

Exhibit "A"

LEGAL DESCRIPTION

BEING a 228 square foot (0.0052 acre) tract (Tract 1), a 732 square foot (0.0168 acre) tract (Tract 2), a 300 square foot (0.0069 acre) (Tract 3), a 375 square foot (0.0086 acre) tract (Tract 4), a 375 square foot (0.0086 acre) tract (Tract 5), 689 square foot (0.0158 acre) tract (Tract 6), a 838 square foot (0.0192 acre) tract (Tract 7), a 749 square foot (0.0172 acre) tract (Tract 8), and a 750 square foot (0.0172 square foot) tract (Tract 9) of land being situated in the Samuel T. Brown Survey, Tarrant County Abstract No. 84, Dallas County Abstract No. 1689, and the Memucan Hunt Survey, Tarrant County Abstract No. 758, City of Grand Prairie, Dallas County, and Tarrant County, Texas, and being part of a called 46.0 acre tract (Tract Two) described in General Warranty Deed to Kilgore Law Center, LLC, as nominee for the "Martin Heirs", recorded in Instrument No. 201400164701, Official Public Records, Dallas County, Texas, and recorded in Instrument No. D214139350, Official Public Records, Tarrant County, Texas, and being more particularly described as follows:

TRACT 1

COMMENCING at a 5/8-inch iron rod with cap stamped "KHA" set at the east end of a corner clip at the intersection of the northwest right-of-way line of Lake Ridge Parkway, a variable width right-of-way, and the northeast right-of-way line of South Great SW Parkway, a variable width right-of-way, and being at the beginning of a non-tangent curve to the right having a central angle of 3°14'55", a radius of 1981.86 feet, a chord bearing and distance of North 31°31'28" East, 112.35 feet, from which a 5/8-inch iron rod with cap stamped "KHA" set bears South 70°19'24" West, a distance of 80.93 feet;

THENCE in a northeasterly direction, along the said northwest right-of-way line, with said curve to the right, an arc distance of 112.35 feet to a point;

THENCE North 56°51'05" West, departing the said northwest right-of-way line, a distance of 19.92 feet to the **POINT OF BEGINNING**;

THENCE North 66°06'53" West, a distance of 15.18 feet to a point for corner;

THENCE North 32°41'22" East, a distance of 15.18 feet to a point for corner;

THENCE South 66°06'53" East, a distance of 15.18 feet to a point for corner;

THENCE South 32°41'22" West, a distance of 15.18 feet to the **POINT OF BEGINNING** and containing 228 square feet or 0.0052 acres of land, more or less.

TRACT 2

BEGINNING at a 5/8-inch iron rod with cap stamped "KHA" set in the northwest right-of-way line of Lake Ridge Parkway, a variable width right-of-way, and being at the northernmost west corner of Parcel 1, Part 4, described in the Right-of-Way Deed to the City of Grand Prairie recorded in Instrument No. 201100281011, said Official Public Records, Dallas County, Texas, and recorded in Instrument No. D211260347, said Official Public Records, Tarrant County, Texas;

THENCE North 50°04'20" West, a distance of 12.81 feet to a point for corner;

THENCE North 50°39'16" East, a distance of 50.89 feet to a point for corner;

THENCE South 50°04'03" East, a distance of 16.49 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner in the aforementioned northwest right-of-way line of Lake Ridge Parkway;

THENCE South 54°40'04" West, along the said northwest right-of-way line, a distance of 51.70 feet to the **POINT OF BEGINNING** and containing 732 square feet or 0.0168 acres of land, more or less.

ENCROACHMENT AGREEMENT
SAMUEL T. BROWN SURVEY
ABSTRACT NO. 1689
MEMUCAN HUNT SURVEY
ABSTRACT NO. 758
CITY OF GRAND PRAIRIE
TARRANT AND DALLAS COUNTY, TEXAS

Kimley»Horn

801 Cherry Street, Unit 11, # 1300
Fort Worth, Texas 76102 FIRM # 10194040

Tel. No. (817) 335-6511
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	DMD	JDW	7/24/2024	064446558	1 OF 12

Exhibit "A"

LEGAL DESCRIPTION

TRACT 3

COMMENCING at a 5/8-inch iron rod with cap stamped "KHA" set in the northwest right-of-way line of Lake Ridge Parkway, a variable width right-of-way, and being at the northernmost west corner of Parcel 1, Part 4, described in the Right-of-Way Deed to the City of Grand Prairie recorded in Instrument No. 201100281011, said Official Public Records, Dallas County, Texas, and recorded in Instrument No. D211260347, said Official Public Records, Tarrant County, Texas, from which a 5/8-inch iron rod with cap stamped "KHA" set bears North 54°40'04" East, a distance of 51.70 feet;

THENCE North 53°19'44" West, a distance of 231.59 feet to the **POINT OF BEGINNING**;

THENCE North 42°01'23" West, a distance of 15.02 feet to a point for corner;

THENCE North 51°00'00" East, a distance of 20.03 feet to a point for corner;

THENCE South 41°58'46" East, a distance of 15.02 feet to a point for corner;

THENCE South 51°00'00" West, a distance of 20.02 feet to the **POINT OF BEGINNING** and containing 300 square feet or 0.0069 acres of land, more or less.

TRACT 4

COMMENCING at a 5/8-inch iron rod with cap stamped "KHA" set in the northwest right-of-way line of Lake Ridge Parkway, a variable width right-of-way, and being the westernmost north corner of Parcel 1, Part 4, described in the Right-of-Way Deed to the City of Grand Prairie recorded in Instrument No. 201100281011, said Official Public Records, Dallas County, Texas, and recorded in Instrument No. D211260347, said Official Public Records, Tarrant County, Texas, from which a 5/8-inch iron rod with cap stamped "KHA" set bears South 54°40'04" West, a distance of 51.70 feet;

THENCE North 14°51'20" West, a distance of 268.54 feet to the **POINT OF BEGINNING**;

THENCE North 40°43'49" West, a distance of 15.00 feet to a point for corner;

THENCE North 47°59'54" East, a distance of 25.01 feet to a point for corner;

THENCE South 40°43'49" East, a distance of 15.00 feet to a point for corner;

THENCE South 47°59'54" West, a distance of 25.01 feet to the **POINT OF BEGINNING** and containing 375 square feet or 0.0086 acres of land, more or less.

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Exhibit "A"

LEGAL DESCRIPTION

TRACT 5

COMMENCING at 5/8-inch iron rod with cap stamped "KHA" set in the northwest right-of-way line of Lake Ridge Parkway, a variable width right-of-way, and being at the westernmost northwest corner of Parcel 1, Part 3, described in the Right-of-Way Deed to the City of Grand Prairie recorded in instrument No. 201100281011, said Official Public Records, Dallas County, Texas, and recorded in Instrument No. D211260347, said Official Public Records, Tarrant County, Texas, from which a 5/8-inch iron rod with cap stamped "KHA" set bears North 41°49'27" East, a distance of 50.00 feet;

THENCE North 66°33'45" West, a distance of 277.31 feet to the **POINT OF BEGINNING**;

THENCE South 47°59'54" West, a distance of 25.00 feet to a point for corner;

THENCE North 41°59'02" West, a distance of 15.00 feet to a point for corner;

THENCE North 47°59'54" East, a distance of 25.00 feet to a point for corner;

THENCE South 41°59'02" East, a distance of 15.00 feet to the **POINT OF BEGINNING** and containing 375 square feet or 0.0086 acres of land, more or less.

TRACT 6

BEGINNING at a 5/8-inch iron rod with cap stamped "KHA" set in the northwest right-of-way line of Lake Ridge Parkway, a variable width right-of-way, and being at the westernmost northwest corner of Parcel 1, Part 3, described in the Right-of-Way Deed to the City of Grand Prairie recorded in Instrument No. 201100281011, said Official Public Records, Dallas County, Texas, and recorded in Instrument No. D211260347, said Official Public Records, Tarrant County, Texas;

THENCE North 48°09'18" West, a distance of 13.79 feet to a point for corner;

THENCE North 41°51'26" East, a distance of 50.00 feet to a point for corner;

THENCE South 48°08'18" East, a distance of 13.76 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner in the aforementioned northwest right-of-way line of Lake Ridge Parkway, being at the westernmost north corner of said Parcel 1, Part 3;

THENCE South 41°49'27" West, along the said northwest right-of-way line, a distance of 50.00 feet to the **POINT OF BEGINNING** and containing 689 square feet or 0.0158 acres of land, more or less.

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Exhibit "A"

LEGAL DESCRIPTION

TRACT 7

COMMENCING at a 5/8-inch iron rod with cap stamped "KHA" set in the northwest right-of-way line of Lake Ridge Parkway, a variable width right-of-way, and being at the westernmost northwest corner of Parcel 1, Part 3, described in the Right-of-Way Deed to the City of Grand Prairie recorded in Instrument No. 201100281011, said Official Public Records, Dallas County, Texas, and recorded in Instrument No. D211260347, said Official Public Records, Tarrant County, Texas, from which a 5/8-inch iron rod with cap stamped "KHA" set bears North 41°49'27" East, a distance of 50.00 feet;

THENCE North 59°43'01" West, a distance of 33.17 feet to the **POINT OF BEGINNING**;

THENCE North 42°15'00" West, a distance of 15.08 feet to a point for corner;

THENCE North 41°55'34" East, a distance of 55.10 feet to a point for corner;

THENCE South 48°04'26" East, a distance of 15.00 feet to a point for corner;

THENCE South 41°55'34" West, a distance of 56.63 feet to the **POINT OF BEGINNING** and containing 838 square feet or 0.0192 acres of land, more or less.

TRACT 8

COMMENCING at a 5/8-inch iron rod with cap stamped "KHA" set in the northwest right-of-way line of Lake Ridge Parkway, a variable width right-of-way, and being at the northernmost northwest corner of Parcel 1, Part 3, described in the Right-of-Way Deed to the City of Grand Prairie recorded in Instrument No. 201100281011, said Official Public Records, Dallas County, Texas, and recorded in Instrument No. D211260347, said Official Public Records, Tarrant County, Texas, from which a 5/8-inch iron rod with cap stamped "KHA" set bears North 58°09'19" East, a distance of 49.97 feet

THENCE North 33°15'43" West, a distance of 2.43 feet to the **POINT OF BEGINNING**;

THENCE North 33°15'43" West, a distance of 15.00 feet to a point for corner;

THENCE North 57°46'08" East, a distance of 49.96 feet to a point for corner;

THENCE South 33°15'43" East, a distance of 15.00 feet to a point for corner;

THENCE South 57°46'08" West, a distance of 49.96 feet to the **POINT OF BEGINNING** and containing 749 square feet or 0.0172 acres of land, more or less.

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Exhibit "A"

LEGAL DESCRIPTION

TRACT 9

COMMENCING at a 5/8-inch iron rod with cap stamped "KHA" set in the northwest right-of-way line of Lake Ridge Parkway, a variable width right-of-way, and being at the northernmost northwest corner of Parcel 1, Part 3, described in the Right-of-Way Deed to the City of Grand Prairie recorded in Instrument No. 201100281011, said Official Public Records, Dallas County, Texas, and recorded in Instrument No. D211260347, said Official Public Records, Tarrant County, Texas, from which a 5/8-inch iron rod with cap stamped "KHA" set bears North 58°09'19" East, a distance of 49.97 feet

THENCE North 33°15'43" West, a distance of 40.89 feet to the **POINT OF BEGINNING**;

THENCE North 33°15'43" West, a distance of 15.01 feet to a point for corner;

THENCE North 58°14'52" East, a distance of 49.97 feet to a point for corner;

THENCE South 33°15'43" East, a distance of 15.01 feet to a point for corner;


THENCE South 58°14'52" West, a distance of 49.97 feet to the **POINT OF BEGINNING** and containing 750 square feet or 0.0172 acres of land, more or less.

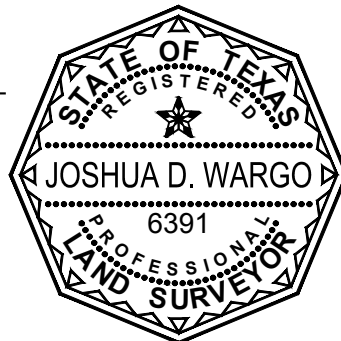
NOTES

Bearing system based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone (4202). A survey plat of even survey date herewith accompanies this metes and bounds description.

The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the agreement tracts.

ENCROACHMENT AGREEMENT
SAMUEL T. BROWN SURVEY
ABSTRACT NO. 1689
MEMUCAN HUNT SURVEY
ABSTRACT NO. 758
CITY OF GRAND PRAIRIE
TARRANT AND DALLAS COUNTY, TEXAS


JOSHUA D. WARGO
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6391
801 CHERRY STREET,
UNIT 11 SUITE 1300
FORT WORTH, TEXAS 76102
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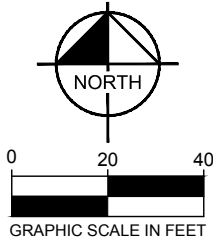
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N/A	DMD	JDW	7/24/2024	064446558	5 OF 12

Exhibit "A"



TRACT 1
0.0052 ACRES
228 SQ. FT.

P.O.B.
 CALLED 46.0 ACRES
 TRACT TWO
 KILGORE LAW CENTER LLC
 INST. NO. 201400164701 - OPRDCT
 INST. NO. D214139350 - OPRTCT

P.O.C.

IRSC
 (NAD83 GRID)
 N:6924927.94
 E:2417577.99

LAKE RIDGE PARKWAY
 (A VARIABLE WIDTH RIGHT-OF-WAY)

SOUTH GREAT SW PARKWAY
 (A VARIABLE WIDTH RIGHT-OF-WAY)

$\Delta = 3^{\circ}14'55''$
 $R = 1981.86'$
 $L = 112.37'$
 $CB = N31^{\circ}37'$
 $C = 112.35'E$

LINE TABLE		
NO.	BEARING	LENGTH
L1	N66°06'53"W	15.18'
L2	N32°41'22"E	15.18'
L3	S66°06'53"E	15.18'
L4	S32°41'22"W	15.18'

LEGEND

- Δ = CENTRAL ANGLE
- P.O.C. = POINT OF COMMENCING
- P.O.B. = POINT OF BEGINNING
- IRSC = 5/8" IRON ROD W/ "KHA" CAP SET

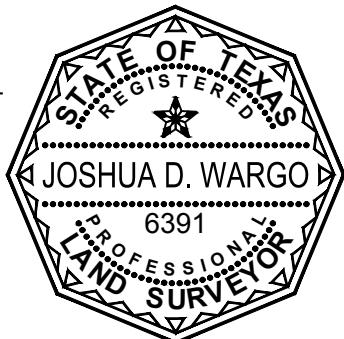
NOTES

Bearing system based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone (4202). A metes and bounds description of even survey date herewith accompanies this survey plat.

The undersigned, Registered Professional Land Surveyor, hereby certifies that this survey plat accurately sets out the metes and bounds of the agreement tracts.

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MEMUCAN HUNT SURVEY
ABSTRACT NO. 758
CITY OF GRAND PRAIRIE
TARRANT AND DALLAS COUNTY, TEXAS

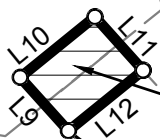
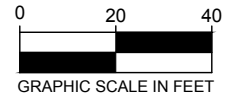
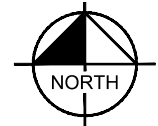
Joshua D. Wargo
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Scale 1" = 40'	Drawn by DMD	Checked by JDW	Date 7/24/2024	Project No. 064446558	Sheet No. 6 OF 12
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Exhibit "A"



TRACT 3
0.0069 ACRES
300 SQ. FT.

P.O.B.

CALLED 46.0 ACRES
TRACT TWO
KILGORE LAW CENTER LLC
INST. NO. 201400164701 - OPRDCT
INST. NO. D214139350 - OPRTCT

N53°19'44"W 231.59'

TRACT 2
0.0168 ACRES
732 SQ. FT.

LINE TABLE		
NO.	BEARING	LENGTH
L5	N50°04'20"W	12.81'
L6	N50°39'16"E	50.89'
L7	S50°04'03"E	16.49'
L8	S54°40'04"W	51.70'
L9	N42°01'23"W	15.02'
L10	N51°00'00"E	20.03'
L11	S41°58'46"E	15.02'
L12	S51°00'00"W	20.02'

P.O.B.
(TRACT 2)
P.O.C.
(TRACT 3)

IRSC
(NAD83 GRID)
N:6925659.34
E:2418185.63

PARCEL 1 PART 4
CITY OF GRAND PRAIRIE
INST. NO. 201100281011 - OPRDCT
INST. NO. D211260347 - OPRTCT

LAKE RIDGE PARKWAY
(A VARIABLE WIDTH RIGHT-OF-WAY)

LEGEND

Δ = CENTRAL ANGLE
P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING
IRSC = 5/8" IRON ROD W/ "KHA" CAP SET

ENCROACHMENT AGREEMENT
SAMUEL T. BROWN SURVEY
ABSTRACT NO. 1689
MEMUCAN HUNT SURVEY
ABSTRACT NO. 758
CITY OF GRAND PRAIRIE
TARRANT AND DALLAS COUNTY, TEXAS

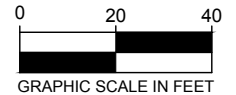
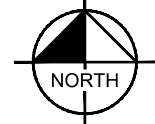
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	DMD	JDW	7/24/2024	064446558	7 OF 12

Exhibit "A"



TRACT 4
0.0086 ACRES
375 SQ. FT.

P.O.B.

P.O.C.

CALLED 46.0 ACRES
TRACT TWO
KILGORE LAW CENTER LLC
INST. NO. 201400164701 - OPRDCT
INST. NO. D214139350 - OPRTCT

PARCEL 1 PART 4
CITY OF GRAND PRAIRIE
INST. NO. 201100281011 - OPRDCT
INST. NO. D211260347 - OPRTCT

IRSC
(NAD83 GRID)
N:6925659.34
E:2418185.63

IRSC

S54°40'04"W 51.70'
N14°51'20"W 268.54'

LAKE RIDGE PARKWAY
(A VARIABLE WIDTH RIGHT-OF-WAY)

LINE TABLE		
NO.	BEARING	LENGTH
L13	N40°43'49"W	15.00'
L14	N47°59'54"E	25.01'
L15	S40°43'49"E	15.00'
L16	S47°59'54"W	25.01'

LEGEND

Δ = CENTRAL ANGLE
P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING
IRSC = 5/8" IRON ROD W/ "KHA" CAP SET

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CITY OF GRAND PRAIRIE
TARRANT AND DALLAS COUNTY, TEXAS

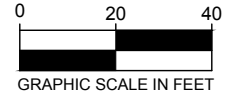
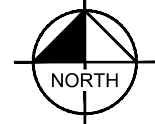
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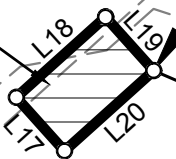
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	DMD	JDW	7/24/2024	064446558	8 OF 12

Exhibit "A"



CALLED 46.0 ACRES
TRACT TWO
KILGORE LAW CENTER LLC
INST. NO. 201400164701 - OPRDCT
INST. NO. D214139350 - OPRTCT

TRACT 5
0.0086 ACRES
375 SQ. FT.



P.O.B.

P.O.C.

PARCEL 1 PART 3
CITY OF GRAND PRAIRIE
INST. NO. 201100281011 - OPRDCT
INST. NO. D211260347 - OPRTCT

IRSC
(NAD83 GRID)
N:6926034.95
E:2418631.56

LAKE RIDGE PARKWAY
(A VARIABLE WIDTH RIGHT-OF-WAY)

LINE TABLE		
NO.	BEARING	LENGTH
L17	N41°59'02"W	15.00'
L18	N47°59'54"E	25.00'
L19	S41°59'02"E	15.00'
L20	S47°59'54"W	25.00'

LEGEND

Δ = CENTRAL ANGLE
P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING
IRSC = 5/8" IRON ROD W/ "KHA" CAP SET

ENCROACHMENT AGREEMENT
SAMUEL T. BROWN SURVEY
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MEMUCAN HUNT SURVEY
ABSTRACT NO. 758
CITY OF GRAND PRAIRIE
TARRANT AND DALLAS COUNTY, TEXAS

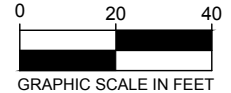
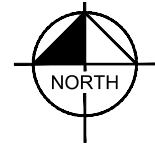
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Exhibit "A"



CALLED 46.0 ACRES
 TRACT TWO
 KILGORE LAW CENTER LLC
 INST. NO. 201400164701 - OPRDCT
 INST. NO. D214139350 - OPRTCT

TRACT 7
0.0192 ACRES
838 SQ. FT.

TRACT 6
0.0158 ACRES
689 SQ. FT.

P.O.B.

N59°43'01"W
33.17'

P.O.B.

(TRACT 6)

P.O.C.

(TRACT 7)

PARCEL 1 PART 3
 CITY OF GRAND PRAIRIE
 INST. NO. 201100281011 - OPRDCT
 INST. NO. D211260347 - OPRTCT

IRSC
 (NAD83 GRID)
 N:6926034.95
 E:2418631.56

LAKE RIDGE PARKWAY
 (A VARIABLE WIDTH RIGHT-OF-WAY)

LEGEND

- Δ = CENTRAL ANGLE
- P.O.C. = POINT OF COMMENCING
- P.O.B. = POINT OF BEGINNING
- IRSC = 5/8" IRON ROD W/ "KHA" CAP SET

LINE TABLE		
NO.	BEARING	LENGTH
L21	N48°09'18"W	13.79'
L22	N41°51'26"E	50.00'
L23	S48°08'18"E	13.76'
L24	S41°49'27"W	50.00'
L25	N42°15'00"W	15.08'
L26	N41°55'34"E	55.10'
L27	S48°04'26"E	15.00'
L28	S41°55'34"W	56.63'

ENCROACHMENT AGREEMENT
 SAMUEL T. BROWN SURVEY
 ABSTRACT NO. 1689
 MEMUCAN HUNT SURVEY
 ABSTRACT NO. 758
 CITY OF GRAND PRAIRIE
 TARRANT AND DALLAS COUNTY, TEXAS

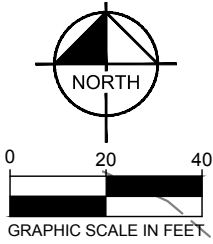
Kimley»Horn

801 Cherry Street, Unit 11, # 1300
Fort Worth, Texas 76102 FIRM # 10194040

Tel. No. (817) 335-6511
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	DMD	JDW	7/24/2024	064446558	10 OF 12

Exhibit "A"



CALLED 46.0 ACRES
 TRACT TWO
 KILGORE LAW CENTER LLC
 INST. NO. 201400164701 - OPRDCT
 INST. NO. D214139350 - OPRTCT

TRACT 9
0.0172 ACRES
750 SQ. FT.

TRACT 8
0.0172 ACRES
749 SQ. FT.

P.O.B.

P.O.B.

P.O.C.
 (TRACTS 8 & 9)

PARCEL 1 PART 3
 CITY OF GRAND PRAIRIE
 INST. NO. 201100281011 - OPRDCT
 INST. NO. D211260347 - OPRTCT

LAKE RIDGE PARKWAY
 (A VARIABLE WIDTH RIGHT-OF-WAY)

LEGEND

- Δ = CENTRAL ANGLE
- P.O.C. = POINT OF COMMENCING
- P.O.B. = POINT OF BEGINNING
- IRSC = 5/8" IRON ROD W/ "KHA" CAP SET

LINE TABLE		
NO.	BEARING	LENGTH
L29	N33°15'43"W	15.00'
L30	N57°46'08"E	49.96'
L31	S33°15'43"E	15.00'
L32	S57°46'08"W	49.96'
L33	N33°15'43"W	15.01'
L34	N58°14'52"E	49.97'
L35	S33°15'43"E	15.01'
L36	S58°14'52"W	49.97'

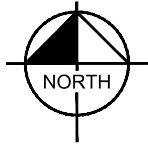
ENCROACHMENT AGREEMENT
 SAMUEL T. BROWN SURVEY
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Kimley»Horn

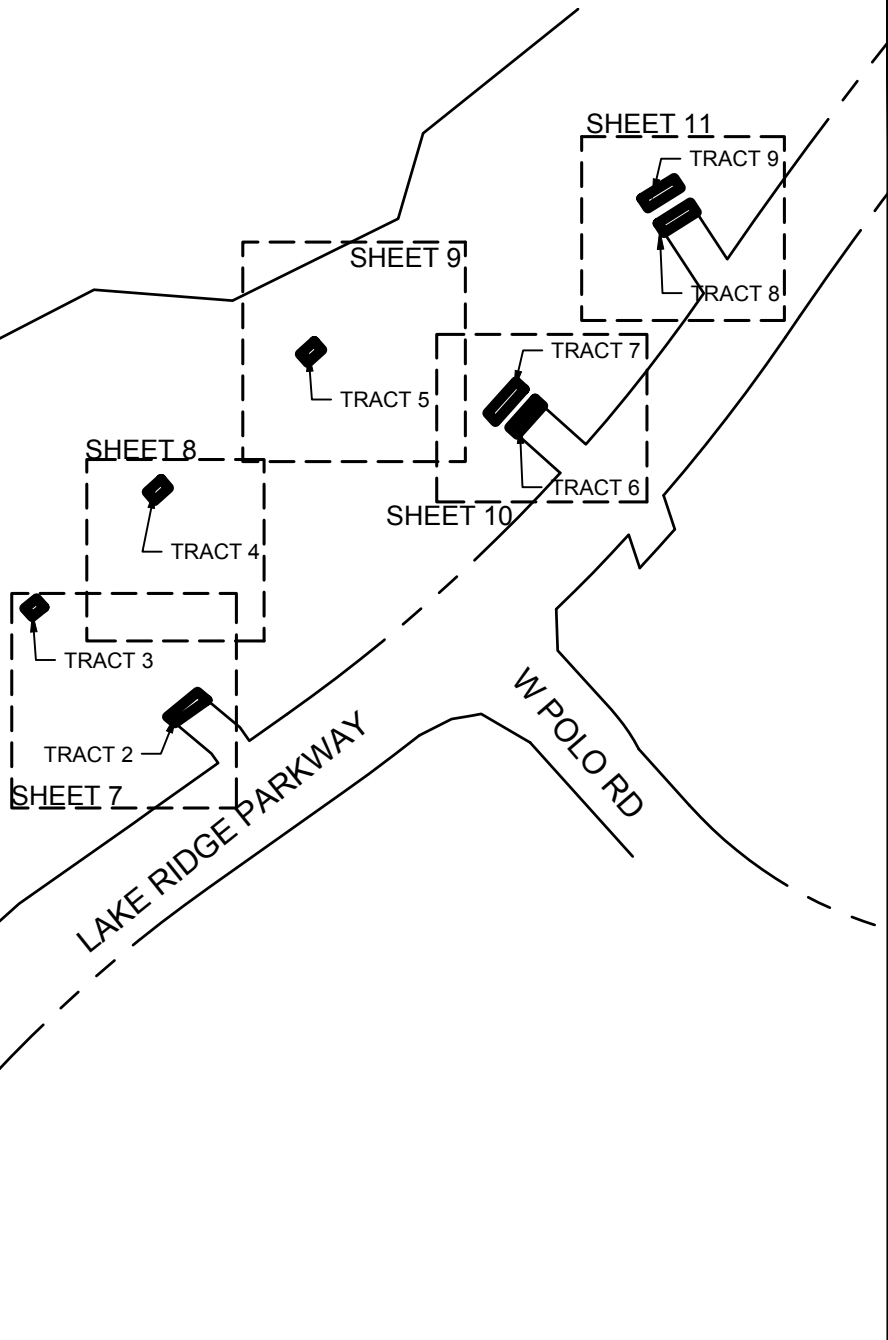
801 Cherry Street, Unit 11, # 1300
 Fort Worth, Texas 76102 FIRM # 10194040 Tel. No. (817) 335-6511
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	DMD	JDW	7/24/2024	064446558	11 OF 12

Exhibit "A"



PORTION OF A
 CALLED 46.0 ACRES
 TRACT TWO
 KILGORE LAW CENTER LLC
 INST. NO. 201400164701 - OPRDCT
 INST. NO. D214139350 - OPRTCT



ENCROACHMENT AGREEMENT
 SAMUEL T. BROWN SURVEY
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 250'	DMD	JDW	7/24/2024	064446558	12 OF 12