

"Exhibit A"

M.S.D. Survey

PROPERTY DESCRIPTION

BEING ■ 744,286 square foot (17.086 acre) tract of land situated in the B.B.B. & C.R.R. SURVEY, Abstract Number 207 and the H. BURNHAM SURVEY, Abstract Number 106, Dallas County, Texas, same being all of Lot 1-B, Block 4/7181 of Lot 12, City Block 8/5581, A REVISION OF LOTS 1-A AND 9, WESTWOOD ADDITION No. 2, an addition to the City of Dallas as recorded in Volume 93211, Page 868, Deed Records, Dallas County, Texas (D.R.D.C.T.), and all of Lot 1, Block 1/7193, of PIONEER PARK, an addition to the City of Dallas as recorded in Volume 99247, Page 33, D.R.D.C.T., together with portions of City of Dallas Block 7193, Singleton Boulevard (Called 100' R.O.W.), Chalk Hill Road (Variable R.O.W.), and Butternut Street (Variable R.O.W.), further being comprised of those certain tracts of land conveyed to Afecom Properties, LLC by deed recorded in Instrument Number 200900347543, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), CHALK HILL PROPERTIES, LLC by deeds recorded in Instrument Number 201300317735 and 201200044974, O.P.R.D.C.T. and Volume 95227, Page 264, D.R.D.C.T., Crow Lang West Dallas LLC by deed recorded in Instrument Number 202000353461, O.P.R.D.C.T., and City of Dallas (unknown recording information), and further being more particularly described as follows:

BEGINNING at the northeast corner of said Lot 1-B, same being in the westerly line of said Chalk Hill Road;

THENCE North 14°33'16" West, along said westerly line, passing the south line of Singleton Boulevard and continuing along the prolongation of said westerly line, over and across said Singleton Boulevard, for a distance of 403.01 feet to the north line of said Singleton Boulevard, same being the south line of that certain tract of land conveyed to DALLAS AREA RAPID TRANSIT by deed recorded in Volume 97074, Page 811, D.R.D.C.T., some also being the beginning of a curve to the right, having a radius of 2630.74 feet and a chord which bears North 87°31'19" East, for 237.06 feet;

THENCE Northeasterly, along said north and south lines and said curve to the right, passing an aluminum monument found at the southeast corner of said DALLAS AREA RAPID TRANSIT tract, same being the southwest corner of that certain tract of land conveyed to BRUCE HEYDARIAN and ASADOLLAH HEIDRIAN by deed recorded in Instrument Number 201600231612, O.P.R.D.C.T., through a central angle of 05°09'53", for an arc distance of 237.14 feet;

THENCE South 89°37'34" East, continuing along said north line of Singleton Boulevard and along the south line of said BRUCE HEYDARIAN and ASADOLLAH HEIDRIAN tract of land, for a distance of 194.30 feet to the prolongation of the westerly line of that certain tract of land conveyed to Texas and Pacific Railroad by deed recorded in Volume 1669, Page 219, D.R.D.C.T., at its intersection with said north line of Singleton Boulevard;

THENCE South 15°28'17" East, over and across said Singleton Boulevard and along said prolongation, passing the northeast corner of aforementioned Lot 1, Block 1/7193, continuing along said westerly line of said Texas and Pacific Railroad tract and the easterly line of said Lot 1, eventually along the easterly line of aforementioned Crow Lang West Dallas LLC tract and aforementioned City of Dallas Tract of land, for a total distance of 1503.14 feet to the southeast corner of said City of Dallas tract of land, same being in the northerly line of Earnest Street as shown on plat of the Original Town of Eagle Ford as recorded in Volume "Y", Page 229, D.R.D.C.T. and in Volume 3, Page 525, Map Records, Dallas County, Texas (M.R.D.C.T.);

THENCE South 74°34'15" West, along said north line and the south line of said City of Dallas tract of land, passing the northeast corner of that certain tract of land conveyed to Four L Capital, Ltd. by deed recorded in Instrument Number 20070002004, O.P.R.D.C.T., eventually passing an aluminum monument found for the southwest corner of said City of Dallas tract, same being the northwest corner of said Four L Capital, Ltd. tract, further being in the easterly line of aforementioned Chalk Hill Road, continuing along the prolongation, over and across said Chalk Hill Road, for a total distance of 439.06 feet to the aforementioned westerly line of Chalk Hill Road;

THENCE North 14°55'49" West, along the westerly line of said Chalk Hill Road, along the easterly line of Block 3/7181 of WESTWOOD NO. 2 ADDITION, an addition to the City of Dallas as recorded in Volume 8, Page 130, M.R.D.C.T., for a distance of 718.28 feet to the northeast corner of Lot 10 of said addition, same being in the south line of aforementioned Butternut Street;

THENCE South 75°04'11" West, along the south line of said Butternut Street, for a distance of 149.90 feet to the northwest corner of said Lot 10;

THENCE North 14°33'16" West, over and across said Butternut Street, passing a 3/8 inch iron rod found in the north line of said Butternut Street, same being the southwest corner of aforementioned Lot 1-B, continuing along the west line of said Lot 1-B, for a total distance of 489.01 feet to the northwest corner of said Lot 1-B;

THENCE North 75°26'44" East, along the north line of said Lot 1-B, for a distance of 150.00 feet to the POINT OF BEGINNING and containing 744,286 square feet or 17.086 Acres of land, more or less.



Date: 6/1/2021
Job No. 21-058

Sheet 1 of 5

Crow Lang West Dallas LLC MSD - Page 1

DUENES LAND SURVEYING, LLC



2112 Blackfoot Trail
Mesquite, Texas 75149
Ph: (214) 317-0685
Surveying Firm #10194446

M.S.D. Survey

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	5°09'53"	2630.74'	237.14'	237.06'	N 87°31'19" E

DALLAS AREA RAPID TRANSIT
Vol. 97074, Pg. 811
D.R.D.C.T.

BRUCE HEYDARIAN and
ASADOLLAH HEIDRIAN
Instr. No. 201600231612
O.P.R.D.C.T.

Edwin Reed Survey, Abstract No. 1212
B.B.B. & C.R.R. Survey, Abstract No. 207

Block 7165

Jose Angel Gonzalez and
Margarita Dolores Gonzales
Revocable Living Trust
Instr. No. 2017400172232
O.P.R.D.C.T.

Block 7165

N:6969969.21
E:2458425.05

SINGLETON BOULEVARD
(Called 100' ROW)

N:6969978.19
E:2458856.13

(Controlling Monument)
Aluminum Monument Found
"M C SURVEYING"

N:6969979.46
E:2458661.86

S 89°37'34" E
194.30'

(Controlling Monument)
Capped Iron Rod Found

(Tract I)

RGD Investments, LLC
Instr. No. 201100181177
O.P.R.D.C.T.

Lot 11, Block 4/7181

(Tract II)

RGD Investments, LLC
Instr. No. 201100181177
O.P.R.D.C.T.

CHALK HILL PROPERTIES, LLC
Instr. No. 201200044974
O.P.R.D.C.T.

Chalk Hill Properties, LLC
Instr. No. 201300317735
O.P.R.D.C.T.

Block 7193

744,286 Square Feet
17.086 Acres

CHALK HILL ROAD
(Variable ROW)

P.O.B.

N:6969579.18
E:2458526.32

N 75°26'44" E
150.00'

Alecom Properties, LLC
Instr. No. 200900347543
O.P.R.D.C.T.

Lot 1-B, Block 4/7181

Basis of Bearings: STATE
PLANE COORDINATE SYSTEM,
NORTH TEXAS CENTRAL ZONE
4202, NORTH AMERICAN DATUM
OF 1983. ADJUSTMENT
REALIZATION 2011.

Lot 1, Block 1/7193
PIONEER/PARK
Vol. 992471, Pg. 33
D.R.D.C.T.

CHALK HILL PROPERTIES, LLC
Vol. 95227, Pg. 264
D.R.D.C.T.

Matchline Sheet 2

Scale: 1" = 100'
Date: 6/1/2021
Job No. 21-058

Sheet 2 of 5

DUENES LAND SURVEYING, LLC



2112 Blackfoot Trail
Mesquite, Texas 75149
Ph: (214) 317-0685
Surveying Firm #10194446

M.S.D. Survey

CHALK HILL PROPERTIES, LLC
Vol. 95227, Pg. 264
D.R.D.C.T.

Matchline Sheet 1

MFS-TX, LLC
Instr. No. 201600091519
O.P.R.D.C.T.

Crow Lang West Dallas LLC
Instr. No. 202000353461
O.P.R.D.C.T.

HCI ACQUISITIONS, INC.
Vol. 200214, Pg. 3465
D.R.D.C.T.

Block 7193

Vol. 1669, Pg. 219

Texas and Pacific Railroad

B.B.B. & C.R.R. Survey, Abstract No. 207
H. Burnham Survey, Abstract No. 106

EARNST STREET
(50' ROW)

N:6968529.71
E:2459257.05

Basis of Bearings: STATE
PLANE COORDINATE SYSTEM,
NORTH TEXAS CENTRAL ZONE
4202, NORTH AMERICAN DATUM
OF 1983. ADJUSTMENT
REALIZATION 2011.

(Controlling Monument)
Aluminum Monument Found
"MLA RPLS 4873"

S 74°34'15" W
439.06'

Four L Capital, Ltd
EAGLE FORD Instr. No. 20070002004
Vol. 3, Pg. 524
M.R.D.C.T.

N:6968412.92
E:2458833.87

Sheet 3 of 5

CHALK HILL ROAD
(Variable ROW)

718.28'

Block 3/7181

N 14°55'49" W

BUTTERNUT STREET
(Variable ROW)

N:6969106.85
E:2458648.84

N:6969068.24
E:2458504.02

WESTWOOD No. 2 ADDITION
Vol. 8, Pg. 130
M.R.D.C.T.

HIAWATHA STREET
(50' ROW)

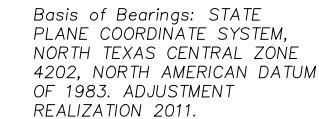
Scale: 1" = 100'
Date: 6/1/2021
Job No. 21-058

Lot 14 Lot 13 Lot 12

RINDA ELLIOT SUBDIVISION
Vol. 2002217, Pg. 81
M.R.D.C.T.

15' PUBLIC UTILITY EASEMENT
100.0 & Pg. 362

Lot 15 Lot 16 Lot 17



Sheet 4 of 5

SURVEYOR'S CERTIFICATION

THAT I, Dustin D. Davison, do hereby certify that this survey was made on the ground and based on an office survey by me or under my personal supervision and the plat hereon is a true, correct, and accurate representation of the property as determined by survey. The lines, dimensions and corners of said property being as indicated by the plat.



M.S.D. Survey

