

FIELD NOTES APPROVED:
6/6/2024



EXHIBIT "A"

MSD Field Notes Describing a 161,496 Square Foot (3.707 acre) Tract of Land in
City Block 6362, City of Dallas, Dallas County, Texas

Matthew Raabe
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LEGAL DESCRIPTION

Being a 3.707 acre or 161,496 square foot tract of land out of the Sarah Perry Survey, Abstract Number 1164, situated in City Block 6362 of the City of Dallas, Dallas County, Texas, being all of a called 2.17 acre tract of land conveyed to Vaquero Buckner Partners, LP by deed of record in Instrument Number 201600337150 of the Official Public Records of Dallas County, Texas, all of a called 1.54 acre tract of land conveyed to 212 South Buckner LLC by deed of record in Instrument Number 201900269770 of said Official Public Records and being more particularly described by metes and bounds as follows:



BEGINNING, at a 3/8" iron rod found (controlling monument) in the West line of a called 9.577 acre tract of land conveyed to Bwingram, Ltd. by deed of record in Instrument Number 201000195128 of said Official Public Records, being the Southeast corner of a called Tract I - 2.146 acre tract of land conveyed to James P. Milligan and Barbara J. Milligan by deed of record in Instrument Number 20080086317 of said Official Public Records, also being the Northeast corner of said 1.54 acre tract and hereof;

THENCE, S01°18'25"E, along the West line of said 9.577 acre tract, being the common East lines of said 1.54 acre tract and said 2.17 acre tract, a distance of 366.30 feet to a mag nail with washer stamped "JPH" found (controlling monument) at an interior ell corner of said 9.577 acre tract, being the Southeast corner of said 2.17 acre tract and hereof;

THENCE, S89°33'12"W, continuing along the West line of said 9.577 acre tract, being the common South line of said 2.17 acre tract, a distance of 436.85 feet to a 1/2 inch iron rod found in the East right-of-way line of Buckner Boulevard (right-of-way varies), being the Southeast corner of a called 0.316 acre tract of land conveyed to the State of Texas by deed of record in Volume 2669, Page 370 of said Deed Records, also being the Northeast corner of a called 0.379 acre tract of land conveyed to the State of Texas by deed of record in Volume 2669, Page 372 of said Deed Records, also being the most Westerly Northwest corner of said 9.577 acre tract, also being the Southwest corner of said 2.17 acre tract and hereof;

THENCE, N03°49'46"W, along the East right-of-way line of Buckner Boulevard, being in part, the East line of said 0.316 acre tract and in part, the East line of a called 0.787 acre tract of land conveyed to the State of Texas by deed of record in Volume 2714, Page 320 of said Deed Records, being the common West lines of said 2.17 acre tract and said 1.54 acre tract, a distance of 360.43 feet to a 2 inch Metal Post Found at the Southwest corner of said 2.146 acre tract, being the Northwest corner of said 1.54 acre tract and hereof;

THENCE, N88°44'10"E, leaving the East right-of-way line of Buckner Boulevard, along the South line of said 2.146 acre tract, being the common North line of said 1.54 acre tract, a distance of 452.66 feet to the **POINT OF BEGINNING**, and containing an area of 3.707 acres or 161,496 square feet of land, more or less.

I hereby certify that this survey, plan or report was prepared by
me or under my direct supervision and that I am a Registered
Professional Land Surveyor under the laws of the State of Texas



EAGLE SURVEYING, LLC
222 S. ELM STREET
SUITE: 200
DENTON, TX 76201
(940) 222-3009
TX FIRM # 10194177



Matthew Raabe
Matthew Raabe
R.P.L.S. # 6402

03-14-24
Date
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JOB NUMBER	DRAWN BY	DATE
1907.005-04	CHM	03-14-2024