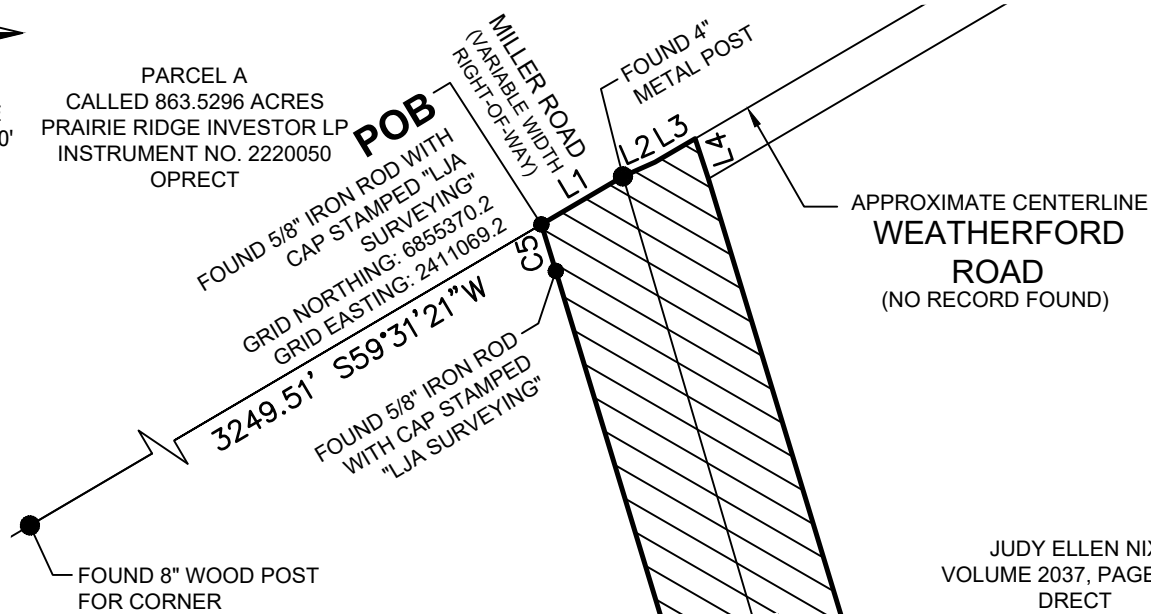


EXHIBIT 'A'

PARCEL A
 CALLED 863.5296 ACRES
 PRAIRIE RIDGE INVESTOR LP
 INSTRUMENT NO. 2220050
 OPRECT

SCALE
 1" = 100'



CALLED 157.24 ACRES
 DSF MILLER67, LP
 INSTRUMENT NO. 2424293
 OPRECT

MILLER ROAD
6.566 ACRES
 286,016 SQUARE FEET

R. WYATT SURVEY
ABSTRACT NO. 1280

PROPOSED MILLER
 RIGHT-OF-WAY

PAUL ANDREW NAJERA
 INSTRUMENT NO. 2025866
 DRECT

NOTES

1. Grid Bearings based on the Texas Coordinate System of the North American Datum of 1983 (2011) EPOCH 2010, North Central Zone 4202 from GPS observations using the RTK Cooperative Network.
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3. OPRECT = Official Public Records, Ellis County, Texas
4. PRECT = Plat Records, Ellis County, Texas
5. SIR = SET 1/2" IRON ROD WITH CAP STAMPED "ypassociates.com"
6. FIR = FOUND 5/8" IRON ROD

FOUND 5/8" IRON ROD WITH CAP STAMPED "LJA SURVEYING"

MATCH LINE PAGE 2

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EXHIBIT 6.566 ACRES

SITUATED IN
 THE L. KELSEY SURVEY, ABST. NO. 593,
 THE J. CHAMBLEE SURVEY, ABST. NO. 192,
 AND THE R. WYATT SURVEY, ABST. NO. 1280
 ELLIS COUNTY, TEXAS

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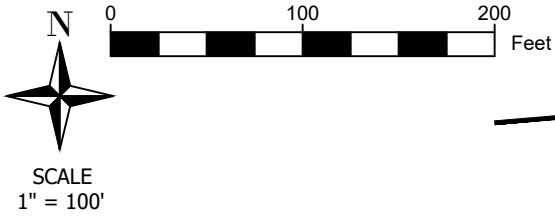
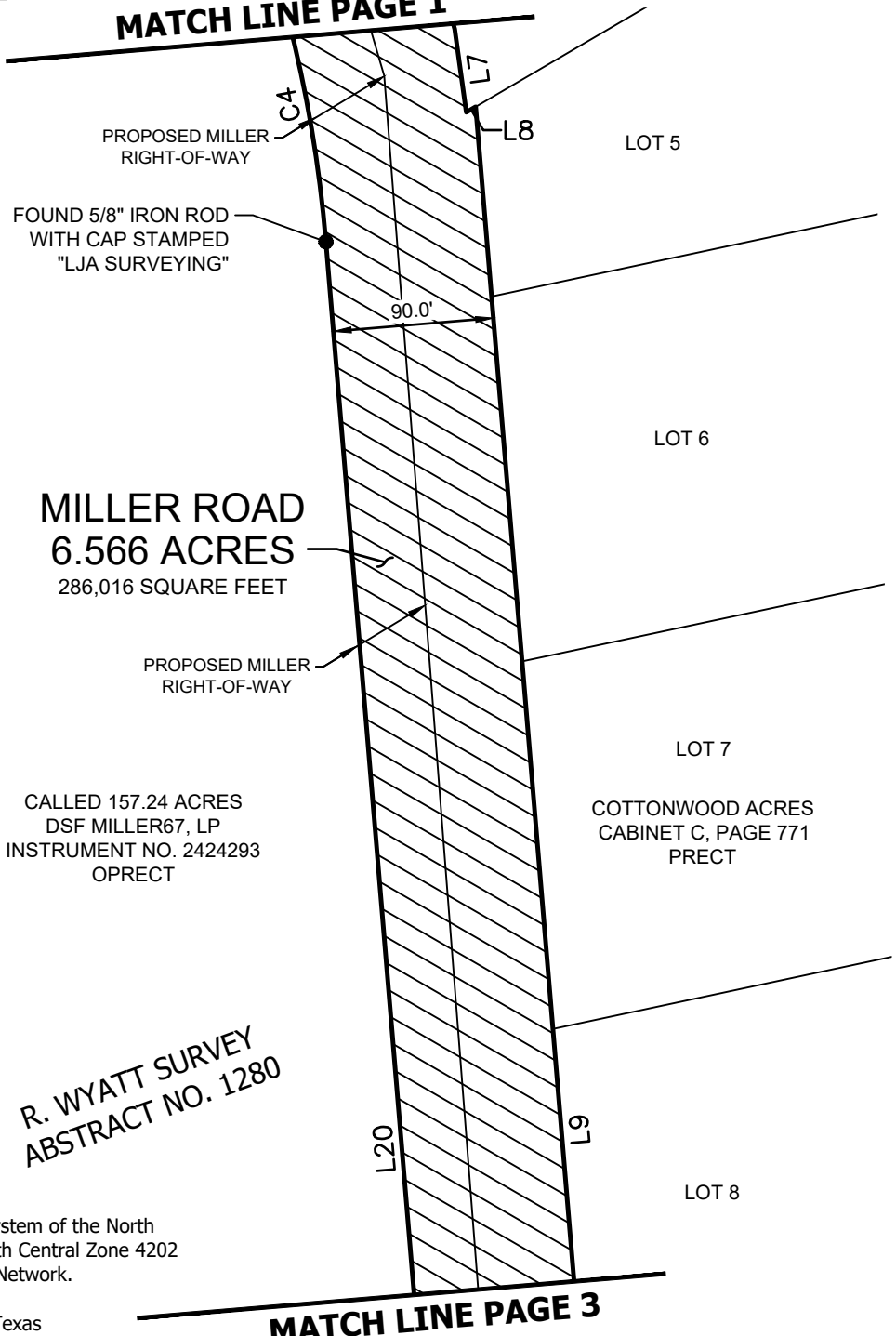


EXHIBIT 'A'
MATCH LINE PAGE 1



MILLER ROAD
6.566 ACRES
286,016 SQUARE FEET

CALLED 157.24 ACRES
DSF MILLER67, LP
INSTRUMENT NO. 2424293
OPRECT

LOT 5

LOT 6

LOT 7
COTTONWOOD ACRES
CABINET C, PAGE 771
PRECT

LOT 8

R. WYATT SURVEY
ABSTRACT NO. 1280

NOTES

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EXHIBIT
6.566 ACRES

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THE J. CHAMBLEE SURVEY, ABST. NO. 192,
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ELLIS COUNTY, TEXAS

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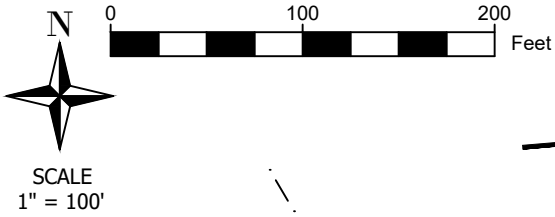


EXHIBIT 'A'

MATCH LINE PAGE 2

R. WYATT SURVEY
ABSTRACT NO. 1280

PROPOSED MILLER
RIGHT-OF-WAY
6.566 ACRES
286,011 SQ. FT.

MILLER ROAD
6.566 ACRES
286,016 SQUARE FEET

APPROXIMATE
SURVEY LINE

CALLED 157.24 ACRES
DSF MILLER67, LP
INSTRUMENT NO. 2424293
OPRECT

L. KELSEY SURVEY
ABSTRACT NO. 593

FOUND 5/8"
IRON ROD

90.0'

LOT 8

LOT 9

LOT 10

COTTONWOOD ACRES
CABINET C, PAGE 771
PRECT

LOT 11R

COTTONWOOD ACRES
CABINET D, PAGE 58
PRECT

NOTES

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MATCH LINE PAGE 4

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EXHIBIT 6.566 ACRES

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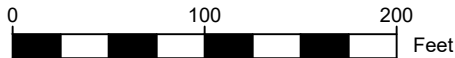
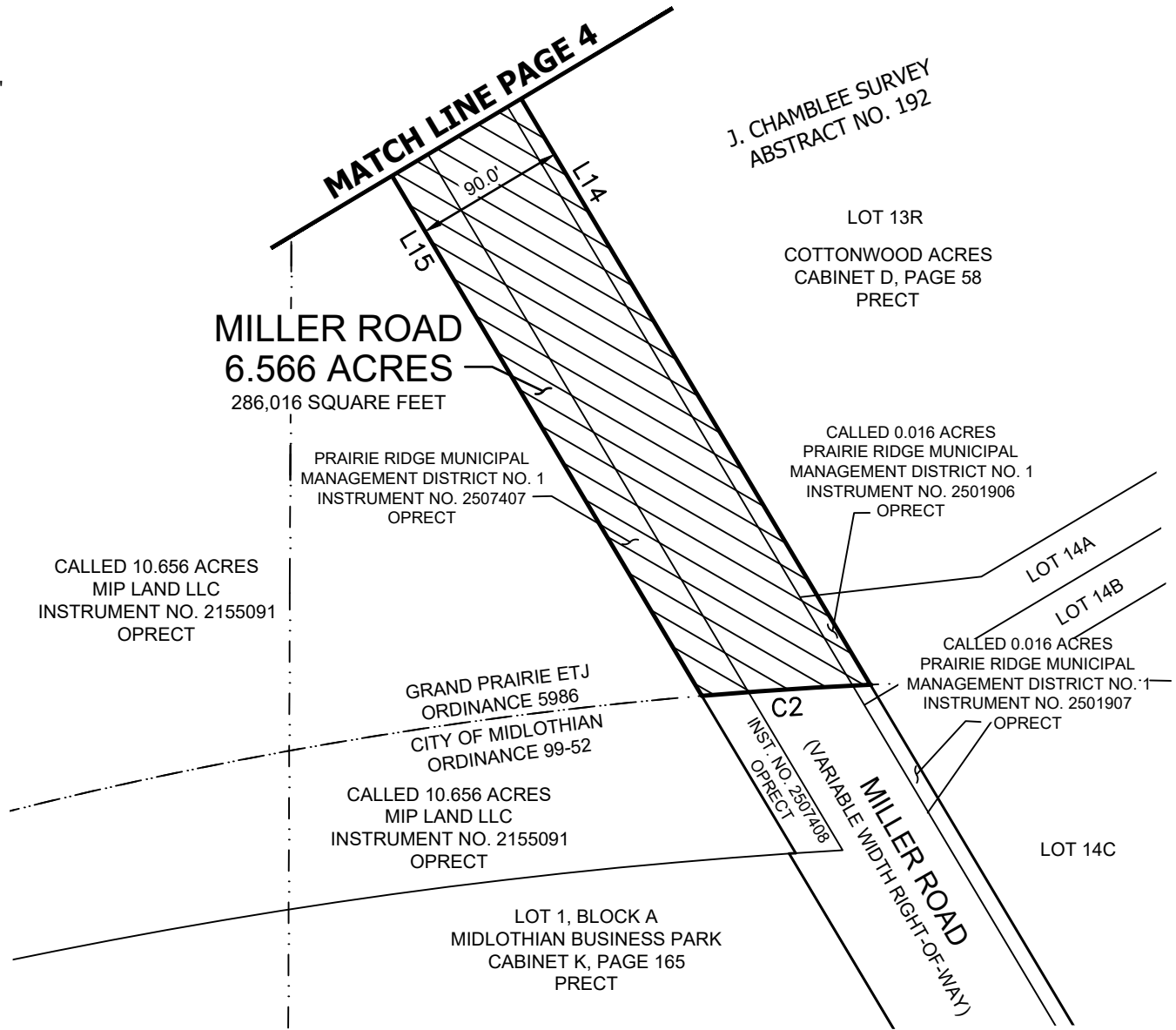


EXHIBIT 'A'

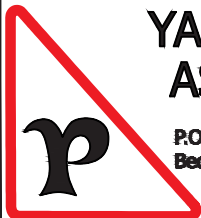
SCALE
1" = 100'



NOTES

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2024-140-007

PAGE 5 OF 7

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MARCH 31, 2025

EXHIBIT 6.566 ACRES

SITUATED IN
THE L. KELSEY SURVEY, ABST. NO. 593,
THE J. CHAMBLEE SURVEY, ABST. NO. 192,
AND THE R. WYATT SURVEY, ABST. NO. 1280
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EXHIBIT 'A'

METES AND BOUNDS DESCRIPTION:

BEING a 6.566 acre tract of land situated in the L. Kelsey Survey, Abstract Number 593, the J. Chamblee Survey, Abstract Number 192, and the R. Wyatt Survey, Abstract Number 1280, located in Ellis County, Texas, being a portion of Miller Road, a variable width Right-of-way, being part of a called 157.24 acre tract of land described in Special Warranty Deed to DSF MILLER67, LP recorded in Instrument Number 2424293 OPRECT (Official Public Records, Ellis County, Texas), being all of those tracts of land described for Right-of-Way to Prairie Ridge Municipal Management District No. 1 recorded in Instrument Numbers 2507408, 2501904, 2501905, 2501907, 2501908, 250109, 2507407 OPRECT and part of Instrument No. 2501906 and being part of a right-of-way dedication described in the Cottonwood Acres Subdivision Plat recorded in Cabinet C, Page 771, OPRECT and being more particularly described as follows:

BEGINNING at a found 5/8" iron rod with cap stamped "LJA SURVEYING" on the north line of said DSF MILLER67, LP tract, the south line of a called 863.5296 acre tract of land described in Special Warranty Deed to Prairie Ridge Investor LP recorded in Instrument Number 2220050, OPRECT, and on the proposed west right-of-way line of Miller Road (a variable width right-of-way) from which a found 8" wood post bears South 59 degrees 31 minutes 21 seconds West, a distance of 3249.51 feet;

THENCE North 59 degrees 31 minutes 21 seconds East, with the north line of said DSF MILLER67, LP tract and the south line of said Prairie Ridge Investor LP tract, a distance of 49.32 feet to a found 4" metal post at the northeast corner of said DSF MILLER67, LP tract;

THENCE North 66 degrees 03 minutes 10 seconds East, with the south line of said Prairie Ridge Investor LP tract, a distance of 18.26 feet to a point for corner;

THENCE North 59 degrees 37 minutes 27 seconds East, continuing with the south line of said Prairie Ridge Investor LP tract, a distance of 24.25 feet to a point for corner on the east line of said Miller Road;

THENCE Southerly with the east line of said Miller Road the following twelve (12) calls:

1. South 18 degrees 20 minutes 21 seconds East, a distance of 21.76 feet to a point for corner;
2. South 16 degrees 54 minutes 04 seconds East, a distance of 518.81 feet to a point for corner;
3. South 15 degrees 49 minutes 09 seconds East, a distance of 164.18 feet to a point for corner;
4. South 07 degrees 55 minutes 25 seconds East, a distance of 47.16 feet to a point for corner;
5. North 59 degrees 36 minutes 07 seconds East, a distance of 6.17 feet to a point for corner;
6. South 04 degrees 47 minutes 26 seconds East, a distance of 1293.92 feet to a point for corner at the beginning of a curve to the left having a radius of 705.00 feet and whose chord bears South 17 degrees 47 minutes 29 seconds East, a distance of 317.20 feet;
7. Southerly along said curve to the left through a central angle of 26 degrees 00 minutes 06 seconds an arc length of 319.94 feet to a point for corner;
8. South 30 degrees 47 minutes 32 seconds East, a distance of 97.01 feet to a point for corner;
9. North 59 degrees 12 minutes 28 seconds East, a distance of 4.00 feet to a point for corner;
10. South 30 degrees 47 minutes 32 seconds East, a distance of 210.50 feet to a point for corner;
11. South 59 degrees 12 minutes 28 seconds West, a distance of 4.00 feet to a point for corner
12. South 30 degrees 47 minutes 32 seconds East, a distance of 512.71 feet to a point for corner at the beginning of a curve to the left having a radius of 2640.00 feet and whose chord bears South 86 degrees 12 minutes 56 seconds West, a distance of 101.02 feet, said point being on the Grand Prairie ETJ line recorded in Ordinance 5986;

THENCE Westerly along said curve to the left through a central angle of 02 degrees 11 minutes 33 seconds an arc length of 101.02 feet to a point for corner in the West line of Miller Road;

An exhibit of even date accompanies this metes and bounds description.



**YAZEL PEEBLES &
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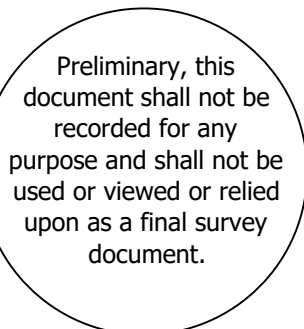
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2024-140-007

PAGE 6 OF 7



MARCH 31, 2025

EXHIBIT 6.566 ACRES

SITUATED IN
THE L. KELSEY SURVEY, ABST. NO. 593,
THE J. CHAMBLEE SURVEY, ABST. NO. 192,
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EXHIBIT 'A'

METES AND BOUNDS DESCRIPTION CONT.:

THENCE Northerly with the west line of Miller Road following ten (10) calls:

1. North 30 degrees 47 minutes 32 seconds West, a distance of 466.84 feet to a found 5/8 iron rod;
2. South 59 degrees 12 minutes 28 seconds West, a distance of 4.00 feet to a found 5/8 iron rod;
3. North 30 degrees 47 minutes 32 seconds West, a distance of 210.50 feet to a found 5/8 iron rod with yellow cap stamped "LJA SURVEYING";
4. North 59 degrees 12 minutes 28 seconds East, a distance of 4.00 feet to a found 5/8 iron rod with yellow cap stamped "LJA SURVEYING";
5. North 30 degrees 47 minutes 32 seconds West, a distance of 97.01 feet to a found 5/8 iron rod with yellow cap stamped "LJA SURVEYING" at the beginning of a curve to the right having a radius of 795.00 feet and whose chord bears North 17 degrees 47 minutes 29 seconds West, a distance of 317.20 feet;
6. Northerly along said curve to the right through a central angle of 26 degrees 00 minutes 06 seconds an arc length of 319.94 feet to found 5/8 iron rod;
7. North 04 degrees 47 minutes 26 seconds West, a distance of 1225.36 feet to a found 5/8 iron rod with yellow cap stamped "LJA SURVEYING" at the beginning of a curve to the left having a radius of 755.00 feet and whose chord bears North 10 degrees 50 minutes 45 seconds West, a distance of 159.29 feet;
8. Northerly along said curve to the left through a central angle of 12 degrees 06 minutes 38 seconds an arc length of 159.58 feet to a found 5/8 iron rod with yellow cap stamped "LJA SURVEYING";
9. North 16 degrees 54 minutes 04 West, a distance of 594.56 feet to a found 5/8 iron rod with yellow cap stamped "LJA SURVEYING" at the beginning of curve to the left having a radius of 1741.57 feet and whose chord bears North 17 degrees 19 minutes 04 seconds West, a distance of 25.39 feet;
10. Northerly along said curve to the left through a central angle of 00 degrees 50 minutes 08 seconds an arc length of 25.39 feet to the **POINT OF BEGINNING** and containing 6.566 acres, or 286,016 square feet of land, more or less.

LINE TABLE		
NO.	BEARING	LENGTH
L1	N59°31'21"E	49.32'
L2	N66°03'10"E	18.26'
L3	N59°37'27"E	24.25'
L4	S18°20'21"E	21.76'
L5	S16°54'04"E	518.81'
L6	S15°49'09"E	164.18'
L7	S07°55'25"E	47.16'
L8	N59°36'07"E	6.17'
L9	S04°47'26"E	1293.72'
L10	S30°47'32"E	97.01'
L11	N59°12'28"E	4.00'

LINE TABLE		
NO.	BEARING	LENGTH
L12	S30°47'32"E	210.50'
L13	S59°12'28"W	4.00'
L14	S30°47'32"E	512.71'
L15	N30°47'32"W	466.84'
L16	S59°12'28"W	4.00'
L17	N30°47'32"W	210.50'
L18	N59°12'28"E	4.00'
L19	N30°47'32"W	97.01'
L20	N04°47'26"W	1225.36'
L21	N16°54'04"W	594.56'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	26°00'06"	705.00'	319.94'	S17°47'29"E	317.20'
C2	2°11'33"	2640.00'	101.02'	S86°12'56"W	101.02'
C3	26°00'06"	795.00'	360.78'	N17°47'29"W	357.70'
C4	12°06'38"	755.00'	159.58'	N10°50'45"W	159.29'
C5	0°50'08"	1741.57'	25.39'	N17°19'04"W	25.39'

An exhibit of even date accompanies this metes and bounds description.



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PAGE 7 OF 7

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