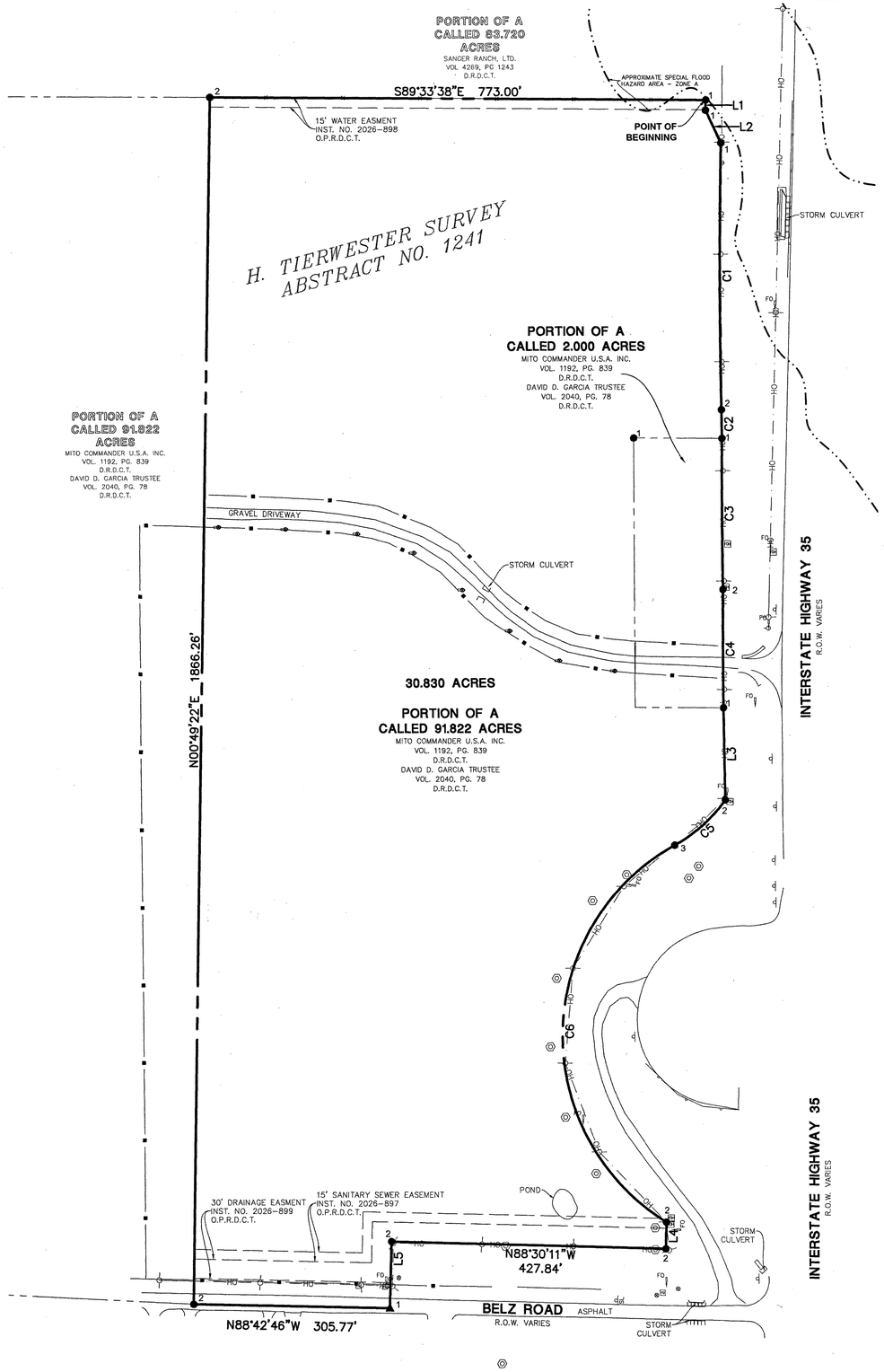
Exhibit A



DESCRIPTION

30.830 Acres
Henry Tierwester Survey, Abstract No. 1241
Sanger, Denton County Texas

BEING a 30.830 acre tract of land located in the Henry Tierwester Survey, Abstract No. 1241 Sanger, Denton County Texas, being part of that called 91.822 acre parcel described in Warranty Deed with Vendor's Lien as recorded in Volume 1192, Page 834, Deed Records Denton County Texas (DRDCT) and part of that tract described in Warranty Deed with Vendor's Lien as recorded in Volume 1192, Page 839, DRDCT, said 30.830 acres being more particularly described as follows:

BEGINNING at a found 5/8 inch iron rod with pink cap marked "TXDOT SURVEY MARKER RIGHT OF WAY MONUMENT" for the intersection of the north line of said 91.822 acres and the current west right of way line for Interstate Highway 35 (variable width right, of way),

THENCE southerly with said west right of way line as follows:

South 01° 17' 43" West, a distance of 15.73 feet to a found 5/8 inch iron rod with pink cap marked "TXDOT SURVEY MARKER RIGHT OF WAY MONUMENT" ;

South 25° 19' 28" East, a distance of 55.93 feet to the beginning of a curve a found 5/8 inch iron rod with pink cap marked "TXDOT SURVEY MARKER RIGHT OF WAY MONUMENT";

Along the arc of said curve to the left, having a radius of 10,025.00 feet, a central angle of 02° 21' 53", an arc length of 413.74 feet, and a chord of South 00° 05' 06" East, 413.71 feet to a point of reverse curve;

Along said curve to the left, having a radius of 9975.00 feet, a central angle of 00° 15' 20", an arc length of 44.49 feet, and a chord of South 01° 08' 22" East, 44.49 feet to a point of compound curvature monumented by a found 5/8 inch iron rod with pink cap marked "TXDOT SURVEY MARKER RIGHT OF WAY MONUMENT";

Along said curve to the left, having a radius of 9975.00 feet, a central angle of 01° 20' 22", an arc length of 233.19 feet, and a chord of South 00° 20' 31" East, 233.18 feet to a point of compound curvature;

Along said curve to the left, having a radius of 10025.00 feet, a central angle of 01° 02' 45", an arc length of 182.98 feet, and a chord of South 00° 11' 43" East, 182.98 feet to the end of said curve monumented by a found 5/8 inch iron rod with pink cap marked "TXDOT SURVEY MARKER RIGHT OF WAY MONUMENT";

South 01° 07' 36" East, a distance of 141.50 feet to a point for the beginning of curve;

Along said curve to the right, having a radius of 236.80 feet, a central angle of 25° 43' 58", an arc length of 106.35 feet, and a chord of South 48° 27' 52" West, 105.46 feet to a point of compound curvature monumented by a found 1/2 inch iron rod.

Along said curve to the left, having a radius of 336.60 feet, a central angle of 120° 00' 02", an arc length of 704.98 feet, and a chord of South 01° 20' 28" West, 583.01 feet to the end of said curve;

THENCE South 01° 20' 28" West, a distance of 40.91 feet from which a found 1 inch iron pipe bears South 45° 26' East;

THENCE North 88° 30' 11" West with the north line of Belz Road (variable width prescriptive roadway) , a distance of 427.84 feet to a point for corner;

THENCE South 01° 30' 59" West, a distance of 102.45 feet to a found MAG nail in the prescriptive roadway;

THENCE North 88° 42' 46" West with said roadway, a distance of 305.77 feet to a point for corner;

THENCE North 00° 49' 22" East leaving said roadway, a distance of 1866.26 feet to the north line for the aforesaid 91.822 acre parcel and the south line of a called 83.72 acre parcel as described in Volume 4269, Page 1243, DRDCT;

THENCE South 89° 33' 38" East with the line common to said tracts, a distance of 773.00 feet to the POINT OF BEGINNING and containing 30.830 acres of land, more or less.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S01°17'43"W	15.73'
L2	S25°19'28"E	55.93'
L3	S01°07'36"E	141.50'
L4	S01°20'28"W	40.91'
L5	S01°30'59"W	102.45'

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	10025.00'	2°21'53"	413.74'	S00°05'06"E	413.71'
C2	9975.00'	0°15'20"	44.49'	S01°08'22"E	44.49'
C3	9975.00'	1°20'22"	233.19'	S00°20'31"E	233.18'
C4	10025.00'	1°02'45"	182.98'	S00°11'43"E	182.98'
C5	236.80'	25°43'58"	106.35'	S48°27'52"W	105.46'
C6	336.60'	120°00'02"	704.98'	S01°20'28"W	583.01'

SCHEDULE B NOTES

SCHEDULE B NOTES

Commitment for Title Insurance by: Old Republic National Title Insurance Company
GF No. 782502040
Effective Date: December 5, 2025
Issued Date: January 8, 2026

10. The following matters and all terms of the documents creating or offering evidence of the matters:

h. Brazos River Transmission Electric Cooperative, Inc. easement as recorded in Volume 306, Page 623, Deed Records, Denton County, Texas. BLANKET, **SUBJECT TO** No location given.

j. Minerals Lease as record in Volume 476, Page 282, of the Deed Records of Denton County, Texas. **SUBJECT TO**

k. Minerals Lease as record in Volume 577, Page 250, of the Deed Records of Denton County, Texas. **PARCEL DESCRIBED IN VOLUME 1192, PG 839 OF THE DEED RECORDS OF DENTON COUNTY TEXAS SUBJECT TO**

n. Utility easement granted to the City of Sanger, Texas as set forth in instrument filed under Denton County Clerk's File No. 2026-897. **AFFECTS AS SHOWN**

o. Utility easement granted to the City of Sanger, Texas as set forth in instrument filed under Denton County Clerk's File No. 2026-898. **AFFECTS AS SHOWN**

p. Utility easement granted to the City of Sanger, Texas as set forth in instrument filed under Denton County Clerk's File No. 2026-899. **AFFECTS AS SHOWN**

NOTES

1. The lineal unit used in the preparation of this survey is the U.S. Survey Foot as defined by the United States Department of Commerce, National Institute Standards and Technology.

2. Address: there was no posted address on the surveyed property and no address was disclosed in documents provided to the surveyor. (Table A, Item 2)

3. The surveyed property contains a calculated area of 30.830 acres, more or less. (Table A, Item 4)

4. The surveyed property contains no marked parking spaces. (Table A, Item 9)

5. The utilities shown hereon are from visible above ground observations only. Not all utilities may have been marked on the surveyed property and this survey makes no statement to the actual connections, materials, flow directions or pipe sizing of underground utilities.

6. The nearest intersecting street to the surveyed property is Belz Road and Interstate Highway 35 which are both located adjacent to the surveyed property. (Table A, Item 14)

FLOOD HAZARD NOTE:

According to Community Panel Number 48121C0070G, dated April 18, 2011, of the Federal Emergency Management Agency, National Flood Insurance Program, a portion of this property lies within Zone "X" (Other Areas) and Zone "A".

Zone "X" (Other Areas) is defined as Other Areas determined to be outside the 0.2% annual chance floodplain.

Zone "A" is defined as a Special Flood Hazard Area subject to inundation by the 1% annual chance flood with no base flood elevations determined.

SURVEYOR'S DECLARATION

TO: Wal-Mart Real Estate Business Trust
Old Republic National Title Insurance Company
National Title Group, LLC
MITO COMMANDER USA, INC.

I hereby declare that this map or plat and the survey on which it is based were made in conjunction with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 7(a), 8, 9, 14 of Table A thereof.

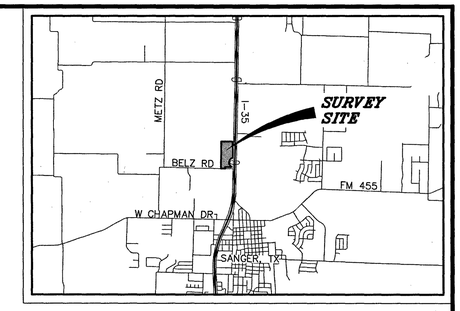
Field work completed on: October 21, 2025

Date of plat or map: October 29, 2025

Paul Hubert
RPLS No. 1942

1/12/26

STATE OF TEXAS REGISTERED PAUL HUBERT 1942 PROFESSIONAL LAND SURVEYOR



VICINITY MAP

1" = 5000'

N

GRAPHIC SCALE
0 100 150 200 300
(IN FEET)
1 inch = 100 ft.

LEGEND

- ●1 = FOUND 5/8" IRON ROD WITH PINK CAP MARKED "TXDOT SURVEY MARKER RIGHT OF WAY MONUMENT"
- ●2 = POINT FOR CORNER
- ●3 = FOUND 1/2" IRON ROD
- ▲1 = FOUND MAG NAIL IN ASPHALT
- = PROPERTY LINE
- = EXISTING ADJOINING PROPERTY LINE
- = EX. PIPE FENCE
- = EX. WIRE FENCE
- = EX. OVERHEAD WIRES
- = EX. STORM LINE
- = EX. GUARD RAIL
- = EX. FIBER OPTIC HANDHOLE
- = EX. FIBER OPTIC MARKER POST
- = EX. FIBER OPTIC PEDESTAL
- = EX. SANITARY MANHOLE (SMH)
- = EX. SIGN
- = EX. UTILITY POLE
- = EX. VALVE BOX
- = EX. WATER SPIGOT
- = EX. SIGN

ALTA/NSPS LAND TITLE SURVEY

30.830 Acres

HENRY TIERWESTER SURVEY, ABSTRACT NO. 1241,
SANGER, DENTON COUNTY, TEXAS

Manhard CONSULTING
8144 Walnut Hill Lane, Suite 750, Dallas, TX 75231 ph:972.972.4250 manhard.com
Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers
Construction Managers | Environmental Scientists | Landscape Architects | Planners
Texas Board of Professional Engineers & Land Surveyors Reg. No. F-10194754 (Surv), F-21732 (Eng)

PROJ. MGR.: PH	ISSUE DATE: 10/29/2025	CODE: 611.004058	SHEET 1 OF 1
DRAWN BY: AG	SCALE: 1" = 100'		

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January 14, 2026 Dwg Name: P:\611.004 Wal-Mart - DC\055 Retail Due Diligence\022 Sanger, TX - Monarch Hwy & Belz Rd\dwg\Surv\Final Drawings\Alta Survey\ALTA.dwg Updated By: AGilliben