

EXHIBIT A – TRACT 1

20-FOOT WIDE CITY OF HEATH TRAIL AND SANITARY SEWER EASEMENT J. CANTER SURVEY ABSTRACT NO. 53 ROCKWALL COUNTY, TEXAS

BEING a 11,900 square foot (0.273 acre) tract of land situated in the J. Canter Survey Abstract Number 53, City of Heath, Rockwall County, Texas, being a portion of a called 10.64 acre tract of land to the City of Dallas recorded in Volume 78, Page 406 Deed Records Rockwall County, Texas, same being the Lake Ray Hubbard take line, Map Number 612D-1, Sheets 106 and 107 filed in the City of Dallas Survey Records Vault, and being more particularly described by metes and bounds as follows;

BEGINNING at a 1/2 inch iron rod with cap stamped "R.P.L.S. 5034" found lying on the easterly line of Hubbard Drive, (a variable width right-of-way) on the south line of said City of Dallas Tract, same being the City of Dallas Take line of Lake Ray Hubbard and for the northwest corner of a tract of land to HGYC, LLC called Tract I as recorded in Volume 7259, Page 188 of the Deed Records Rockwall County, Texas;

THENCE departing said City of Dallas Take line of Lake Ray Hubbard, same being the south line of said City of Dallas Tract and through the interior of same the following courses and distances;

North 07 degrees 28 minutes 11 seconds East, a distance of 20.02 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 78 degrees 51 minutes 17 seconds East, a distance of 227.12 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 68 degrees 22 minutes 13 seconds East, a distance of 370.47 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 21 degrees 37 minutes 47 seconds West, a distance of 20.00 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner on the south line of said City of Dallas Tract, same being said City of Dallas Take line of Lake Ray Hubbard and on a northerly line of another tract of land to HGYC, LLC called Tract 1 as recorded in Volume 7275, Page 100 of the Deed Records Rockwall County, Texas;

THENCE along the south line of said City of Dallas Tract, same being said City of Dallas Take line of Lake Ray Hubbard and along the northerly line of the following three tracts of land to HGYC LLC; said HGYC, LLC called Tract 1 as recorded in Volume 7275, Page 100 of the Deed Records Rockwall County, Texas, said HGYC, LLC called Tract II as recorded in Volume 7259, Page 188 of the Deed Records Rockwall County, Texas and another tract of land to HGYC, LLC called Tract I as recorded in Volume 7259, Page 188 of the Deed Records Rockwall County, Texas, the following courses and distances;

North 68 degrees 22 minutes 13 seconds West, a distance of 368.64 feet to a City of Dallas take line monument stamped "G4-2" found for corner;

North 78 degrees 50 minutes 57 seconds West, a distance of 224.00 feet containing 11,900 square feet, or 0.273 of an acre of land.

BEARINGS AND DISTANCES REFERENCED FOR THIS SURVEY ARE BASED ON THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, NORTH CENTRAL ZONE (4202). ALL DISTANCES SHOWN ARE SURFACE USING A SCALE FACTOR OF 1.000146135.



B. J. Maddox
Brian J. Maddox, R.P.L.S., No. 5430

10-14-2025



Scott Holt
FIELD NOTES APPROVED:
12/23/2025



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Project # MSM-14-1225

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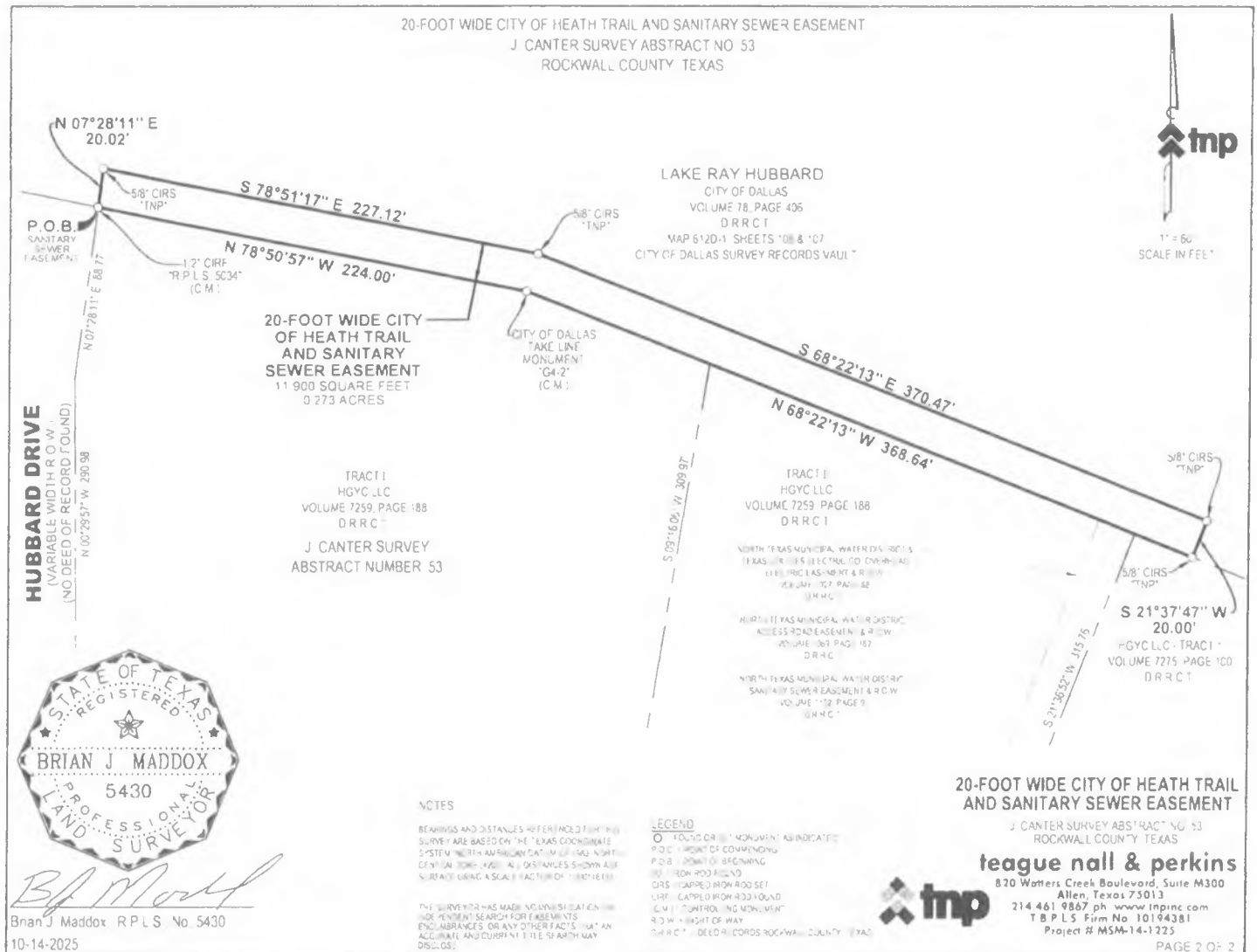


EXHIBIT A - TRACT 2

10-FOOT WIDE TEMPORARY WORKSPACE EASEMENT J. CANTER SURVEY ABSTRACT NO. 53 ROCKWALL COUNTY, TEXAS

BEING a 6,288 square foot (0.144 acre) tract of land situated in the J. Canter Survey Abstract Number 53, City of Heath, Rockwall County, Texas, being a portion of a called 10.64 acre tract of land to the City of Dallas recorded in Volume 78, Page 406 Deed Records Rockwall County, Texas, same being the Lake Ray Hubbard take line, Map Number 612D-1, Sheets 106 and 107 filed in the City of Dallas Survey Records Vault and being more particularly described by metes and bounds as follows;

COMMENCING at a 1/2 inch iron rod with cap stamped "R.P.L.S. 5034" found lying on the easterly line of Hubbard Drive, (a variable width right-of-way) on the south line of said City of Dallas Tract, same being the City of Dallas Take line of Lake Ray Hubbard and for the northwest corner of a tract of land to HGYC, LLC called Tract I as recorded in Volume 7259, Page 188 of the Deed Records Rockwall County, Texas;

THENCE departing said City of Dallas Take line of Lake Ray Hubbard, same being the south line of said City of Dallas Tract and through the interior of same the following courses and distances;

North 07 degrees 28 minutes 11 seconds East, a distance of 20.02 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the POINT OF BEGINNING of the herein described tract;

North 07 degrees 28 minutes 11 seconds East, a distance of 10.02 feet to a point for corner;

South 78 degrees 51 minutes 17 seconds East, a distance of 228.67 feet to a point for corner;

South 68 degrees 22 minutes 13 seconds East, a distance of 381.39 feet to a point for corner;

South 21 degrees 37 minutes 47 seconds West, a distance of 30.00 feet to a point for corner on the south line of said City of Dallas Tract, same being said City of Dallas Take line of Lake Ray Hubbard and on a northerly line of another tract of land to HGYC, LLC called Tract 1 as recorded in Volume 7275, Page 100 of the Deed Records Rockwall County, Texas;

THENCE North 68 degrees 22 minutes 13 seconds West along the south line of said City of Dallas Tract, same being said City of Dallas Take line of Lake Ray Hubbard and along the northerly line of said HGYC, LLC called Tract 1 as recorded in Volume 7275, Page 100 of the Deed Records Rockwall County, Texas, a distance of 10.00 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

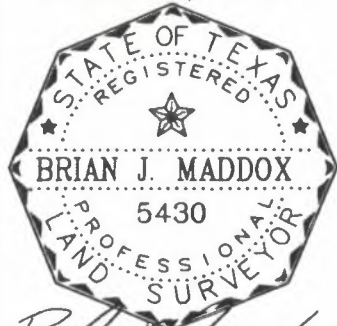
THENCE departing said City of Dallas Take line of Lake Ray Hubbard, same being the south line of said City of Dallas Tract and through the interior of same the following courses and distances;

North 21 degrees 37 minutes 47 seconds East, a distance of 20.00 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

North 68 degrees 22 minutes 13 seconds West, a distance of 370.47 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

North 78 degrees 51 minutes 17 seconds West, a distance of 227.12 feet to the POINT OF BEGINNING containing 6,288 square feet, or 0.144 of an acre of land.

BEARINGS AND DISTANCES REFERENCED FOR THIS SURVEY ARE BASED ON THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, NORTH CENTRAL ZONE (4202). ALL DISTANCES SHOWN ARE SURFACE USING A SCALE FACTOR OF 1.000146135.



Brian J. Maddox, R.P.L.S., No. 5430

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