

Exhibit "A"

PART 1

BEING a tract of land situated in the Allen Jenkins Survey, Abstract No. 713, City of Grand Prairie, Dallas County, Texas and being a portion of Lot 1, Block A Bush and Pioneer Centre, an addition to the City of Grand Prairie, according to the Plat filed of record in Instrument No. 201600194923 Plat Records, Dallas County, Texas (P.R.D.C.T.), described by deed to Wal-Mart Real Estate Business Trust, recorded in Instrument No. 201500252467 Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described as follows:

COMMENCING at a point in the east line of said Lot 1, same being the west line of South Robinson Road (a 70-foot public right-of-way), from which a 5/8-inch iron rod found in said common line bears South 00°47'15" West, 717.82 feet and being in the south line of a called 0.138 acre Easement and Right-of-Way dedicated to Oncor Electric Delivery Company LLC, recorded in Instrument No. 202600055616, O.P.R.D.C.T.;

THENCE over said Lot 1 and with the south line of said Easement and Right-of-Way, the following bearings and distances:

South 88°11'52" West, a distance of 131.06 feet to the **POINT OF BEGINNING**;

South 88°11'52" West, a distance of 15.01 feet to a point for corner;

THENCE North 00°05'42" West, over and across said Easement and Right-of-Way, a distance of 10.00 feet to a point for corner in the north line of said Easement and Right-of-Way;

THENCE North 88°11'52" East, with the north line of said Easement and Right-of-Way, a distance of 15.01 feet to a point for corner;

THENCE South 00°05'42" East, over and across said Easement and Right-of-Way, a distance of 10.00 feet to the **POINT OF BEGINNING** and containing 150 square feet or 0.003 of an acre of land.

PART 2

BEING a tract of land situated in the Allen Jenkins Survey, Abstract No. 713, City of Grand Prairie, Dallas County, Texas and being a portion of Lot 1, Block A Bush and Pioneer Centre, an addition to the City of Grand Prairie, according to the Plat filed of record in Instrument No. 201600194923 Plat Records, Dallas County, Texas (P.R.D.C.T.), described by deed to Wal-Mart Real Estate Business Trust, recorded in Instrument No. 201500252467 Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described as follows:

COMMENCING at a point in the east line of said Lot 1, same being the west line of South Robinson Road (a 70-foot public right-of-way), from which a 5/8-inch iron rod found in said common line bears South 00°47'15" West, 717.82 feet and being in the south line of a called 0.138 acre Easement and Right-of-Way dedicated to Oncor Electric Delivery Company LLC, recorded in Instrument No. 202600055616, O.P.R.D.C.T.;

THENCE over said Lot 1 and with the south line of said Easement and Right-of-Way, the following bearings and distances:

South 88°11'52" West, a distance of 238.01 feet to the **POINT OF BEGINNING**;

South 88°11'52" West, a distance of 15.01 feet to a point for corner;

THENCE North 00°05'38" West, over and across said Easement and Right-of-Way, a distance of 10.00 feet to a point for corner in the north line of said Easement and Right-of-Way;

THENCE North 88°11'52" East, with the north line of said Easement and Right-of-Way, a distance of 15.01 feet to a point for corner;

THENCE South 00°05'38" East, over and across said Easement and Right-of-Way, a distance of 10.00 feet to the **POINT OF BEGINNING** and containing 150 square feet or 0.003 of an acre of land.

ENCROACHMENT EASEMENT
ALLEN JENKINS SURVEY,
ABSTRACT NO. 713
CITY OF GRAND PRAIRIE
DALLAS COUNTY, TEXAS

Kimley»Horn

400 North Oklahoma Dr., Suite 105
Celina, Texas 75009 FIRM # 10115500

Tel. No. (469) 501-2200
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
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PART 3

BEING a tract of land situated in the Allen Jenkins Survey, Abstract No. 713, City of Grand Prairie, Dallas County, Texas and being a portion of Lot 1, Block A Bush and Pioneer Centre, an addition to the City of Grand Prairie, according to the Plat filed of record in Instrument No. 201600194923 Plat Records, Dallas County, Texas (P.R.D.C.T.), described by deed to Wal-Mart Real Estate Business Trust, recorded in Instrument No. 201500252467 Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described as follows:

COMMENCING at a point in the east line of said Lot 1, same being the west line of South Robinson Road (a 70-foot public right-of-way), from which a 5/8-inch iron rod found in said common line bears South 00°47'15" West, 717.82 feet and being in the south line of a called 0.138 acre Easement and Right-of-Way dedicated to Oncor Electric Delivery Company LLC, recorded in Instrument No. 202600055616, O.P.R.D.C.T.;

THENCE over said Lot 1 and with the south line of said Easement and Right-of-Way, the following bearings and distances:

South 88°11'52" West, a distance of 271.19 feet to a point;

South 89°43'58" West, a distance of 14.00 feet to a point;

South 88°08'29" West, a distance of 149.03 feet to a **POINT OF BEGINNING**;

South 88°08'29" West, a distance of 15.01 feet to a point for corner;

THENCE North 00°05'38" West, over and across said Easement and Right-of-Way, a distance of 10.00 feet to a point for corner in the north line of said Easement and Right-of-Way;

THENCE North 88°08'29" East, with the north line of said Easement and Right-of-Way, a distance of 15.01 feet to a point for corner;

THENCE South 00°05'38" East, over and across said Easement and Right-of-Way, a distance of 10.00 feet to the **POINT OF BEGINNING** and containing 150 square feet or 0.003 of an acre of land.

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PART 4

BEING a tract of land situated in the Allen Jenkins Survey, Abstract No. 713, City of Grand Prairie, Dallas County, Texas and being a portion of Lot 1, Block A Bush and Pioneer Centre, an addition to the City of Grand Prairie, according to the Plat filed of record in Instrument No. 201600194923 Plat Records, Dallas County, Texas (P.R.D.C.T.), described by deed to Wal-Mart Real Estate Business Trust, recorded in Instrument No. 201500252467 Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described as follows:

COMMENCING at a point in the east line of said Lot 1, same being the west line of South Robinson Road (a 70-foot public right-of-way), from which a 5/8-inch iron rod found in said common line bears South 00°47'15" West, 717.82 feet and being in the south line of a called 0.138 acre Easement and Right-of-Way dedicated to Oncor Electric Delivery Company LLC, recorded in Instrument No. 202600055616, O.P.R.D.C.T.;

THENCE over said Lot 1 and with the south line of said Easement and Right-of-Way, the following bearings and distances:

South 88°11'52" West, a distance of 271.19 feet to a point;

South 89°43'58" West, a distance of 14.00 feet to a point;

South 88°08'29" West, a distance of 170.83 feet to a point;

South 77°57'33" West, a distance of 18.22 feet to the **POINT OF BEGINNING**;

South 77°57'33" West, a distance of 15.33 feet to a point for corner;

THENCE North 00°05'39" West, over and across said Easement and Right-of-Way, a distance of 9.78 feet to a point for corner;

THENCE North 05°51'26" West, continuing over and across said Easement, a distance of 0.43 feet to a point for corner in the north line of said Easement;

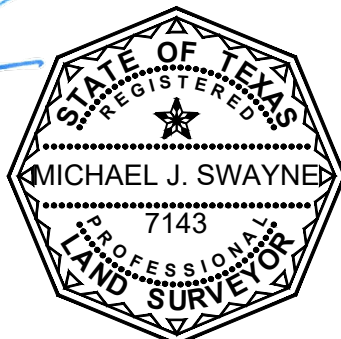
THENCE North 77°57'33" East, with the north line of said Easement and Right-of-Way, a distance of 15.09 feet to a point for corner;

THENCE South 00°51'26" East, over and across said Easement, a distance of 2.81 feet to a point for corner;

THENCE South 00°05'39" East, continuing over and across said Easement, a distance of 7.36 feet to the **POINT OF BEGINNING** and containing 153 square feet or 0.004 of an acre of land.



MICHAEL J. SWAYNE
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 7143
400 NORTH OKLAHOMA DR.,
SUITE 105
CELINA, TEXAS 75009
PH. 469-501-2200
michael.swayne@kimley-horn.com



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