

# Exhibit A

Field Notes Describing a 187,302 Square Foot (4.300 Acre)  
Tract of Land in City Block 8010  
To Be Acquired from  
CCR Equity Holdings One, LLC,

Being a 187,302 Square Foot, or 4.300 Acre tract of unplatted land lying in the City of Dallas, Dallas County, Texas, being a part of Block 8010 (Official City of Dallas Block Numbers), and a part of the Levi Dixon Survey, Abstract No. 380, and being a portion of the property conveyed to CCR Equity Holdings one, LLC by deed recorded in Instrument Number 201800096174 of the Official Public Records of Dallas County, Texas, and being more particularly described as follows:

**NOTE:** All coordinates shown are State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Realization of 2011, No Scale, No Projection.

**COMMENCING** at a 2-inch diameter iron pipe (Controlling Monument) found at the intersection of the Southwest Right-of-Way line of South Central Expressway, a variable-width Right-of-Way, with the Southeast Right-of-Way line of Choate Street, a variable width Right-of-Way, being the most Northerly corner of a tract of land conveyed to the Almira Industrial & Trading Corporation by deed recorded in Instrument Number 20140028565 of the Official Public Records of Dallas County, Texas (N=6935699.82; E=2511723.25):

**THENCE** South 31°04'12" East, departing the last said Southeast line of Choate Street and with the said Southwest line of South Central Expressway a distance of 319.99 feet to the most Northerly corner and **POINT OF BEGINNING** of the herein described tract of land (not monumented):

**THENCE** South 31°04'12" East, continuing with the last said Southwest line of South Central Expressway a distance of 342.31 feet to a metal fence post found at the most Easterly corner of the herein described tract of land, being also the most Northerly corner of a tract of land conveyed to the Brown Family Lewisville Railroad family first, L.P. by deed recorded in Instrument No. 201400045413 of the Official Public Records of Dallas County, Texas (N=6935132.62; E=2512065.01):

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**THENCE** South 60°25'53" West, departing the last said Southwest line of South Central Expressway and with the common line between said Brown Family tract and the herein described tract of land a distance of 573.51 feet to a 5/8-inch diameter iron rod with cap marked "CITY OF DALLAS" (herein after called "5/8" I.R. w/COD Cap") set at the intersection with the Northeast line of a tract of land conveyed to the Texas Power & Light Company (predecessor in title to the Oncor Electric Transmission Company), as recorded in Volume 1367, Page 564 of the Deed Records of Dallas County, Texas, an being also the most Southerly corner of the herein described tract of land:

**THENCE** North 35°14'32" West with the Northeast line of said Oncor property a distance of 252.75 feet to a 3/4-inch diameter iron pipe found at the most Southerly corner of the G.M. Phillipy Subdivision, an addition to the City of Dallas recorded in Volume 51. Page 159 of the Map Records of Dallas County, Texas, and being also the most Southerly corner of Lot 1 of said addition, and of the property conveyed to Marsha L. Jackson by deed recorded in Volume 95177, Page 3786 of the Deed Records of Dallas County, Texas, and being also the most Westerly corner of the herein described tract of land (N=6935056.05; E=2511420.43):

**THENCE** North 39°26'47" East, departing the Northeast line of said Oncor property and with the common line between said G.M. Phillipy Subdivision and the herein described tract of land a distance of 264.81 feet to a 5/8" I.R. w/COD cap set at the most Easterly corner of said G.M. Phillipy Subdivision, being also the most Southerly corner of the above said Almira Industrial & Trading Corporation property:

**THENCE** North 75°45'45" East, departing the boundary of the G.M. Phillipy Subdivision and with the common line between the said Almira Industrial & Trading Corporation and the herein described tract of land a distance of 65.62 feet to an inside corner of the herein described tract of land (not monumented):

**THENCE** North 57°43'30" East, continuing with the above said common property line a distance of 279.31 feet to the **POINT OF BEGINNING**, containing 187,302 Square Feet, or 4.300 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, Realization of 2011.

*Scott Holt*  
3/31/2021

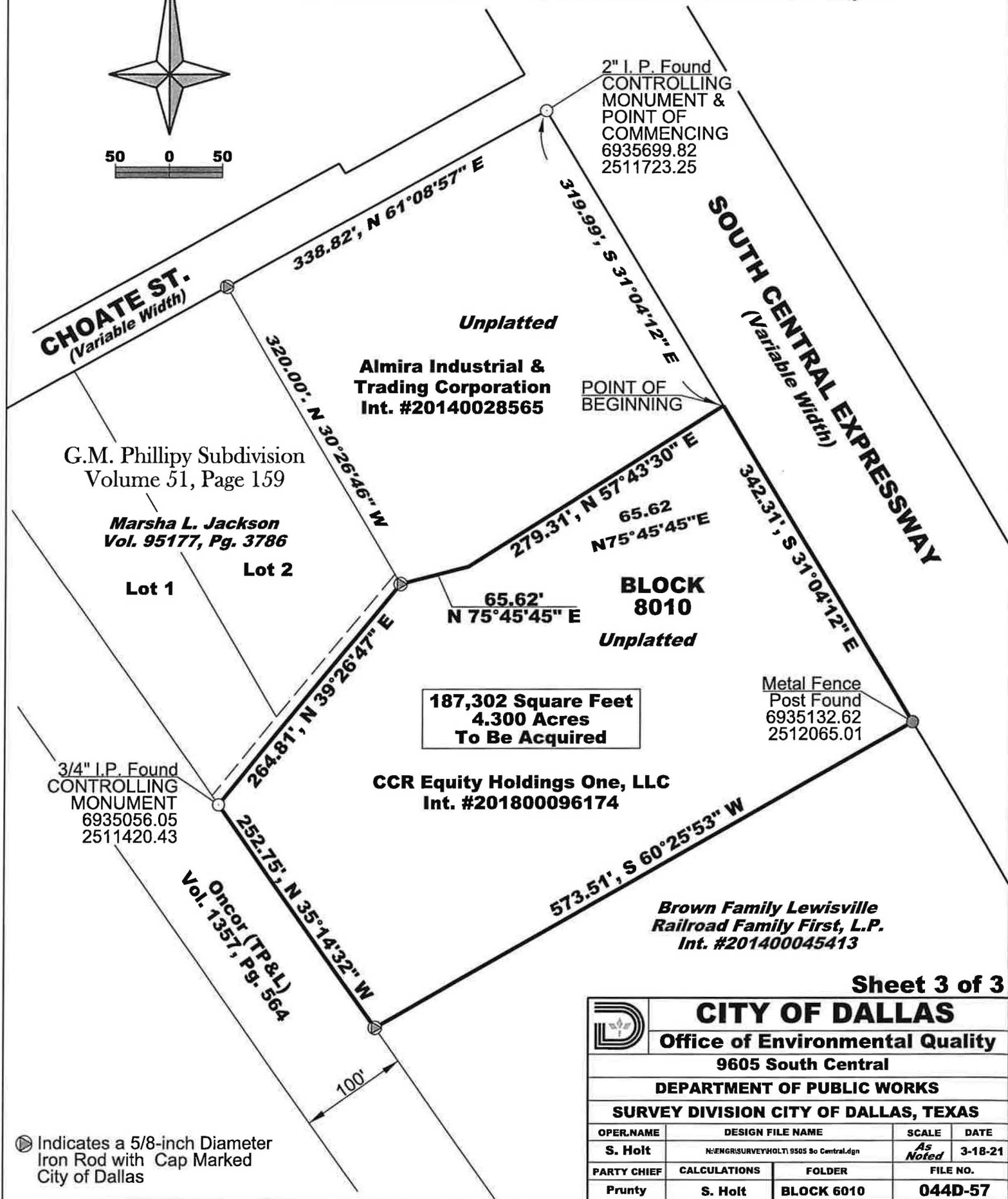


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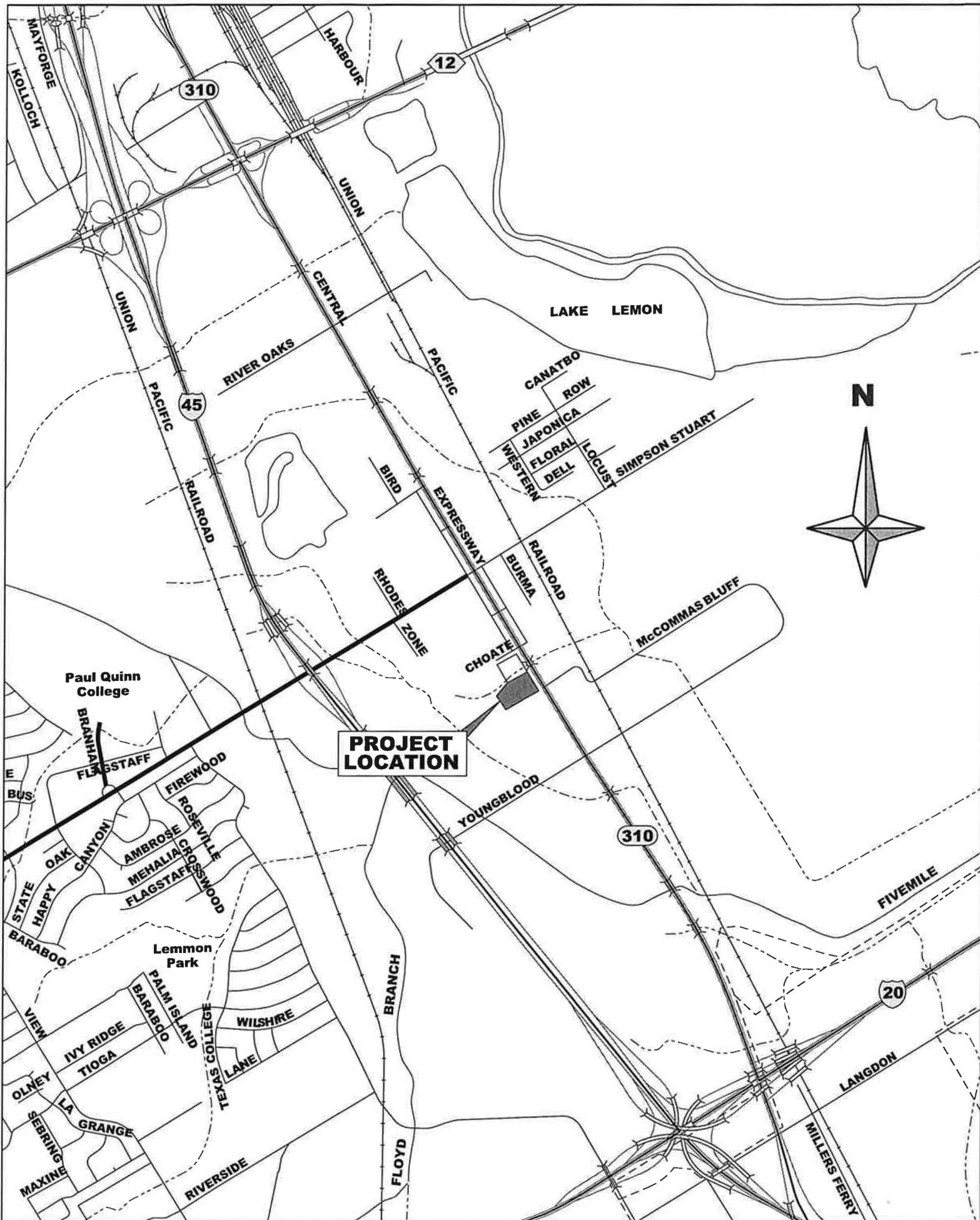
Bearings are based on the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Realization of 2011.

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Sheet 3 of 3

| CITY OF DALLAS                        |  |            |          |
|---------------------------------------|--|------------|----------|
| Office of Environmental Quality       |  |            |          |
| 9605 South Central                    |  |            |          |
| DEPARTMENT OF PUBLIC WORKS            |  |            |          |
| SURVEY DIVISION CITY OF DALLAS, TEXAS |  |            |          |
| OPERNAME                              | DESIGN FILE NAME                         | SCALE      | DATE     |
| S. Holt                               | N:\ENGR\SURVEY\WOLTI 9505 So Central.dgn | As Noted   | 3-18-21  |
| PARTY CHIEF                           | CALCULATIONS                             | FOLDER     | FILE NO. |
| Prunty                                | S. Holt                                  | BLOCK 6010 | 044D-57  |



## 9505 SOUTH CENTRAL EXPRESSWAY