

EXHIBIT A

Field Notes Describing a 36,227 Sq. Ft. (0.8317 Ac.) Tract of Land to be Acquired In Blocks 345

Being a 36,227 Square Foot (0.8317 Acre) tract of land lying in the John N. Bryan Survey, Abstract No. 149, City of Dallas, Dallas County, Texas, being in the Map of the Town of Dallas addition, an addition to the City of Dallas recorded in Volume D, Page 698 and transcribed to Volume 143, Page 401 of the Deed Records of Dallas County, Texas and being a portion of the property conveyed to Charter DMN Holdings, LP by deed recorded in Instrument Number 201900127888 of the Official Public Records of Dallas County, Texas, and being a portion of Block 345 and a portion of Record Street abandoned by Ordinance Number 7782, and being all of that property described in a "MEMORANDUM OF GROUND LEASE AND OPTION TO PURCHASE" recorded in Instrument Number 20080330752 of the Official Public Records of Dallas County, Texas, and being more particularly described as follows:

NOTE: None of the corners of the herein described tract of land are monumented.

BEGINNING at the most Northerly corner of said Block 345, being also the most Easterly corner of Block 344 and lying on the Southwest Right-of-Way line of Market Street, a variable width public street:

THENCE South 15°04'19" East with the said Southwest line of Market Street a distance of 70.21 feet to an outside corner of the herein described tract of land:

THENCE South 00°32'47" East, continuing with the said Southwest line of Market Street a distance of 29.89 feet to an inside corner of the herein described tract of land:

THENCE South 15°04'19" East, continuing with the said Southwest line of Market Street a distance of 74.41 feet to an outside corner of the herein described tract of land:

THENCE departing the last said Southwest line of Market Street, over and across a portion of said Block 345 and a portion of Record Street abandoned as noted above the following courses and distances:

South 75°07'22" West a distance of 22.23 feet to an inside corner:
South 20°34'44" West a distance of 12.43 feet to an inside corner:
South 03°23'04" West a distance of 17.07 feet to an outside corner:
South 74°59'04" West a distance of 123.19 feet to an outside corner:
North 27°55'53" West a distance of 14.15 feet to an inside corner:
North 52°22'59" West a distance of 15.83 feet to an inside corner:

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In Blocks 345**

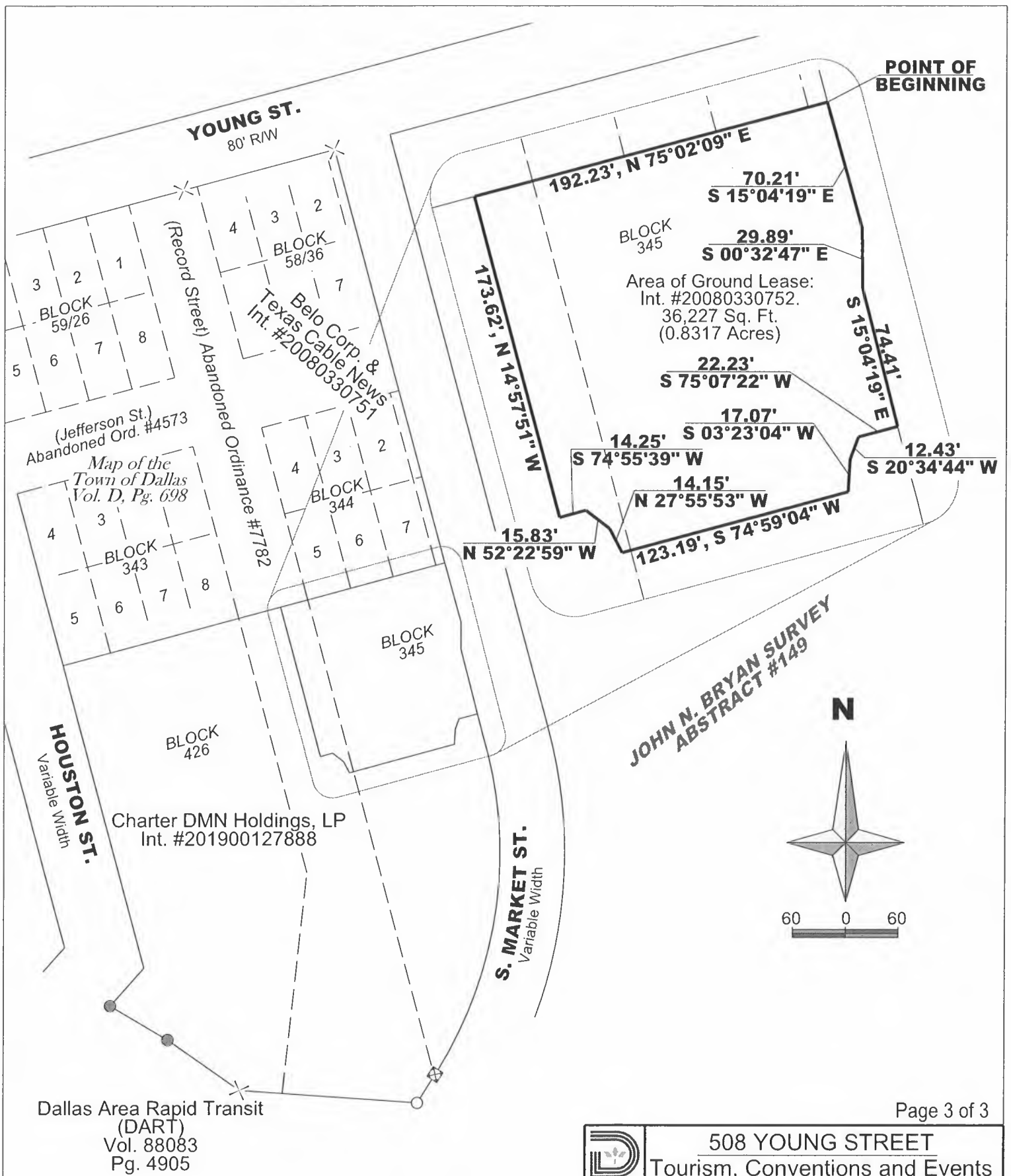
South $74^{\circ}55'39''$ West a distance of 14.25 feet to an outside corner:

THENCE North $14^{\circ}57'51''$ West a distance of 173.62 feet to the intersection with the Southeast line produced of the above referenced Block 344, being also the most Westerly corner of the herein described tract of land:

THENCE North $75^{\circ}02'09''$ East with the common line between said Blocks 345 and 344 a distance of 192.23 feet to the **POINT OF BEGINNING**, containing 36,227 Square Feet, or 0.8317 Acres of land:


BASIS OF BEARINGS: Bearings are based on the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Adjustment Realization of 2011.

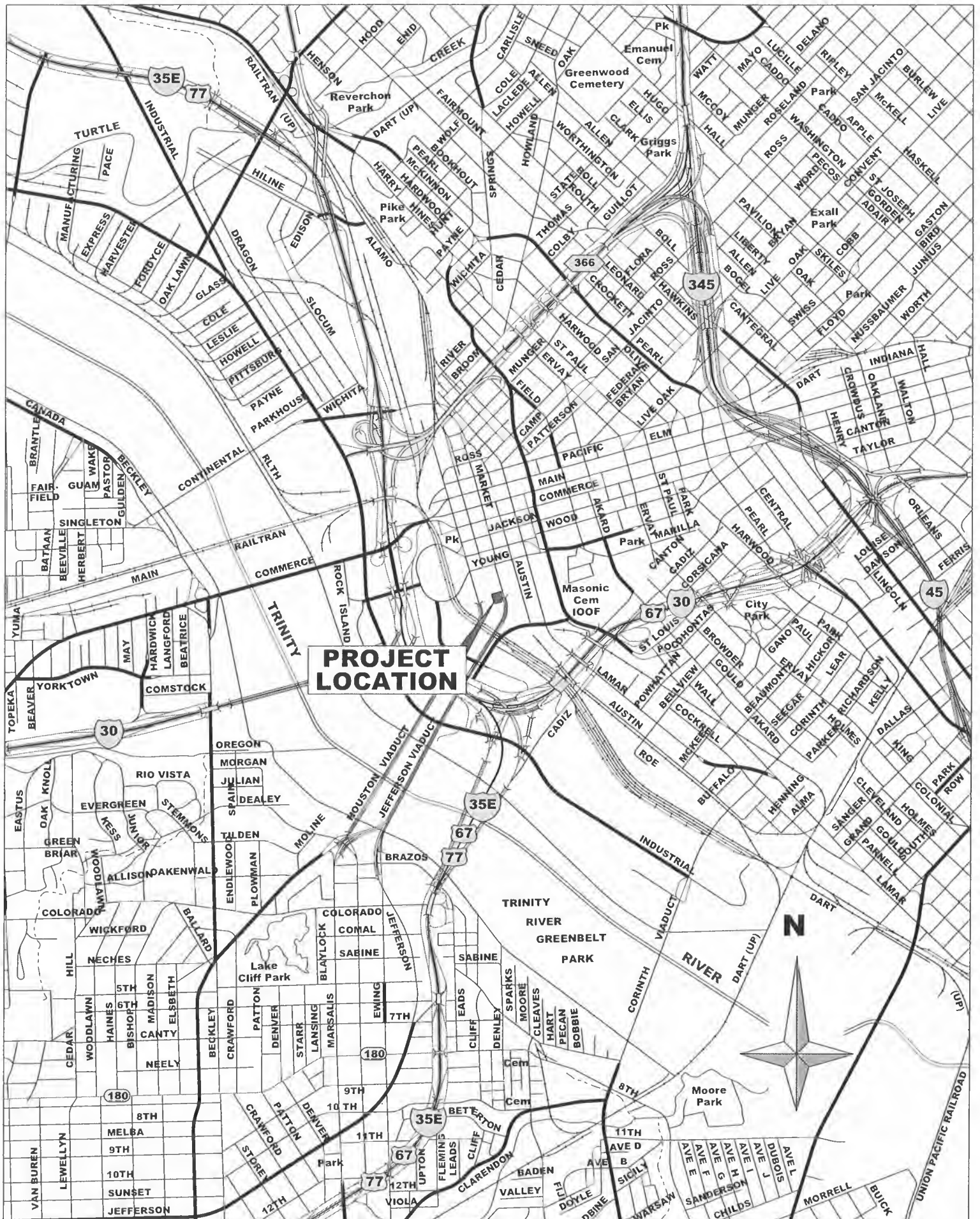




NOTE: None of the Corners of the Area of Ground Lease are Monumented.

BASIS OF BEARINGS: Bearings are based on the State Plane Coordinate System Texas North Central Zone 4202, North American Datum of 1983, Adjustment Realization of 2011.

 508 YOUNG STREET Tourism, Conventions and Events			
DEPARTMENT OF PUBLIC WORKS			
SURVEY DIVISION CITY OF DALLAS, TEXAS			
OPER. NAME	DESIGN FILE NAME	SCALE	DATE
Holt	N:\ENGR\HOLT\508 Young Street\508 Young Street.dgn	As Noted	2-28-25
PARTY CHIEF	CALCULATIONS	FOLDER	FILE NO.
Prunty	Holt	All Block Noted	041D-113



508 YOUNG STREET - AREA OF GROUND LEASE