP tract and the north line of said Manjrekar tract, a distance of 121.01 feet to a 1/2-inch iron rod with "SURVEYING ASSOC." cap found for a corner, Controlling Monument (C.M.); said point being a reentrant corner of the first referenced 1400 Triple B Holdings, LP tract and being the northwest corner of said Manjrekar tract;

THENCE, South 00 degrees, 50 minutes, 17 seconds East, along the east line of the first referenced 1400 Triple B Holdings, LP tract and the west line of said Manjrekar tract, a distance of 38.96 feet to point for corner in the north line of Pollard Street as abandoned by Ordinance No 9939 as recorded in Volume 2003171, Page 9205 of said Deed Records;

FIELD NOTES APPROVED: C.E.C.


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THENCE, in a southwesterly direction, departing the said east line of the first referenced 1400 Triple B Holdings, LP tract and the said west line of the Manjrekar tract, along the said north line of the abandoned Pollard Street and into and across the first referenced 1400 Triple B Holdings, LP tract, the following four (4) calls:

South 76 degrees, 40 minutes, 00 seconds West, a distance of 369.32 feet to an angle point;

South 68 degrees, 22 minutes, 00 seconds West, a distance of 156.47 feet to an angle point;

South 42 degrees, 43 minutes, 00 seconds West, a distance of 84.74 feet to an angle point;

South 00 degrees, 40 minutes, 17 seconds East, at a distance of 19.64 feet passing the south line of the first referenced 1400 Triple B Holdings, LP tract and the north line of the second referenced 1400 Triple B Holdings, LP tract, continuing into and across the second referenced 1400 Triple B Holdings, LP tract, at a distance of 35.53 feet passing the south line of the second referenced 1400 Triple B Holdings, LP tract and the north right-of-way line of said Seale Street (7-foot right-of-way at this point), continuing over and across said Seale Street right-of-way, in all a total distance of 42.84 feet to a point for corner in the south right-of-way of said Seale Street; said point being the north line of Block 3961, Cedar Dale Addition, an addition to the City of Dallas according to the plat recorded in Volume 2, Page 156 of the Map Records of Dallas County, Texas and the north line of that tract of land described in Warranty Deed to Deborah K. Carpenter recorded in Instrument No. 201000177254 of said Official Public Records;

THENCE, in a westerly direction, along the said south line of Seale Street and the said north line of Block 3961, the following three (3) calls:

North 88 degrees, 23 minutes, 27 seconds West, along the said north line of the Carpenter tract, a distance of 54.80 feet to a point for corner; said point being the northwest corner of said Carpenter tract;

South 01 degrees, 36 minutes, 33 seconds West, along the west line of said Carpenter tract, a distance of 12.27 feet to a point for corner at the intersection of the said south line of Seale Street and the east right-of-way line of Neal Street (a variable width public right-of-way, 33-foot at this point);

South 89 degrees, 14 minutes, 59 seconds West, departing the said east line of Neal Street and the said west line of the Carpenter tract, and over and across said Neal Street right-of-way, at a distance of 32.90 feet passing the intersection of the said south line of Seale Street and the west right-of-way line of said Neal Street, continuing in all a total distance of 254.03 feet to a point for corner; said point being at the intersection of the projected west right-of-way line of Neal Street and the said south line of Seale Street;

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THENCE, North 00 degrees, 45 minutes, 01 seconds West, departing the said south line of Seale Street, along the said west line of Neal Street, the east terminus of Pollard Street (an 86-foot public right-of-way) and the east line of Block 40/7263 and Block 33/7263, Rachel Bolding Addition, an addition to the City of Dallas, Texas according to the plat recorded in Volume 3, Page 108 of said Map Records, and over and across said West Commerce Street right-of-way, a distance of 517.68 feet to a point for corner at the intersection of the north right-of-way of said West Commerce Street and the projected said west line of Neal Street; said point also being in the south line of that tract of land described in Special Assumption Warranty Deed to Ringer, LLC recorded in Instrument No. 201700320183 of said Official Public Records;

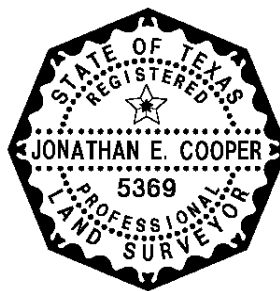
THENCE, North 89 degrees, 19 minutes, 26 seconds East, along the said north line of West Commerce Street and the south line of said Ringer, LLC tract, at a distance of 338.73 feet passing the southeast corner of said Ringer, LLC tract and the southwest corner of that tract of land described in Special Warranty Deed to LO 1401 West Commerce LLC recorded in Instrument No. 201500175566 of said Official Public Records, continuing along the said north line of West Commerce Street and the south line of said LO 1401 West Commerce LLC tract, in all a total distance of 995.34 feet to a point for corner;

THENCE, South 00 degrees, 40 minutes, 34 seconds East, departing the said north line of West Commerce Street and the said south line of the LO 1401 West Commerce LLC tract and over and across said West Commerce Street right-of-way, a distance of 60.03 feet to the POINT OF BEGINNING;

CONTAINING, 377,467 square feet or 8.665 acres of land, more or less.

Bearing basis for this survey is based on the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983 (2011).


04-12-2022
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(972) 235-3031
TX Reg. Surveying Firm LS-10008000

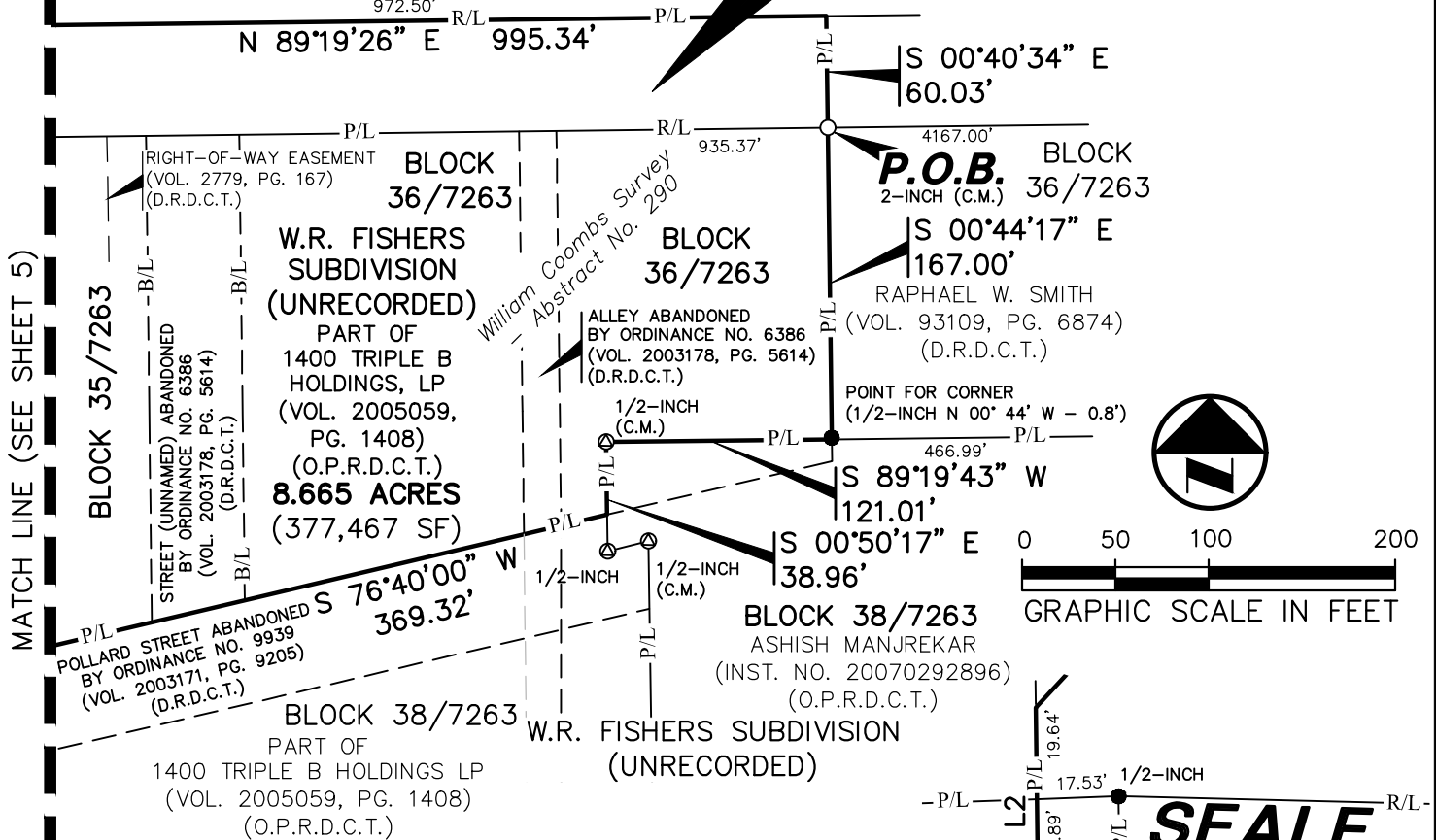


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BLOCK 7263
W.R. FISHERS SUBDIVISION
(UNRECORDED)
LO 1401 WEST COMMERCE LLC
(INST. NO. 201500175566, O.P.R.D.C.T.)

WEST COMMERCE STREET
(60' R.O.W.)



1 **DETAIL**
NOT TO SCALE SEE PAGE 5 OF 5

NOTES:

1. A metes and bounds description of even survey date herewith accompanies this plat of survey.
2. Bearing basis for this survey is based on the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983 (2011).

MUNICIPAL SETTING DESIGNATION

IN CITY BLOCKS 34/7263, 35/7263, 36/7263
AND 39/7263
FROM 1400 TRIPLE B HOLDINGS, LP AND THE
CITY OF DALLAS, TEXAS
WILLIAM COOMBS SURVEY, ABSTRACT NO. 290,
PAGE 4 OF 5

Pacheco Koch

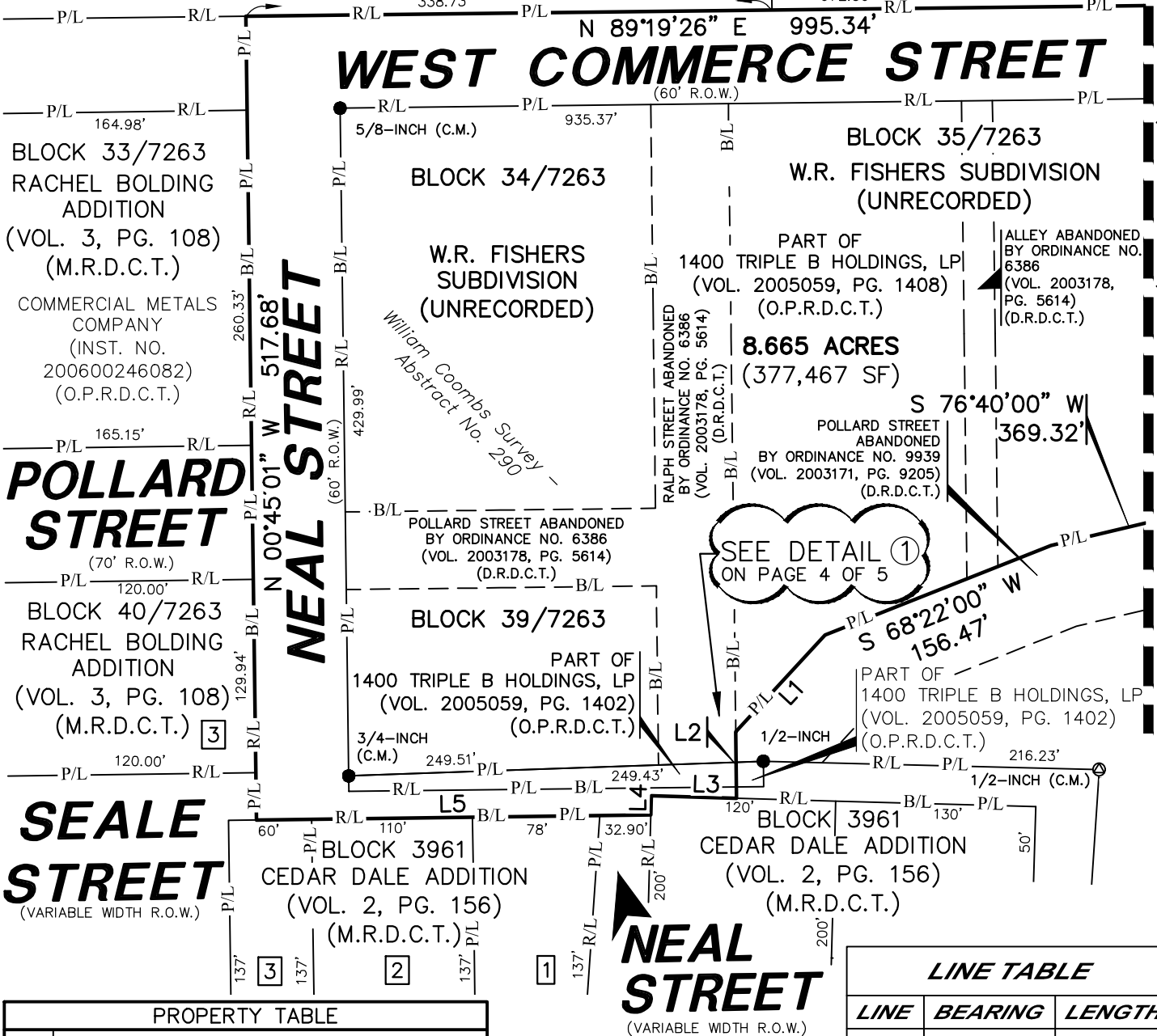
7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
SBP	JEC	1"=100'	APRIL 2022	3859-21.674



0 50 100 200
GRAPHIC SCALE IN FEET

W.R. FISHERS SUBDIVISION
BLOCK 7263 (UNRECORDED) BLOCK 7263
RINGER, LLC LO 1401 WEST COMMERCE LLC
(INST. NO. 201700320183) (INST. NO. 201500175566)
(O.P.R.D.C.T.) (O.P.R.D.C.T.)



PROPERTY TABLE	
1	JOSE L. MORIN AND MARIE C. MORIN (INST. NO. 201800051200, O.P.R.D.C.T.)
2	RONNIE C. CRABTREE AND WIFE, DEBORAH K. CARPENTER (VOL. 85227, PG. 463, D.R.D.C.T.)
3	DEBORAH CARPENTER AND RON CRABTREE (INST. NO. 200512207449, O.P.R.D.C.T.)
4	C.S.M. TRANSPORT (INST. NO. 200600246082, O.P.R.D.C.T.)

NOTE: SEE PAGE 4 OF 5
FOR GENERAL NOTES,
LEGEND, LINE TABLE
AND DETAIL.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 42°43'00" W	84.74'
L2	S 00°40'17" E	42.84'
L3	N 88°23'27" W	54.80'
L4	S 01°36'33" W	12.27'
L5	S 89°14'59" W	254.03'

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