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Exhibit A

This survey contains information that is proprietary to Underwood Drafting & Surveying, Inc. Its use or disclosure in whole or part without the express written permission of Underwood Drafting & Surveying, Inc. is prohibited.

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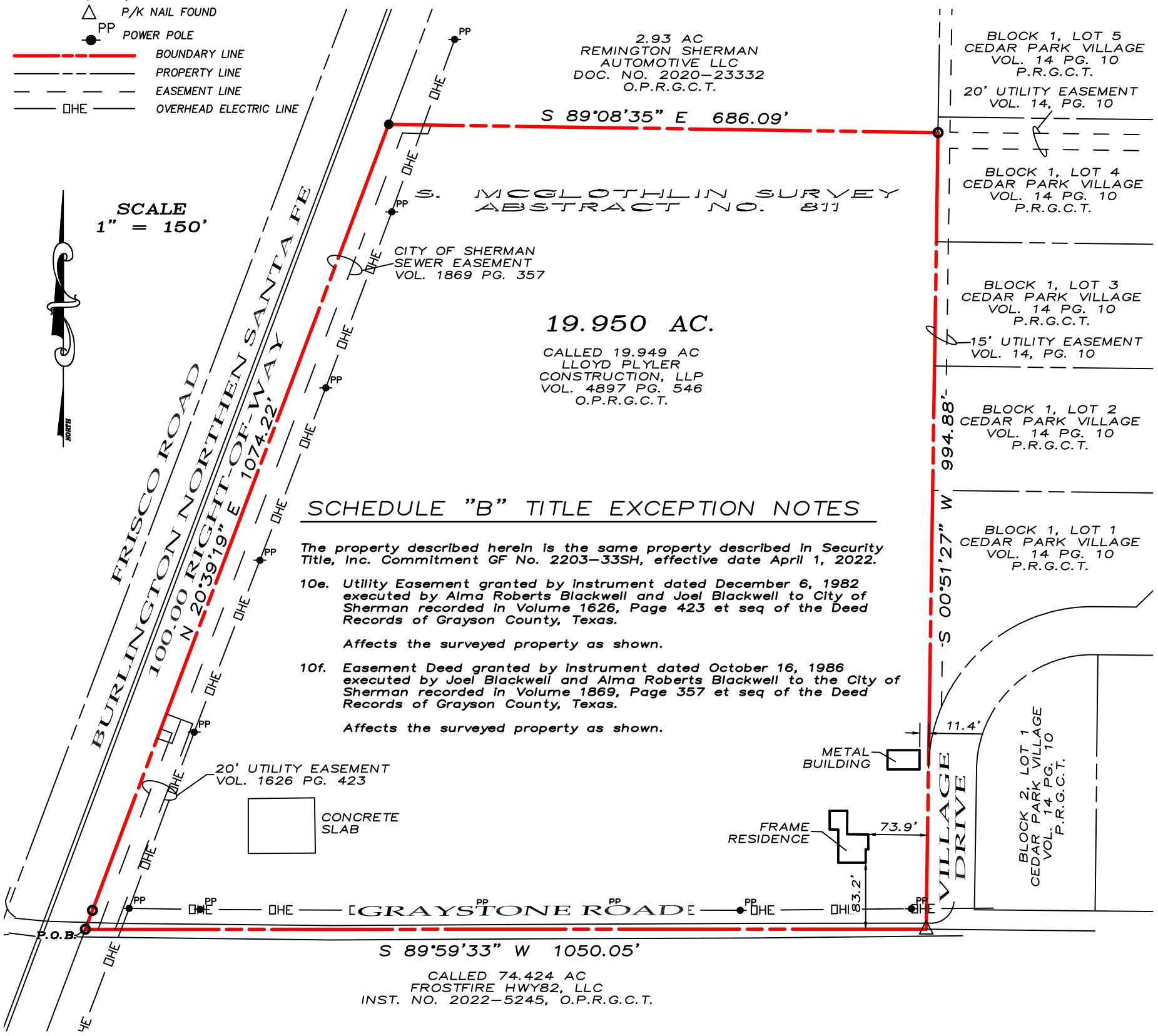
JOB NO. 22060640
DFT: BH

~ BASIS OF BEARINGS ~
GRID NORTH, NAD 83
TEXAS STATE PLANE
COORDINATE SYSTEM
NORTH CENTRAL ZONE

LEGEND

- 1/2" STEEL ROD SET
- 1/2" STEEL ROD FOUND
- P/K NAIL FOUND
- PP POWER POLE
- BOUNDARY LINE
- PROPERTY LINE
- EASEMENT LINE
- OHE OVERHEAD ELECTRIC LINE

SCALE
1" = 150'



SCHEDULE "B" TITLE EXCEPTION NOTES

The property described herein is the same property described in Security Title, Inc. Commitment GF No. 2203-33SH, effective date April 1, 2022.

10e. Utility Easement granted by instrument dated December 6, 1982 executed by Alma Roberts Blackwell and Joel Blackwell to City of Sherman recorded in Volume 1626, Page 423 et seq of the Deed Records of Grayson County, Texas.

Affects the surveyed property as shown.

10f. Easement Deed granted by instrument dated October 16, 1986 executed by Joel Blackwell and Alma Roberts Blackwell to the City of Sherman recorded in Volume 1869, Page 357 et seq of the Deed Records of Grayson County, Texas.

Affects the surveyed property as shown.

LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of the Samuel M. Mcglothlin Survey, Abstract No. 811, and being a part of the same tract of land described as 19.95 acres conveyed to Lloyd Plyler Construction LLP. by deed recorded in Volume 4897, Page 546, Official Public Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a found ½" steel road at the southwest corner of said 19.95 acre tract, being at the intersection of the east Right-of-Way of the Burlington Northern Santa Fe railroad and the center of Graystone Road;

Thence North 20°39'19" East, with the said East Right-of-Way of the Burlington Northern Santa Fe railroad a distance of 1074.22 feet to a set ½" steel rod;

Thence South 89°08'35" East with the south line of a 2.93 acre tract of land conveyed to Remington Sherman Automotive LLC. Recorded in Document Number 2020-23332 of said Official Public Records, a distance of 686.09 feet to a found ½" steel rod;

Thence South 00°51'27" West, with the west line of the Cedar Park Village Addition a distance of 994.88 feet to a found P/K nail in the center of said Graystone Road;

Thence South 89°59'33" West with the center of said Graystone Road a distance of 1050.05 feet to the Point of Beginning and containing 19.950 acres of land.

STATE OF TEXAS
REGISTERED
DOUGLAS W. UNDERWOOD
4709
PROFESSIONAL
LAND SURVEYOR

I, Douglas W. Underwood, Registered Professional Land Surveyor, hereby certify that a survey was made on the ground on the property legally described herein, and that the plat herewith is a true, correct and accurate representation of the property legally described hereinabove.

Douglas W. Underwood
Registered Professional
Land Surveyor No. 4709
Firm No. 10006300
DATE OF SURVEY: 06/06/22

UNDERWOOD
DRAFTING & SURVEYING
3404 INTERURBAN ROAD DENISON, TEXAS 75021 (903)465-2151

DocuSigned by:
Jennin Berthoff 11/6/2023
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DocuSigned by:
Zach Hefton 11/6/2023
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11/7/2023