

Exhibit A

Being all that certain 4.052 acre tract of land situated in the Reuben Bebee Survey, Abstract No. 29, Denton County, Texas, being a portion of Tract 1 conveyed to Granite Industries, LLC by General Warranty Deed recorded in Document Number 2021-164636, Official Public Records, Denton County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod with pink plastic cap stamped "TXDOT R.O.W. MARKER" found for the most westerly corner of said Granite tract, same being the south corner of Parcel 114 conveyed to The State of Texas by deed recorded in Document Number 2024-123240, said Official Public Records, same being in the intersection of Farm To Market Highway No. 455 (a variable width right-of-way) and Sable Creek Boulevard (an 80 foot right-of-way at this point);

THENCE South 32 deg. 18 min. 47 sec. East, along the common line of said Granite tract and said Sable Creek Boulevard, a distance of 197.99 feet to the west corner of the herein described tract, same being the POINT OF BEGINNING;

THENCE through the interior of said Granite tract as follows:

North 57 deg. 46 min. 13 sec. East, a distance of 144.81 feet to angle point;

North 50 deg. 39 min. 34 sec. East, a distance of 189.53 feet to the north corner of the herein described tract;

South 46 deg. 48 min. 47 sec. East, a distance of 128.83 feet to angle point;

South 39 deg. 20 min. 26 sec. East, a distance of 331.47 feet to the east corner of the herein described tract, same being in the southerly line of said Granite tract, same being in the northwesterly line of Block B, Sable Creek Addition, an addition to the City of Sanger, Denton County, Texas, according to the plat thereof recorded in Cabinet W, Page 369, Plat Records, Denton County, Texas, same being the beginning of a non-tangent curve to the right, having a radius of 2196.52 feet, a delta angle of 10 deg. 39 min. 47 sec., and a chord bearing and distance of South 51 deg. 23 min. 04 sec. West, 408.19 feet;

THENCE along said non-tangent curve to the right, and along the common line of said Granite tract and said Block N, an arc distance of 408.78 feet to the south corner of said Granite tract, same being in the northeasterly right-of-way line of aforesaid Sable Creek Boulevard;

THENCE North 32 deg. 18 min. 47 sec. West, along the common line of said Granite tract and said Sable Creek Boulevard, a distance of 475.54 feet to the POINT OF BEGINNING and containing 176,493 square feet or 4.052 acres of computed land, more or less.