

EXHIBIT A

PRINT LEGALLY DESCRIBING AND DEPICTING THE LAND

EXHIBIT A**GRANTEE PROPERTY**

JOHN R. FONDREN SURVEY, ABSTRACT NO. 461
 WILLIAM GATLIN SURVEY, ABSTRACT NO. 499
 CITY OF HUTCHINS, DALLAS COUNTY, TEXAS

**PROPERTY DESCRIPTION**

BEING a tract of land situated in the John R. Fondren Survey, Abstract No. 461 and the William Gatlin Survey, Abstract No. 499, City of Hutchins, Dallas County, Texas, and being a portion of a called 95.66 acre tract of land designated as "Parcel #20-3", a called 42.73 acres tract of land designated as "Parcel 8", and a called 43.06 acre tract of land designated as "Parcel 31", all in the Special Warranty Deed to WHL Dallas 45 LLC, recorded in Instrument No. 201100339298, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

COMMENCING at a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the north corner of a Lot 1, Block A, Biagi Wintergreen Addition, an addition to the City of Hutchins, Dallas County, Texas, according to the plat thereof recorded in Instrument No. 201700221766, Official Public Records, Dallas County, Texas, being in the northeast line of said Parcel 8, and being the east corner of a 125-foot Rail Easement described in the Easement Deed to Union Pacific Railroad Company, recorded in Instrument No. 201600357675, as amended in Inst. No. 202500078195, Official Public Records, Dallas County, Texas;

THENCE with the common line of said Parcel 8 and said 125-foot Rail Easement, North 30°24'18" West, a distance of 75.80 feet to an angle point in said northeast line of Parcel 8 and being the south corner of Southeast Water Treatment Plant, an addition to the City of Hutchins, according to the plat thereof recorded in Volume 93023, Page 3743, Official Public Records, Dallas County, Texas;

THENCE with the common line of said Parcel 8, said 125-foot Rail Easement and said Southeast Water Treatment Plant, North 30°19'45" West, a distance of 49.20 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the **POINT OF BEGINNING**;

THENCE over and across said Parcel 8, 31, and 20-3, the following courses and distances:

South 59°20'03" West, with the northwest line of said 125-foot Rail Easement, a distance of 1956.34 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set at the beginning of a tangent curve to the left with a radius of 859.49 feet, a central angle of 17°11'52", and a chord bearing and distance of South 50°44'07" West, 257.01 feet;

In a southwesterly direction, continuing with the northwest line of said 125-foot Rail Easement, with said tangent curve to the left, an arc distance of 257.98 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

North 30°39'57" West, a distance of 998.41 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

North 72°24'57" West, a distance of 72.37 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set in the east right-of-way line of Lancaster-Hutchins Road (a called 100-foot right-of-way);

NOTES:

A sketch was prepared on even date to accompany this description.

Bearings are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

An ALT/NSPS Land Title Survey of the original area was prepared on 12/05/2024.

	05/20/2025	Revised Boundary Geometry and Updated Rail Easement
NO.	DATE	REVISION DESCRIPTION
801 Cherry Street, Unit 11, # 1300 Fort Worth, Texas 76102 FIRM # 10194040 Tel. No. (817) 335-8511 www.kimley-horn.com		
Scale	Drawn by	Checked by
N/A	AEL	DJD
Date	Project No.	Sheet No.
Feb. 2025	061311004	1 OF 3

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THENCE with the east right-of-way line of said Lancaster-Hutchins Road, North 15°54'39" East, a distance of 858.23 feet to a 1/2-inch iron rod found for the north corner of said Parcel 31 and the southwest corner of a called 43.05 acre tract of land designated as "Parcel 30" in the Special Warranty Deed to DLH Logistics LLC, recorded in Instrument No. 201700256958, Official Public Records, Dallas County, Texas;

THENCE with the common line of said Parcel's 31 and 30, South 89°57'00" East, a distance of 1,099.41 feet to a 1/2-inch iron rod found for the northeast corner of said Parcel 31, the most southerly southeast corner of said Parcel 30, and being in the southwest line of said Parcel 8;

THENCE with the common line of said Parcels 8 and 30, the following courses and distances:

North 30°59'31" West, a distance of 286.95 feet to a 3/4-inch iron rod found for the west corner of said Parcel 8, and an interior ell corner of said Parcel 30;

North 59°43'20" East, a distance of 699.59 feet to a 5/8-inch iron rod with red plastic cap (stamping illegible) found for the north corner of said Parcel 8, and being in the southwest line of said Southeast Water Treatment Plant addition;

THENCE with the said common line of Parcel 8 and Southeast Water Treatment Plant addition, South 30°19'45" East, a distance of 1324.57 feet to the POINT OF BEGINNING and containing a computed area of 2,943,328 square feet or 65.570 acres of land.

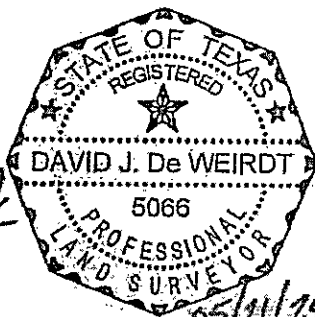
NOTES:

A sketch was prepared on even date to accompany this description.

Bearings are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

David J. De Weirtdt

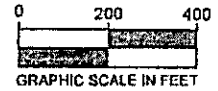
DAVID J. De WEIRDT
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5066



	05/20/2025	Revised Boundary Geometry and Updated Rail Easement
NO.	DATE	REVISION DESCRIPTION
<small>801 Cherry Street, Unit 11, # 1300 Fort Worth, Texas 76102 FIRM # 10194040 Tel. No. (817) 335-6511 www.kimley-horn.com</small>		
Scale N/A	Drawn by AEL	Checked by DJD
Date Feb. 2025	Project No. 061311004	Sheet No. 2 OF 3

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NOTES:

A description was prepared on even date to accompany this sketch.

All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are ground distances.

LEGEND

P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING
P.F.C. = POINT FOR CORNER
IRFC = 5/8" IRON ROD W/ "KHA" CAP FOUND
D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

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NO.	DATE	REVISION DESCRIPTION
Kimley»Horn 801 Cherry Street, Unit 11, # 1300 Fort Worth, Texas 76102 Tel. No. (817) 335-6511 www.kimley-horn.com		
Scale 1" = 400'	Drawn by AEL	Checked by DJO
	Date Feb. 2025	Project No. 081311004
		Sheet No. 3 OF 3