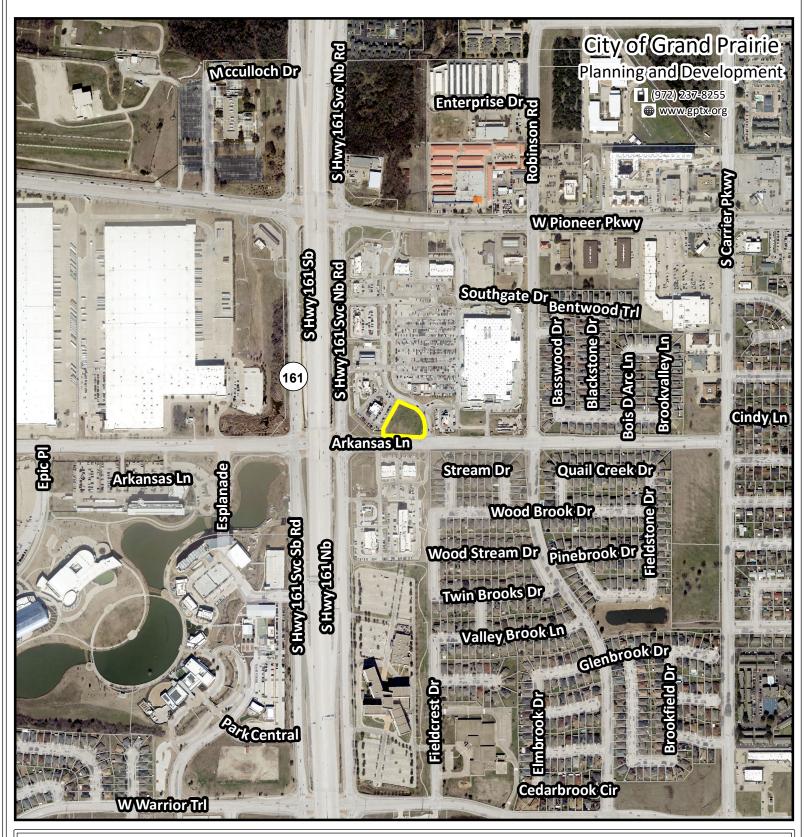
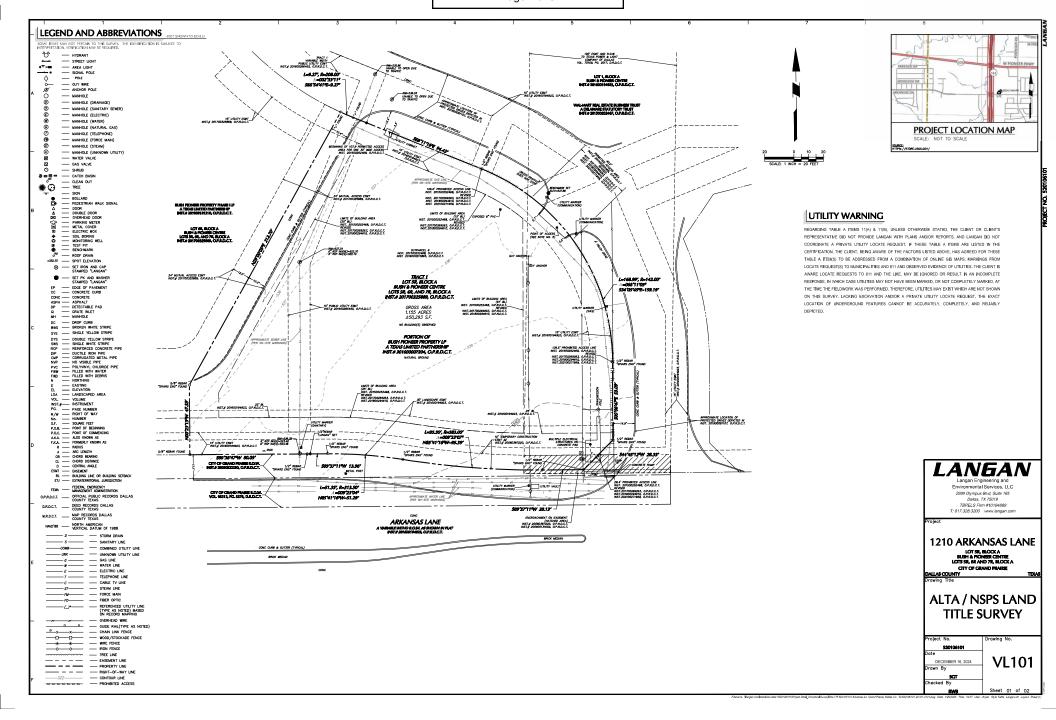
Exhibit A - Boundary Description Page 1 of 3 CASE LOCATION MAP SUP-25-02-0011 1210 ARKANSAS LN











### RECORD DESCRIPTION - TRACT 1

LOT SR, BLOCK A, BUSH & PHONEER CENTRE, LOTS SR, SR, AND 7R, BLOCK A, AN ADDITION IN THE CITY OF GRAND PRANTE, DALLAS COUNTY TEXAS, ACCORDING TO THE AMEMOND PLAT THEREOF RECORDED UNDER NISTEMBENT MANIBER 201700325899, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS.

### RECORD DESCRIPTION - TRACT 2

THOSE CERTAIN NON-EXCLUSIVE EASEMENT RIGHTS AS SET FORTH IN SECTION 5. A. ("NORESS, EGRESS, AND ACCESS EAGEMENTS") OF EAREMENTS WITH OFFENDED AND RETRIETONS AFFECTIVE LAWD (ECR) FEED ON 182016, RECORDED IN CAS 2015/02/1968, OF THE REAL PROPERTY RECORDED OF OLLARS COUNTY. TEACH, S. A. FAFECTED BY THIST MERICANDIST FILED ON 182016, RECORDED BY COST MERICANDIST FILED BY THE FILED BY THE MERICANDIST FILED BY THE MERIC

TO: STINE ENTERPRISES, INC., AN ARIZONA COMPANY

STINE VENTURES, LLC, AN ARIZONA LIMITED LIABILITY COMPANY
BUSH PIONEER PROPERTY LP. A TEXAS LIMITED PARTNERSHIP

FIRST AMERICAN TITLE INSURANCE COMPANY

REPUBLIC TITLE OF TEXAS, INC.:
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN

THIS IS TO CERTIFY THAT I THIS MAP OF PLAT AND THE SURVEY ON WHICH IT IS BASED WHER MAD A ACCORDANCE WITH THE 2221 MINIMUM STANDAND DEFAIL REQUIREMENTS FOR ALTANSS LAND TITLE SURVEYS, JONTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 781, 8, 9, 114, 118, 8 13 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON DECEMBER 12, 2024.



REVISED JANUARY 20, 2025 - TO ADDRESS A NEW TC REVISED JANUARY 21, 2025 - REVISE NOTE 5 AND ADD STINE ENTERPRISES REVISED JANUARY 29, 2025 - ADD SENTENCE TO NOTE 5

### SURVEYOR'S NOTES

- THE BENCHMARK IS A MAG IMAL WITH A WASHER STAMED "LANGAN BENCHARM" SET IN A CONCRETE CURB ON THE PARKING LOT OF THE WALMARTS TRACT (LOT I, BLOCK A), BEING LOCATED APPROXIMATELY 588 YET NORTHEASTERLY FROM THE CONTREMILE INTERSECTION OF ARMANASIA LINE AND STATE HIGHWAY 161, BENCHMARK ELEVATION - SLY 589 (MAYD68), SEE VICINITY MAP FOR GENERAL LOCATION.
- THIS PROPERTY LIES WITHIN ZONE(S) X (UNSHADED) OF THE FLOOD INSURANCE RATE IMAP FOR DALLAS COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO, 48150AUSSM, DATED 0321/2019, VIA SCALED IMAP LOCATION AND GRAPHIC PLOTTING AND/OR THE NATIONAL FLOOD HAZARD LAYER (IPFL) WES IMAP SERVICE (WINS) AT HTTP://IPAZARDS.FEMA.GOV.
- COORDINATES AND DISTANCES ARE U.S. SURVEY FEET DISPLAYED IN SURFACE VALUES AND ARE SCALED BY A FACTOR OF 1,0001307482 FROM POINT NUMBER 20000, SAID POINT HAVING GRID COORDINATES OF N=6943014.557, E=2422358.541.
- 5. THERE IS VISIBLE EVIDENCE OF PHYSICAL ACCESS (E.G. CURB CUTS, DRIVENAYS) TO ABUTTING STREETS (ARRANASA LIAR), INGINIAYS ISTATE HIGHWAY 18), OR OTHER PUBLIC OR PRIVATE WAYS THROUGH HORGET ACCESS ACROSS ADJORNIOT TRACT AS SHOWN HEEDON. THE SURVEYOR CANNOT GUARANTEE THE LEGALITY OF ANY ACCESS TO ADJACENT PUBLIC OR PRIVATE RIGHTS-OF-WAY. THE SURVEYED PROPERTY DIRECTLY ABUTS THE PUBLIC RIGHT-OF-WAY OF ARRANASA LAW WITHOUT DAY OR SOR GORGES.
- 6. ELEVATIONS, IF SHOWN, ARE NORTH AMERICAN VERTICAL DATUM OF 1988. (GEOID 18)
- 7. BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE.
- 8. DISTANCES & AREAS SHOWN ARE REPRESENTED IN SURFACE VALUES.
- 9. THERE ARE NO MARKED PARKING SPACES OR FIRE LANE STRIPING ON SUBJECT PROPERTY.
- NO EVIDENCE OF EXISTING BUILDING(S) WAS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.
- 11. UTILITY LOCATIONS ARE PER OBSERVED EVIDENCE AND SOURCES LISTED BELOW:

TEXAS811 - TICKET NUMBER(S) - 2482682342

HTTPS://PORTAL.TEXAS811.ORG#/TICKET/2482682342
CITY.UTLITY.MAPS/GIS.DATA - PER MAP PROVIDED BY THE CITY OF GRAND PRAIRIE

- 12. THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, TITLE COMMITMENT NO. 1002-405101-RTT WITH AN EFFECTIVE DATE OF JANUARY 03, 2025, ISSUED JANUARY
- 13. NO EVIDENCE OF A CEMETERY WAS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- NO EVIDENCE OF A SOLID WASTE DUMP WAS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

### TITLE COMMITMENT NOTES

THIS SURVEY WAS ERFORMED WITH THE BENEFIT OF A TITLE COMMITMENT FROVIDED BY FIRST AMERICAN TITLE.

SIRANGE COMPANY OF FEMAL OR HEAT COMMITMENT IN COMPANY TO ADMITMENT AS EFFECTIVE
MANUARY OF 2025. AND ISSUED JANUARY 17, 2025. COMPATE COPIES OF THE RECORD DESCRIPTION OF THE
PROPERTY, ANY RECORD ASSAINCHS SERROTTHIN THE PROPERTY. THE RECORD ASSAINCTS OR SERVITUDES
AND COMPANYS AFFECTION THE PROPERTY ("RECORD BOCUMENTS"), DOCUMENTS OF RECORD REFERRED TO
THE RECORD DOCUMENTS, AND ANY OTHER DOCUMENTS CONTINUAND ESSENS PROPORRIGHT REPORTATION
AFFECTION THE PROPERTY ESSENS SURVEYED AND TO WHIGH THE SURVEY SHALL MAKE REFERENCE WERE NOT
PROVIDED TO THE SURVEYOR FOR NOTATION ON THE SURVEY EXCEPT FOR THOSE ITEMS LISTED WITHIN
SCHEDULE OF SHAD COMMITMENT. THEREFORE, DESIGNATIS, AGREEMENTS, OR OTHER DOCUMENTS, ENTER
RECORDED, OR MINICAL PROPERTY FIRST ANY AFFECT THE SUBJECT PROPERTY THAT ARE NOT SHOWN ON THIS

THE FOLLOWING SCHEDULE BITEMS WERE ADDRESSED ACCORDING TO THE MINIMUM STANDARD DETAL REQUIREMENTS FOR ALTAMSPS LAND TRILE SURVEYS SECTION SICIL AND DENTIFIED BY THE TRACT DESIGNATION LISTED IN THE TITLE COMMITMENT.

			1116	E OLC III	L THEOT DESI	are-cro	IIID OOLD	MY THE	TEL CON		
SCHEDULE B EXCEPTION #	RECORDING INFORMATION IMAY INCLUDE GRANTEE AND EXCEPTION TYPE)	LABEL GRID LOCATION (SEE EDDE OF SHEET FOR GRID VALUES)	TS LOCATION IS SHOWN	LES WITHIN CHOSSES, CR TOUCHES THE INDICATED TRACT	TTIS NOT ON, DOES NOT TOUCH, ANDXOR - BASED ON TO LAND DESCRIPTION - DOES NOT DRECTLY AFFECT THE HONGATED TRACT	IT IS BLANKET IN NATURE	TIS LOCATION COULD NOT BE DETERMINED FROM THE RECORD DOCUMENT	THERE WAS NO OBSERVED EVIDENCE AT THE TIME OF THE RELDWORK	IT LIMITS ACCESS TO AN OTHERWISE ABUTTING RIGHT OF WAY	DOCUMENTS ARE LLEGIBLE	MAY HAVE BEEN RELEASED
1 10G	EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING LAND (ECR) INST. 201500252468, O.P.R.D.C.T.	A [3 B   5 C   6 D   3	×	×		х					
1 10G	FIRST AMENDMENT TO EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING LAND (ECR) INST, 201600011031, D.P.R.D.C.T.			×		х					
1 10G	SECOND AMENDMENT TO EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING LAND (ECR) INST. 201600138692, O.P.R.D.C.T.			×		х					
1 10G	THEO AMENDMENT TO EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING LAND (ECR) INST, 2017/002/99/63, O.P.R.D.C.T.	A   3 B   6 C   6 D   3	х	×		х					
1. 10G.	FOURTH AMENOMENT TO EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING LAND (CCI) INST. 201900294610, O.P.R.D.C.T.	A 3 8 6 C 6 D 3	х	×		х					
1 10G	FIFTH AMENDMENT TO EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING LAND (CCR) INST. 202100271959, D.P.R.D.C.T.	A [3 B [5 C [5	×	×		х					
1. 10J	DECLARATION REGARDING OUTPARCELS INST, 2016000213865, O.P.R.D.C.T.	B]4	х	×		х					
1.	DECLARATION OF RESTRICTIVE COVENANTS INST, 201700340090, O.P.R.D.C.T.			×		х					
1.	DECLARATION OF RESTRICTIVE COVENANTS INST, 201700340091, O.P.B.D.C.T.			×		х					
1.	DECLARATION OF RESTRICTIVE COVENANTS			×		x					
1.	INST. 201700340092, O.P.R.D.C.T. FIRST AMENDMENT TO DECLARATION OF RESTRICTIVE COVENANTS	D [6	х	×		х					
1.	INST, 201900081107, O.P.B.D.C.T.  DECLARATION OF RESTRICTIVE COVENANTS			×		X					
10E.	INST, 201900114618, D.P.H.D.C.T.  EASEMENT AND RIGHT OF WAY VOL. 75103, PG. 2017, D.R.D.C.T.	A[5	Х	×							_
10E.	ENCROACHMENT ON EASEMENT INST.# 20080387220, O.P.B.D.C.T.	DI4 EIS	х	×							
106	ENCROACHMENT ON EASEMENT INST # 200900131602, O.P.B.O.C.T.	DI4 EI5	Х	×							
10F.	MEMORANDUM OF OIL AND GAS LEASE INST.# 201000212078, O.P.B.D.C.T.			×		х					
10F.	AMENDMENT, EXTENSION, RATEICATION & REVIVOR OF OIL AND GAS LEASE INST.# 201200251690, O.P.B.O.C.T.			×		х					
10F.	AMENDMENT, EXTENSION, RATIFICATION & REVIVOR OF OIL AND GAS LEASE INST.# 201200324658, O.P.R.D.C.T.			х		х					
10H.	SPECIAL WARRANTY DEED INST.# 201600007204, O.P.R.D.C.T.			×		Х					
10 <b>L</b>	OWNER/DEVELOPER INSPECTION AND MAINTENANCE AGREEMENT INST.# 201600084056, O.P.R.D.C.T.			×		х					
10%	GRANT OF PUBLIC UTILITY EASEMENT INST.# 201600285490, O.P.R.D.C.T.	C I3	х	х							
101.*	EASEMENTS SHOWN IN AMENDING PLAT RECORDED UNDER INST.# 201700925889, O.P.R.D.C.T.	A   2 D   2 B   3	х	х							
10N.	DEED OF TRUST INST # 202400247742, O.P.B.D.C.T.			×		х					
10N.	ASSIGNMENT OF RENTS INST.# 202400247743, O.P.R.D.C.T.			×		Х					
10N.	NON DISTURBANCE, ATTORNMENT AND SUBORDINATION AGREEMENT INST. a 202400249157, O.P.R.D.C.T.			х		х	L	L		L	
10N.	NON DISTURBANCE, ATTORNMENT AND SUBORDINATION AGREEMENT INST.# 202400249158, O.P.R.D.C.T.			×		х					Γ

10L\* THE EASEMENTS SHOWN ON THE AMENDING PLAT RECORDED UNDER INST. # 201700325889, O.P.R.D.C.T. WERE CREATED BY THE ORIGINAL PLAT OF THE PROPERTY RECORDED UNDER INST. # 201600194223, O.P.R.D.C.T., THEREFORE THE DOCUMENT WHICH ORIGINALLY CREATED THE EASEMENT IS LABELED ON THIS SURVEY AS IT ALSO APPEARS ON SAID AMENIONS PLAT.



## UTILITY MAP



# LANSAN Langan Engineering and

Environmental Services, LLC 2999 Olympus Blvd, Sulte 165 Daltas, TX 75019 TBPELS Firm #10194888 T: 817.328.3200 www.langan.com

Project

1210 ARKANSAS LANE
LOT SR, BLOCKA
BURH & FROMER CENTRE
LOTS SR, 68 AND 78, BLOCKA

LOTS SR, 6R AND 7R, BLOCK CITY OF GRAND PRAIRE DALLAS COUNTY

ALTA / NSPS LAND TITLE SURVEY

Sheet 02 of 02

span contained Disciplination of Disciplination on the Competitation of the Competition of t