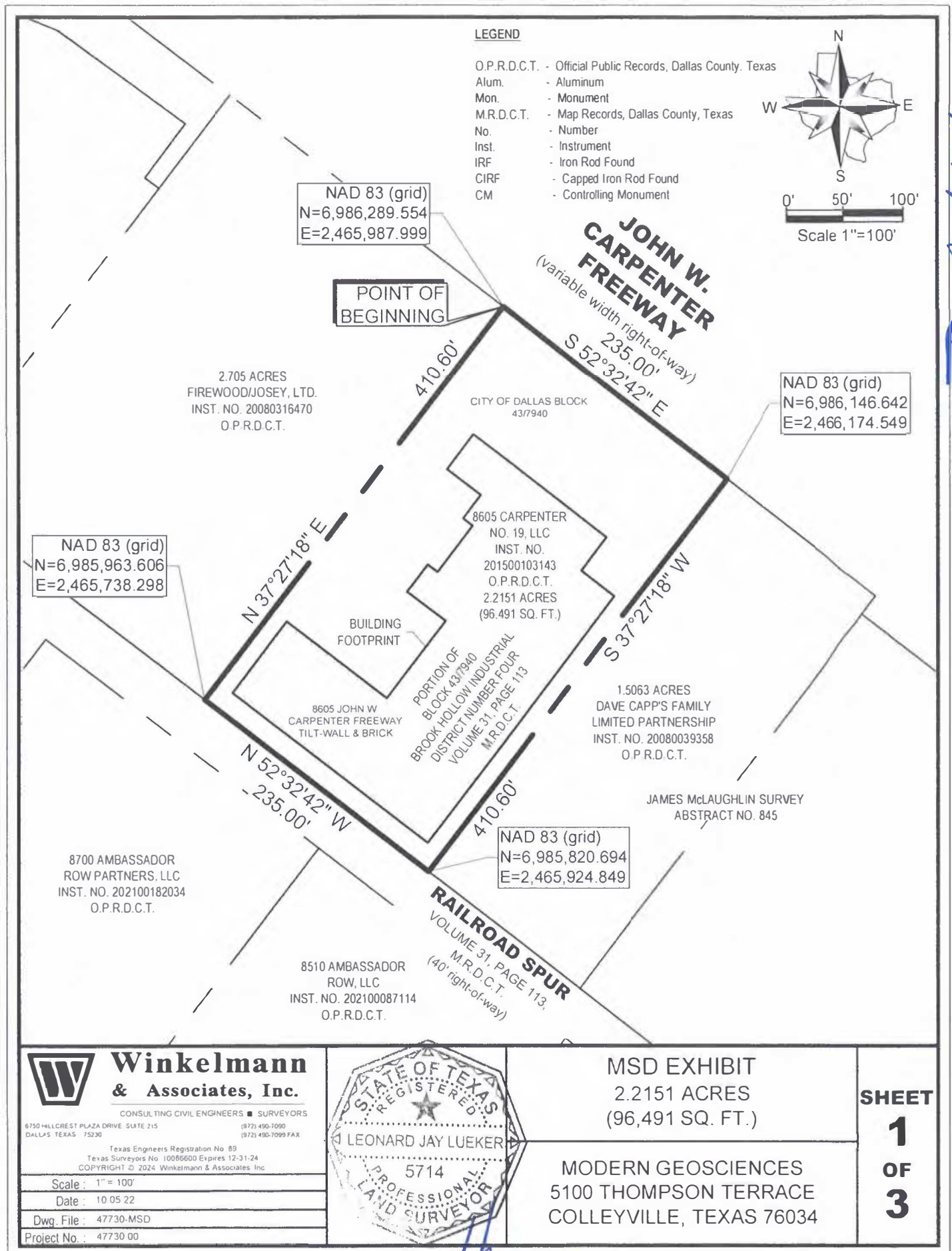


Exhibit A



Deed Held
FIELD NOTES APPROVED:
4/1/2024



3/1/24

Exhibit A

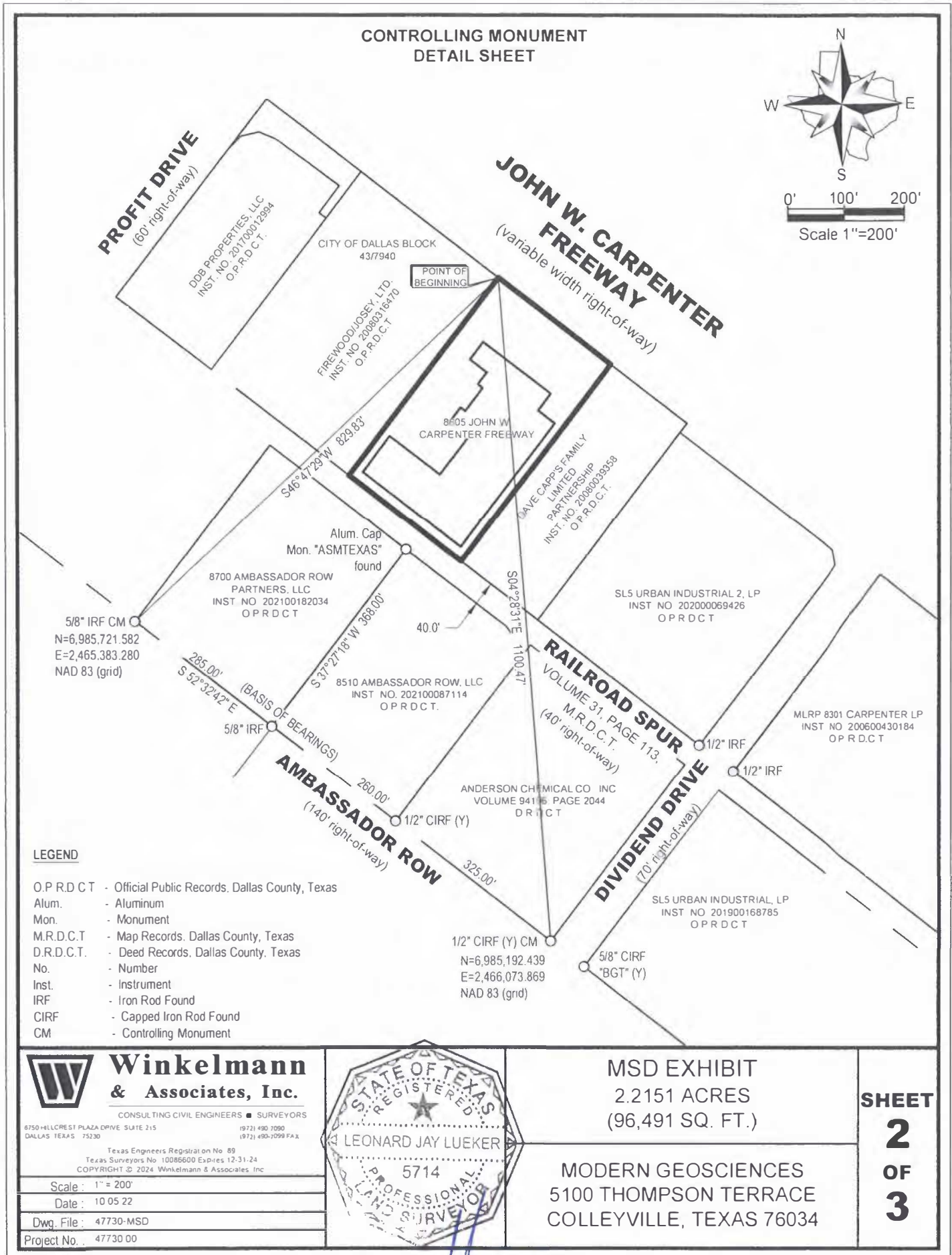


Exhibit A

Field Notes Describing a 96,491 Square Foot (2.2151 acre)
Municipal Setting Designation Survey
Situated in the City of Dallas Block number 43/7940
City of Dallas, Dallas County, Texas

BEING a 2.215 acre (96,491 sq. ft.) tract of land situated in the JAMES MCLAUGHLIN SURVEY, ABSTRACT NO. 845, City of Dallas, Dallas County, Texas, and being all of a said 2.2151 acre tract of land as described in deed to 8605 Carpenter No. 19, LLC, recorded in Instrument No. 201500103143, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), and being a portion of Block 43/7940, Brook Hollow Industrial District Number Four, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 31, Page 113, Map Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a point for corner (NAD 83 grid, N=6,986,289.554, E=2,465,987.999) from which a 5/8 inch iron rod found (NAD 83 grid, N=6,985,721.582, E=2,465,383.280) in the Northeast right-of-way line of Ambassador Row (140 foot right-of-way) bears South 46 deg 47 min 29 sec West, a distance of 829.83 feet and a 1/2 inch iron rod with yellow plastic cap found (NAD 83 grid, N=6,985,192.439, E=2,466,073.869) in the Northeast right-of-way line of said Ambassador Row and the Northwest right-of-way of Dividend Drive (70 foot right of way) bears South 04 deg 28 min 31 sec East, a distance of 1100.47 feet, said point being situated in the Southwesterly right-of-way line of John Carpenter Freeway (variable width right-of-way) and being the most Northerly corner of said 8605 Carpenter No. 19, LLC tract;


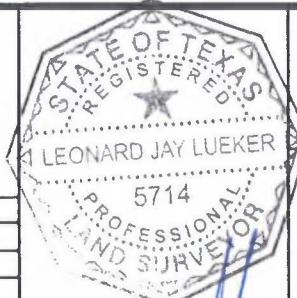
THENCE South 52 deg 32 min 42 sec East, along said Southwesterly right-of-way line, a distance of 235.00 feet to a point for corner (NAD 83 grid, N=6,986,146.642, E=2,466,174.549), said point being the most Easterly corner of said 8605 Carpenter No. 19, LLC tract;

THENCE South 37 deg 27 min 18 sec West, departing the Southwesterly right-of-way line of said John Carpenter Freeway and the Northeast line of said 8605 Carpenter No. 19, LLC tract and along the Southeasterly line of said 8605 Carpenter No. 19, LLC tract, a distance of 410.60 feet to a point for corner (NAD 83 grid, N=6,985,820.694, E=2,465,924.849);

THENCE North 52 deg 32 min 42 sec West, departing the Southeast line and along the Southwest line of said 8605 Carpenter No. 19, LLC tract, a distance of 235.00 feet to a point for corner (NAD 83 grid, N=6,985,963.606, E=2,465,738.298);

THENCE North 37 deg 27 min 18 sec East, departing said Southwest line and along the Northeast line of said 8605 Carpenter No. 19, LLC tract, a distance of 410.60 feet to the POINT OF BEGINNING (NAD 83 grid, N=6,986,289.554, E=2,465,987.999).

CONTAINING within these metes and bounds 2.2151 acres or 96,491 square feet of land, more or less. Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 29th day of September, 2022, 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. <small>CONSULTING CIVIL ENGINEERS ■ SURVEYORS 6750 HILLCREST PLAZA DRIVE SUITE 215 DALLAS, TEXAS 75230 (972) 490-7090 (972) 490-7096 FAX Texas Engineers Registration No. 89 Texas Surveyors No. 10086600 Expires 12-31-24 COPYRIGHT © 2024 Winkelmann & Associates, Inc.</small>		MSD EXHIBIT 2.2151 ACRES (96,491 SQ. FT.)	SHEET 3 OF 3
		MODERN GEOSCIENCES 5100 THOMPSON TERRACE COLLEYVILLE, TEXAS 76034	
Scale : N/A			
Date : 10 05 22			
Dwg. File : 47730-MSD			
Project No. : 47730 00			

G:\47730\survey\boundary\47730-MSD.dwg

7/31/24