Exhibit A - Boundary Description Page 1 of 3 CASE LOCATION MAP ZON-24-06-0018 905 MACARTHUR BLVD









Exhibit A - Boundary Description Page 2 of 3

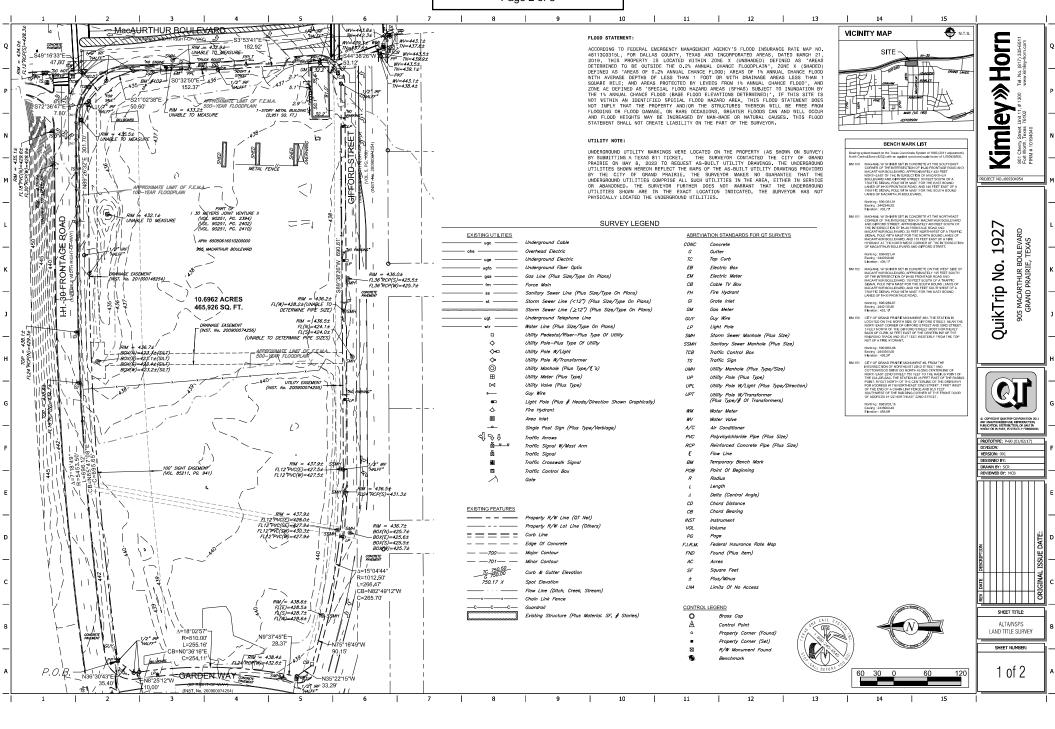


Exhibit A - Boundary Description Page 3 of 3

10 DESCRIPTION OF PROPERTY TITLE COMMITMENT GF NO, 2001831T SCHEDULE "B" ITEMS Kimley»Horn MEXIMA 310.0000 pare (465,900 square fact) tract of land situated an the Joseph Graham Servey, Abstract Ne. 505, City of Grand Pristre, Bullac Bounty, Tesses; adult farate being portion of a fract of land decembed in 10 Singers Joint Verture II recorded in Volume 80051, Page 2004, Volume 90051, Page 2002, and Volume 90051, Page 2410, all of Oced Records, Dallas County, Texas (CA.D.C.T.); add create being more particularly described as follows: Any encomponent, encombnone, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and compute land survey of the openerty, (hoto: Upon recept) of a survey acceptable to the Compon, that exception will be deleted. Company reserves the right to add additional exceptions and/or requirements as a result of its exception and survey) RESUMBLE at a 1/2 from red found with a comp stanged "MLET" in the pouth right-of-way like of Interstate Hiddens 50 (a variable within "Inject-of-way, and for more being the eastened of a right-of-way connect clip and being the beginning of ince-tangent curve to the right with a rodulu of 5,453.00 feet, a central angle of 07'18'49', and a chord bearing and distance of North 52'70'6' East, 965.65 feet; 10.c. All visible and apparent easements, the existence of which may arise by unrecorded grant or by use. (Note: Upon receipt of a survey acceptable to the Company, this exception will be deleted. Company reserves the right to add additional exceptions and/or requirements as a result of its examination of said survey) Any portion of the property herein described which falls within the boundaries of any road or roadway. (Note: Upon receipt of a survey acceptable to the Company, this exception will be deleted. Company reserves the right to add additional exceptions and/or requirements as a result of its examination of said survey. THENCE North 89°26'32' East, continuing along the said south right of way line of Interstate Highway 30, a distance of 301.70 feet to a 1/2" iron rod found with a cap stanged "HALFF"; 10.e. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of nineral interest that are not listed. THENCE South 72°36'47" East, a distance of 7.80 feet to a 1/2" iron rod found with a cap stamped "HALFF"; 10.f. The Land has frontage or buts internate by which is a controlled access highway. This policy does not insure against the specific process of the processor of the policy does not insure against the specific processor. The policy does not insure against the specific processor of the proc THENCE South 49"16 33" East, a distance of 47.80 feet to a 1/2" iron rod found with a cap stamped "HALFF": THENCE South 00°32'50" East, along the said west right of-way line of MacArthur Bouelvard, a distance of 152.37 feet to a 1/2" iron rod found with a cap stamped "HALFF"; 10.g. Easement(s) and rights incidental thereto, as granted in a document; Oranted to: City of Grand Prairie Purpose: As provided in said document Furpose: As provided in said document Recording Not: an Volume 60141, Page 3640, Real Property Records, Oallas County, Toxas SUMPYON MOTE: ACCOMDING TO THE PROVIDED DOCUMENT, THE DRAINAGE EASEMENT DOES AFFECT THE SUMPYED PROPERTY AND IS SHOWN MERCEN. THENCE South 44°38'26" West, along said corner clip, a distance of 83.12 feet to a 1/2" iron rod found with a cap stamped "MALFF" in the north right-of-way line of Gifford Street (a variable width right-of-way), said iron rod being the west end of said corner clip; 10.h. Easement(s) and rights incidental thereto, as granted in a document: Granted to: City of Grand Praisie Purpose: As provided in said document Recording Date: Name 15; 2009 Recording Date: Name 15; THERCE South 89'38'26' West, along the said north right-of-way line of Gifford Street, a distance of 690.81 feet to a 1/2" iron rod found with a cap stamped "HALFF" being the beginning of a tangent curve to the right with a radius of 1,012.50 feet, a central angle of 15'04'44', and a chord bearing and distance of Morth 82'49 12' Wes5.70 feet; THENCE in a northwesterly direction, continuing along the said north right of way line of Gifford Street, with said tangent curve to the right, an arc distance of 266.47 feet to a point for corner; 192 905 MACARTHUR BOULEVARD GRAND PRAIRIE, TEXAS 10.i. Easement(s) and rights incidental thereto, as granted in a document: Granted to: City of Grand Prairie Purpose: As provided in said document Recording Date: March 13, 2009 THENCE North 35°22'15' West, along said corner clip, a distance of 33.29 feet to a 1/2" iron rod found with a cap stamped "HALFF" in the east right of way line of Garden May (a 60' right of way), said iron rod being the north end of said RECORDING TO THE PROVIDED DOCUMENT, THE DRAIMAGE RASERENT DOES AFFECT THE SURVEYED PROPERTY AND IS SHOWN HEREON. 2 THENCE North 09°37'45' East, along the said east right of way line of Garden Way, a distance of 28.37 feet to a point for corner being the beginning of a tangent curve to the left with a radius of 810.00 feet, a central angle of 18'00'27', and a chord bearing and distance of Morth 00'36'16' East, 244.11 feet; 244.11 10.j. Easement(s) and rights incidental thereto, as granted in a document Granted to: City of Grand Praisic Purpose: As provided in said document Recording Date: Buy 13, 2013 Recording No: In Citer's 718 No. 201350748254, Real Property Records, Dallas County, Toxas Recording No: In Citer's 718 No. 201350748254, Real Property Records, Dallas County, Toxas Recording No: In Citer's 718 No. 201350748254, Real Property Records, Dallas County, Toxas RECORD. QuikTrip THENCE North 08°25°12° West, a distance of 10.00 feet to a 1/2" iron rod found with a cap stamped "HALFF", said iron rod being the south end of a right-of way corner clip; THENCE North 36°30'43' East, along said corner clip, a distance of 35.40 feet to the POINT OF BEGINNING and containing 465,926 square feet or 10.6982 acres of land, more or less. NOTES BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD 83), NORTH CENTRAL IMBERGROUND UTLITY MARKINGS MERE LOCATED ON THE PROPERTY (AS SHEME ON BRYET) BY SEMILITING A TEXAS 611 TIDET. THE SHIPTON MAKES ON GAMANHEET HAT THE IMBERGROUND UTLITIES CONVERTED ALL SIGNI UTLITES 30 THE MEAS, ETHER 18 SHIPTON OR AMADORIED, THE SUMPTION FORTHER DOES NOT WARRANT THAT THE UNDERBROUND UTLITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SUMPTION HAS NOT PROSECULT LOCATION THE UNDERBROUND UTLITIES. ACCOUNTS OF RESERVE WASCESSOR ASSOCIATED TO THE SAME AND THE STATE OF PUBLICATION, DISTRIBUTION, OR SALE IN WHOLE OR IN PART, IS STRICTLY FORBIDE DIVISION DESTGNED B THE SHEET WAS EXPOSED IN CONCELLOR WITH THE THANACTION RESCRIBED. IN OF NO, CONTROL T, ISSUED BY CHILORO TITLE INSTANCE COMPARY BIT HAS RESPONTED WITH OF WITH CR. 2022, ISSUED NOW Y, 2023, USE OF WITH SOMETY FOR NOY OTHER PAPPORE OR BY OTHER PARTIES SHALL BE AT THEIR OWN RISK AND UNDERSIGNED IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEORETHOU. 6. THE NORTHEAST CORNER OF THE PROPERTY IS LOCATED AT THE INTERSECTION OF INTERSTATE HIGHWAY 30 AND MACARTHUR BOULEVARD. 7. MAP OBJENTATION IS PER THE CLIENT'S REQUEST. 8. THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDMORK, 10. THERE WAS NO EVIDENCE OF CEMETERIES LOCATED ON OR WITHIN FIVE (5) FEET OF THE SUBJECT TRACT AT THE DATE OF SURVEY. ACCORDING TO THE TEXAS DEPARTMENT OF TRANSPORTATION PROJECT TRACKER (PROJECT ID 108804177 & 108804180), IH-30 SHOWN AS PROPOSED CONSTRUCTION 'HAZARD ELIMINATION & SAFETY' 12. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT MAY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT TRACT: CASCEMENTS, BULLIONS STEMON, LINES, RESTRICTIVE CONCHANTS, SUBJECT RESTRICTIVE CONCHANTS, SUBJECT TRACT: CASCEMENTS, LEASE ASSESSMENTS AND MORRESTRY THILE EVIDENT THE CHIEF THE PROPERTY OF THE PROPERTY 13. ANY DECLARATION MADE MEREON OR HEREIN IS MADE TO THE ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS, TO: QT SOUTH, LLC; CHICAGO TITLE INSURANCE COMPANY: 14. THIS SURVEY DOES NOT PROVIDE A DETERMINATION OR OPINION CONCERNING THE LOCATION OF EXISTING WETLANDS, FAULT LINES TOXIC OR HAZARDOUS WASTE AREAS, SUBSIDENCE, SUBSURFACE AND ENVIRONMENTAL CONDITIONS OR GEOLOGICAL ISSUES NO STATEMENT IS MADE CONCENTING THE SUITABLITY OF THE SUBJECT TRACT FOR ANY INTENDED USE, PURPOSE OR DEVELOPMENT THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 WINNIUM STANDARD DETAIL REQUIREMENTS FOR MALTANERS LAND THIS SURVEY, SOUTHLY ESTRAINSE AND ACCORDED BY ALTA AND USES, AND INDUCUES ITEMS 1, 2, 3, 4, 5, 6(a), 6(b), 7(a), 6, 9, 11(a), 11(b), 13, 14, 16, 17, 18, AND 19 OF TABLE A THEREOF. THE FELL DIGNEY WAS COMPLETED ON MAY 17,15. THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A MARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. ALTA/NSPS PRELIMINARY LAND TITLE SURVEY DATE OF PLAT OR MAP: JUNE 2, 2023 17. ACCORDING TO THE WEBSITE THIS DOCUMENT SHALL ACCOMMING TO THE WIDESTE HTTPs://www.pgts.org/files/sharedassets/public/departments/planning/documents/comprehensive-plan-update.pdf ACCESSED ON MAY 31, 2023, THERE ARE NO PROPOSED CHANGES IN STREET RIGHT-OF-MAY LINES. THERE MAS NO EVIDENCE OF RECENT STREET OR SIDENALK-ONSTRUCTION OR REPARAL ROSSENCED IN THE PROCESS OF CONDUCTION OF THE FIRE TIMES. NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED SHEET NUMBER 18. OFFSITE APPURTENANT EASEMENT(S) SHOWN HEREON ARE FOR GRAPHIC PURPOSES ONLY. AN ALTA/NSPS LAND TITLE SURVEY WAS NOT PERFORMED ON OFFSITE APPURTENANT EASEMENTS(S). NICHAEL CLEO BILLINGSLEY REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS NO. 6558 EIGHN NO. 10194000 2 of 2 UPON AS A FINAL SURVEYOR CONTACTED CITY OF GRAND PRAIRIE ON 5/8/2023 TO REQUEST AS-BUILT UTILITY DRAWINGS. AT DATE OF SURVEY. SURVEYOR HAS NOT BEEN PROVIDED WITH RECORD UTILITY DRAWINGS FROM CITY OF GRAND PRAIRIE. SURVEY DOCUMENT