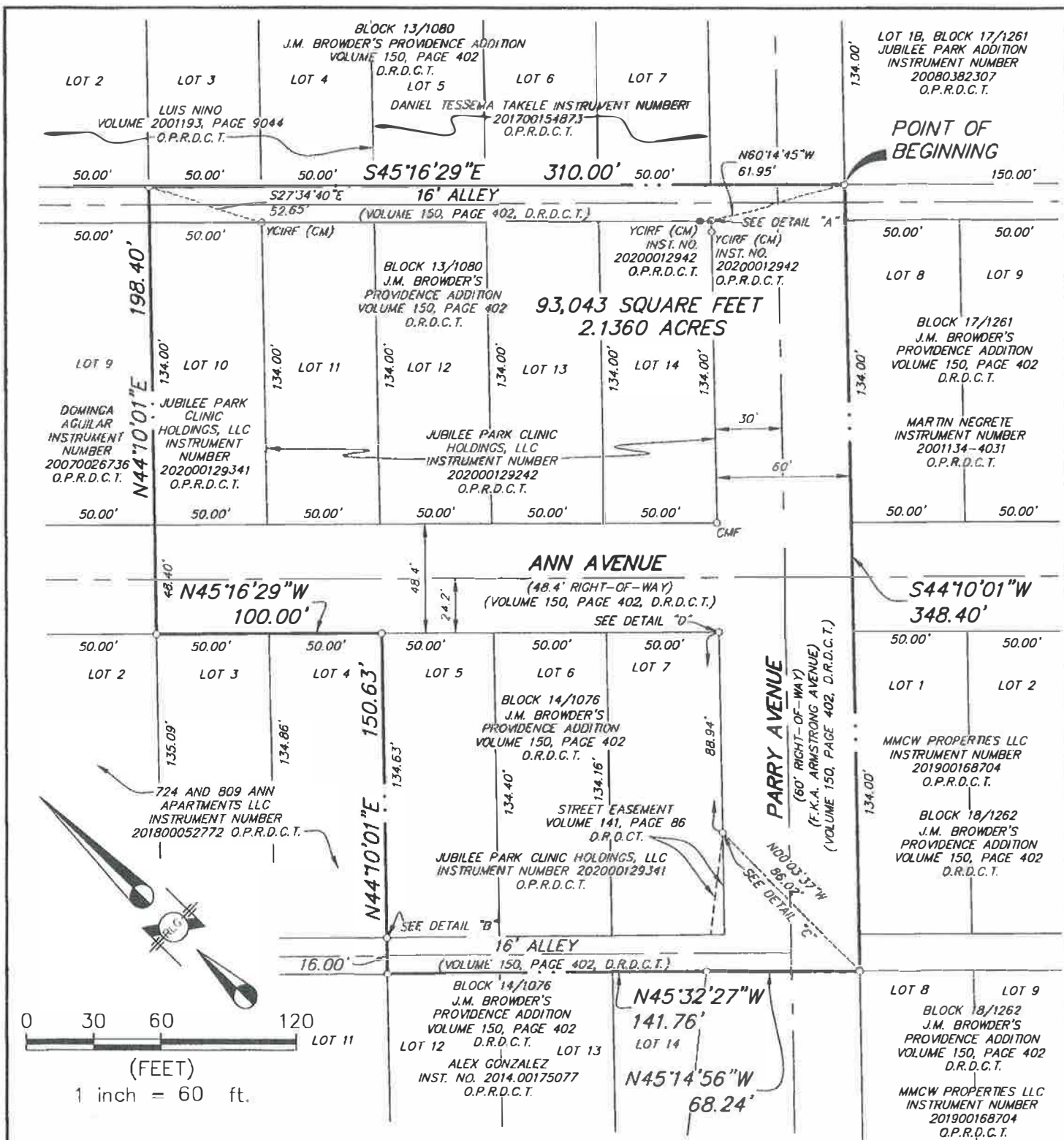


Exhibit A



BASIS OF BEARINGS: STATE PLANE
COORDINATE SYSTEM, TEXAS NORTH CENTRAL
ZONE 4202, NORTH AMERICAN DATUM OF
1983. ADJUSTMENT REALIZATION 2011.

CONTROLLING MONUMENTS: AS SHOWN.

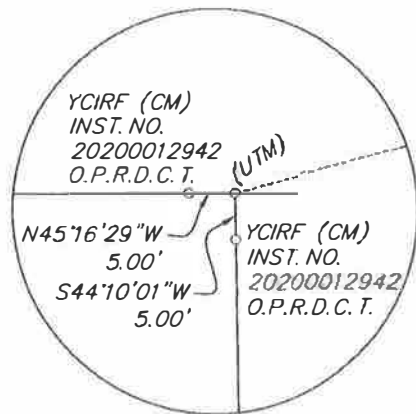
RAYMOND L. GOODSON JR., INC.
12001 N. CENTRAL EXPY, STE 300
DALLAS, TX. 75243
214-739-8100
rlg@rlginc.com
TEXAS PE REG #F-493
TBPELS REC #100341-00

**MSD SURVEY SHOWING A
93,043 SQUARE FOOT (2.1360 ACRE)
TRACT IN CITY BLOCKS 13/1080 AND 14/1076
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

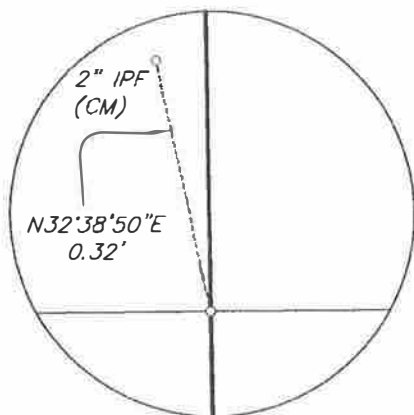
SCALE	1" = 60'	DATE	3/3/2022	SHEET	1 OF 4
JOB NO.	2111.095	E-FILE	2111.095MSD	DWG NO.	27,732X

LEGEND

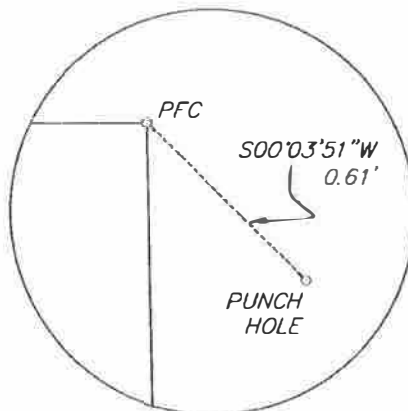
-----	PROPERTY LINE
-----	EASEMENT LINE
YCIRF	1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "RLG INC" FOUND
CMF	"X" CUT FOUND IN CONCRETE
IPF	IRON PIPE FOUND
PFC	POINT FOR CORNER
(CM)	CONTROLLING MONUMENT
(UTM)	UNABLE TO MONUMENT
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TX
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TX
F.K.A.	FORMERLY KNOWN AS
INST. NO.	INSTRUMENT NUMBER



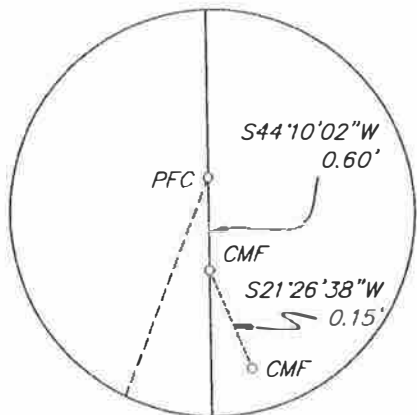
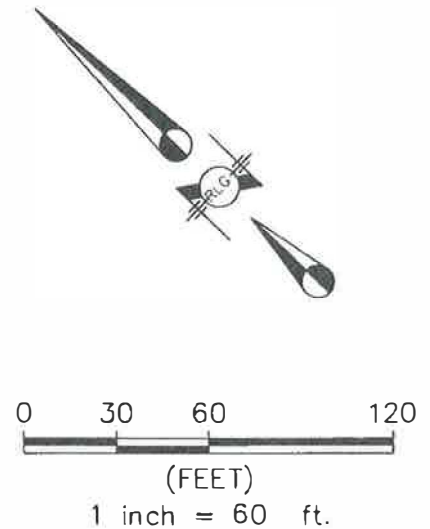
DETAIL "A"



DETAIL "B"



DETAIL "D"



DETAIL "C"



[Signature]

BRIAN R. WADE R.P.L.S. NO. 6098
11/17/2021
REVISED 3/3/2022
REVISED 5/17/2022

BASIS OF BEARINGS: STATE PLANE
COORDINATE SYSTEM, TEXAS NORTH CENTRAL
ZONE 4202, NORTH AMERICAN DATUM OF
1983. ADJUSTMENT REALIZATION 2011.

CONTROLLING MONUMENTS: AS SHOWN.

RAYMOND L. GOODSON JR., INC. TRACT IN CITY BLOCKS 13/1080 AND 14/1076
12001 N. CENTRAL EXPY, STE 300
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**MSD SURVEY SHOWING A
93,043 SQUARE FOOT (2.1360 ACRE)
TRACT IN CITY BLOCKS 13/1080 AND 14/1076
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

SCALE	1" = 60'	DATE	3/3/2022	SHEET	2 OF 4
JOB NO.	2111.095	E-FILE	2111.095MSD	DWG NO.	27,732X

**MSD SURVEY FIELD NOTES DESCRIBING A 93,043 SQUARE FOOT (2.1360 ACRE)
TRACT IN CITY BLOCKS 13/1080 AND 14/1076
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

Being a 93,043 square foot (2.1360 acre) tract of land situated in the John Grigsby Survey, Abstract No. 495, City of Dallas, Dallas County, Texas, being all of Lots 10-14, Block 13/1080 and Lots 5-7, Block 14/1076 of J.M. Browder's Providence Addition, an addition to the City of Dallas recorded in Volume 150, Page 402, Deed Records, Dallas County, Texas, being all of those tracts of land described in two Special Warranty Deed's to Jubilee Park Clinic Holdings, LLC, recorded in Instrument Numbers 2020000129341, and 202000129242, Official Public Records, Dallas County, Texas, being a portion of two 16 foot Alleys, a portion of Ann Avenue (a 48.4 foot right-of-way), and a portion of Parry Avenue (a 60 foot right-of-way, formerly known as Armstrong Avenue) all as dedicated by said plat of J.M. Browder's Providence Addition, and being more particularly described as follows:

BEGINNING at the intersection of the northeast line of said northeasterly 16 foot alley and the southeast right-of-way line of said Parry Avenue, being the west corner of Lot 1B, Block 17/1261 of Jubilee Park Addition, an addition to the City of Dallas recorded in Instrument No. 20080382307, Official Public Records, Dallas County, Texas, from which the east corner of Lot 14, Block 13/1080 bears North 60°14'45" West a distance of 61.95 feet, from which a 1/2" iron rod with yellow plastic cap stamped "RLG INC" found bears South 44°10'01" West, a distance of 5.00 feet, and from said east corner of Lot 14 a 1/2" iron rod with yellow cap stamped "RLG INC" bears North 45°16'29" West, a distance of 5.00 feet;

THENCE South 44°10'01" West, along the southeast line of said Parry Avenue, passing the southwest line of said alley at 16.00 feet, passing the intersection of the southeast line of said Parry Avenue and the northeast line of said Ann Avenue at 150.00 feet, passing the intersection of the southeast line of said Parry Avenue and the southwest line of said Ann Avenue at 198.40 feet, passing the northwest line of an alley at 332.40 feet and continuing for a total distance of 348.40 feet to the southeast line of said alley for the north corner of Lot 8, Block 18/1262 of said J.M. Browder's Providence Addition, from which a chiseled "X" in concrete found bears North 00°03'37" West, a distance of 86.02;

THENCE North 45°14'56" West, over and across said Parry Avenue, a distance of 68.24 feet to a point in the southwest line of said alley for the east corner of Lot 14, Block 14/1076;

THENCE North 45°32'27" West, along the southwest line of said 15' alley, common to the northeast lines of said Lot 14 and Lots 13 and 12, Block 14/1076 of said J.M. Browder's Providence Addition, a distance of 141.76 feet to a point for the east corner of Lot 11, Block 14/1076 and the north corner of said Lot 12;

THENCE North 44°10'01" East, over and across said alley, passing the west corner of Lot 5 and the south corner of Lot 4, Block 14/1076 at 16.00 feet, continuing along the northeast line of said Lot 4 and the southwest line of said Lot 5, for a total distance of 150.63 feet to the southwest right-of-way line of Ann Avenue (a 48.4 foot right-of-way) for the north corner of said Lot 5, the east corner of said Lot 4;

Deft Host
FIELD NOTES APPROVED:
5/20/2022


**MSD SURVEY FIELD NOTES DESCRIBING A 93,043 SQUARE FOOT (2.1360 ACRE)
TRACT IN CITY BLOCKS 13/1080 AND 14/1076
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

THENCE North 45°16'29" West, along the common line between said Ann Avenue and said Lot 4, a distance of 100.00 feet to the north corner of Lot 3, Block 14/1076 and the east corner of Lot 2, Block 14/1076;

THENCE North 44°10'01" East, over and across said Ann Avenue, passing the intersection of the west corner of Lot 10, Block 13/1080, the south corner of Lot 9, Block 13/1080 and the northeast line of said Ann Avenue at 48.40 feet, and continuing along the northwest line of said Lot 10 and southeast line of said Lot 9, passing at 182.40 feet the north corner of said Lot 10 and east corner of said Lot 9, said point being in the southwesterly right-of-way line of a 16-foot alley as dedicated by said plat of J.M. Browder's Providence Addition, continuing across said alley, for a total distance of 198.40 feet to a point on the northeast right-of-way of said 16 foot alley for the west corner of Lot 3 and the south corner of Lot 2 of said Block 13/1080 from which a 1/2" iron rod with yellow cap stamped "RLG INC" bears South 27°34'40" East, a distance of 52.65 feet for the east corner of said Lot 10 and the north corner of said Lot 11, Block 13/1080;

THENCE South 45°16'29" East, along the northeast line of said alley, a distance of 310.00 feet to the **POINT OF BEGINNING** containing 93,043 square feet or 2.1360 acres, more or less.



Brian R. Wade R.P.L.S. No. 6098
11/17/2021
REVISED 3/3/2022
REVISED 5/17/2022