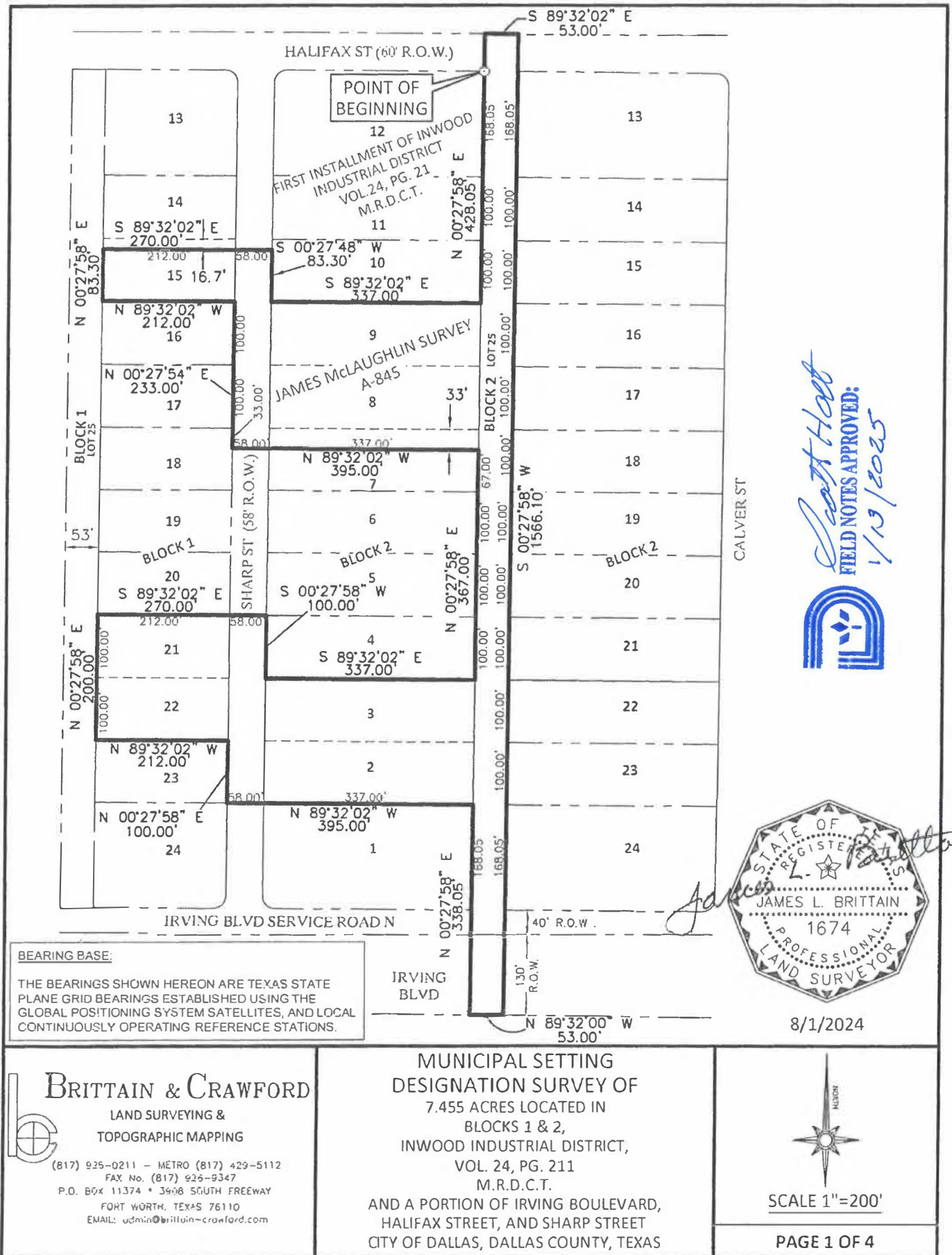


Exhibit A



**MUNICIPAL SETTING DESIGNATION AREA
LOCATED IN BLOCKS 1 & 2, FIRST INSTALLMENT INWOOD INDUSTRIAL DISTRICT
AND A PORTION OF HALAFAX STREET, SHARP STREET AND IRVING BOULEVARD
IN THE JAMES MCLAUGHLIN SURVEY, CITY OF DALLAS, DALLAS COUNTY, TEXAS**

BEING 7.455 acres of land located in BLOCKS 1 & 2, FIRST INSTALLMENT INWOOD INDUSTRIAL DISTRICT, an addition to the City of Dallas, Dallas County, Texas, according to the plat recorded in Volume 24, Page 211, of the Map Records of Dallas County, Texas. Said 7.455 acres of land also being comprised of all of Lots 21 and 2, and a portion of Lot 15, in said Block 1, and all of Lots 2, 3, 8, 9 and a portion of Lot 7, in Block 2, of said Inwood Industrial District, and portions of the rights-of-way of Irving Boulevard (130 foot wide public right-of-way), Irving Boulevard Service Road North (a 40 foot wide public right-of-way), Halifax Street (a 60 foot wide public right-of-way) and Sharp Street (a 58 foot wide public right-of-way). Said 7.455 acres of land being more particularly described by metes and bounds as follows:

BEGINNING at a point at the Northeast corner of Lot 12, of said Block 2, Inwood Industrial District, and said POINT OF BEGINNING also lying in the South right-of-way of aforesaid Halifax Street (a 60 foot wide public right-of-way);

THENCE N 00° 27' 58" E 60.00 feet, crossing said Halifax right-of-way, to a point in the North right-of-way line of Halifax Street;

THENCE S 89° 32' 02" E 53.00 feet, along the North right-of-way line of said Halifax Street, to a point;

THENCE S 00° 27' 58" W 1,566.10 feet, running along the West boundary line of Lots 13 thru 21, Block 2, of said Inwood Industrial District, being the East right-of-way line of a railroad spur, to a point in the South right-of-way of aforesaid Irving Boulevard;

THENCE N 89° 32' 00" W 53.00 feet, along the South right-of-way line of said Irving Boulevard, to a point;

THENCE N 00° 27' 58" E 338.05 feet, crossing said Irving Boulevard and aforesaid Irving Boulevard Service Road North, and running along the East boundary line of Lot 1, of said Block 2, Inwood Industrial District, to a point at the Northeast corner of said Lot 1;

THENCE N 89° 32' 02" W 395.00 feet, running along the North boundary line of said Lot 1, Block 2, Inwood Industrial District and crossing the aforesaid Sharp Street right-of-way, to a point at the Southeast corner of Lot 23, of said Block 1, Inwood Industrial District;

THENCE N 00° 27' 58" E 100.00 feet, along the West right-of-way line of said Sharp Street and the East boundary line of said Lot 23, Block 1, Inwood Industrial District, to a point at the Northeast corner of said Lot 23;

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THENCE N 89° 32' 02" W 212.00 feet, running along the North boundary line of said Lot 23 and the South boundary line of Lot 22, of said Block 1, Inwood Industrial District, to a point at the Southwest corner of said Lot 22;

THENCE N 00° 27' 58" E 200.00 feet, along the West boundary line of said Lots 21 and 22, of said Block 1, Inwood Industrial District, to a point at the Northwest corner of said Lot 21;

THENCE S 89° 32' 02" E 270.00 feet, running along the North boundary line of said Lot 21 and crossing aforesaid 58 foot wide Sharp Street right-of-way, to a point at the Northwest corner of Lot 4, Block 2, of said Inwood Industrial District;

THENCE S 00° 27' 58" W 100.00 feet, along the East right-of-way line of said Sharp Street and the West boundary line of said Lot 4, Block 2, to a point at the Southwest corner of said Lot 4;

THENCE S 89° 32' 02" E 337.00 feet, running along the South boundary line of said Lot 4 and the North boundary line of Lot 3, of said Block 2, to a point at the Southeast corner of said Lot 4;

THENCE N 00° 27' 58" E 367.00 feet, along the East boundary line of said Lots 4, 5, 6 and 7, Block 2, to a point;

THENCE N 89° 32' 02" W 395.00 feet, running along a line 33.0 feet South of and parallel to the North boundary line of said Lot 7, and crossing aforesaid Sharp Street, to a point in the West right-of-way line of said Sharp Street and the East boundary line of aforesaid Block 1, Inwood Industrial District;

THENCE N 00° 27' 54" E 233.00 feet, running along the West right-of-way line of said Sharp Street and the East boundary line of said Lots 16, 17 and 18, Block 1, Inwood Industrial District, to a point at the Northeast corner of said Lot 16;

THENCE N 89° 32' 02" W 212.00 feet, running along the North boundary line of said Lot 16 and the South boundary line of Lot 15, of said Block 1, to a point at the Southwest corner of said Lot 15;

THENCE N 00° 27' 58" E 83.30 feet, along the West boundary line of said Lot 15, to a point;

THENCE S 89° 32' 02" E 270.00 feet, running along a line 83.30 feet North of and parallel to the South boundary line of said Lot 15, and crossing said Sharp Street, to a point in the East right-of-way line of said Sharp Street and the West boundary line of Lot 10, of said Block 2;

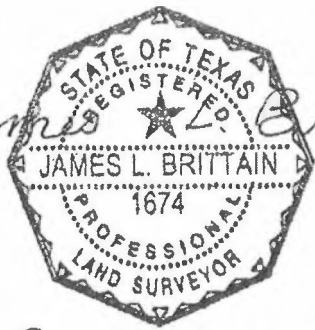
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THENCE S 00° 27' 48" W 83.30 feet, along the East right-of-way line of said Sharp Street and the West boundary line of Lot 10, Block 2, Inwood Industrial District, to a point at the Southwest corner of said Lot 10;

THENCE S 89° 32' 02" E 337.00 feet, along the South boundary line of said Lot 10 and the North boundary line of Lot 9, of said Block 2, to a point at the Northeast corner of said Lot 9;

THENCE N 00° 27' 58" E 368.05 feet, running along the East boundary line of said Lots 10, 11 and 12, Block 2, to the POINT OF BEGINNING containing 7.455 acres of land.

This document was prepared under 22 TAC 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interest implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.


8-1-2024