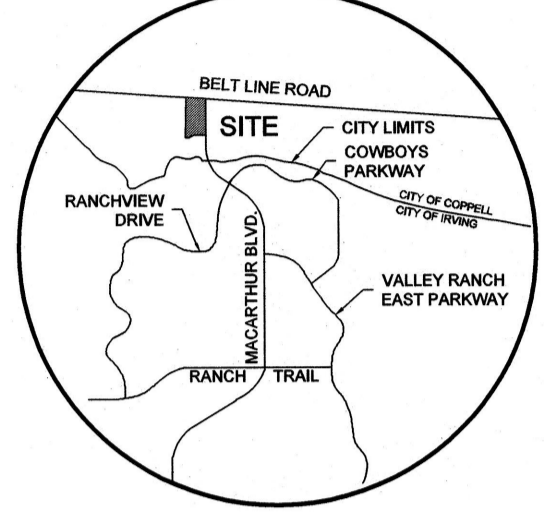
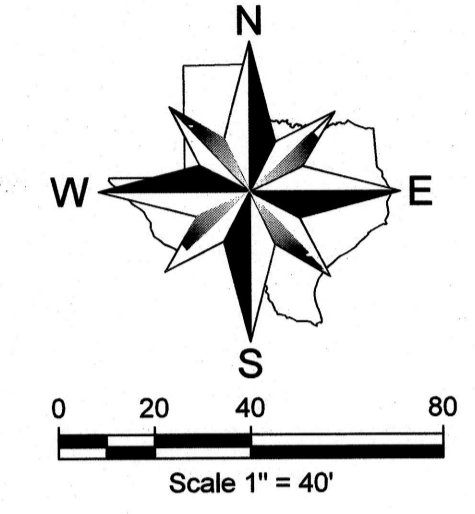


EXHIBIT 'A' - LEGAL DESCRIPTION

ABBREVIATION LEGEND

ABBR. DEFINITION
 CIRF Iron rod found with cap
 CM Controlling Monument
 IRF Iron rod found
 MAG Mag nail set with shiner stamped "W.A.I. R.P.L.S. 5714"
 PKF PK nail found
 PKS PK nail set
 XCF "X" cut in concrete found
 XCS "X" cut in concrete set
 FFE Finish Floor Elevation
 B.L. Building line
 D.R.D.C.T. Deed Records, Dallas County, Texas
 O.P.R.D.C.T. Official Public Records, Dallas County, Texas



LINE TABLE

LINE #	BEARING	DISTANCE
L1	S42°12'54"E	35.73'
L2	S00°22'58"E	21.71'
L3	N89°37'02"E	11.46'
L4	S00°22'58"E	27.51'
L5	N89°37'02"E	26.54'
L6	N89°37'02"E	22.00'
L7	N89°37'02"E	14.00'
L8	S00°22'58"E	13.44'
L11	N89°37'02"E	21.00'
L12	S00°22'58"E	7.00'
L13	S00°31'31"E	32.36'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B
C1	12°01'58"	240.00'	50.40'	50.31'	S05°38'29"W
C2	12°02'26"	260.00'	54.64'	54.54'	S05°38'15"W
C3	8°58'43"	260.00'	40.74'	40.70'	S82°25'58"E
C4	18°05'54"	139.50'	44.06'	43.88'	S77°52'23"E
C5	23°51'55"	25.00'	10.41'	10.34'	S11°24'27"W
C6	23°51'55"	25.00'	10.41'	10.34'	S11°24'27"W
C7	90°00'00"	30.00'	47.12'	42.43'	S45°22'58"E
C8	90°00'00"	54.00'	84.82'	76.37'	S45°22'58"E
C9	90°00'00"	20.00'	31.42'	28.28'	S45°22'58"E
C10	90°00'00"	30.00'	47.12'	42.43'	N45°22'58"W
C11	90°00'00"	30.00'	47.12'	42.43'	S44°37'02"W
C12	42°00'35"	54.00'	39.59'	38.71'	S20°37'20"W
C13	44°18'15"	30.00'	23.20'	22.62'	S19°28'29"W
C14	43°17'03"	54.00'	40.79'	39.83'	N19°59'05"E
C15	42°00'35"	30.00'	22.00'	21.51'	N20°37'20"E
C16	47°16'21"	30.00'	24.75'	24.06'	N24°01'08"W
C17	47°16'21"	54.00'	44.55'	43.30'	N24°01'08"W
C18	85°52'35"	20.00'	29.98'	27.25'	S43°19'15"E
C19	85°52'35"	44.00'	65.95'	59.95'	N43°19'15"W
C20	90°00'00"	20.00'	31.42'	28.28'	S45°22'55"E
C21	90°00'00"	30.00'	47.12'	42.43'	S44°37'02"W
C22	90°00'00"	10.00'	15.71'	14.14'	N44°37'02"E
C23	85°52'35"	20.00'	29.98'	27.25'	N43°19'15"W
C24	94°07'25"	20.00'	32.86'	29.28'	S46°40'45"W
C25	90°00'00"	10.00'	15.71'	14.14'	N44°37'02"E

FINAL PLAT
VALLEY RANCH PLAZA ADDITION
 BEING LOTS 1 - 3, BLOCK A
 4.591 ACRES - ZONED COMMERCIAL (PD-157R7)
 BEING A REPLAT OF VALLEY RANCH PLAZA ADDITION, TRACT A-R
 SINGLETON THOMPSON SURVEY, ABSTRACT NO. 1493
 CITY OF COPPELL, DALLAS COUNTY, TEXAS

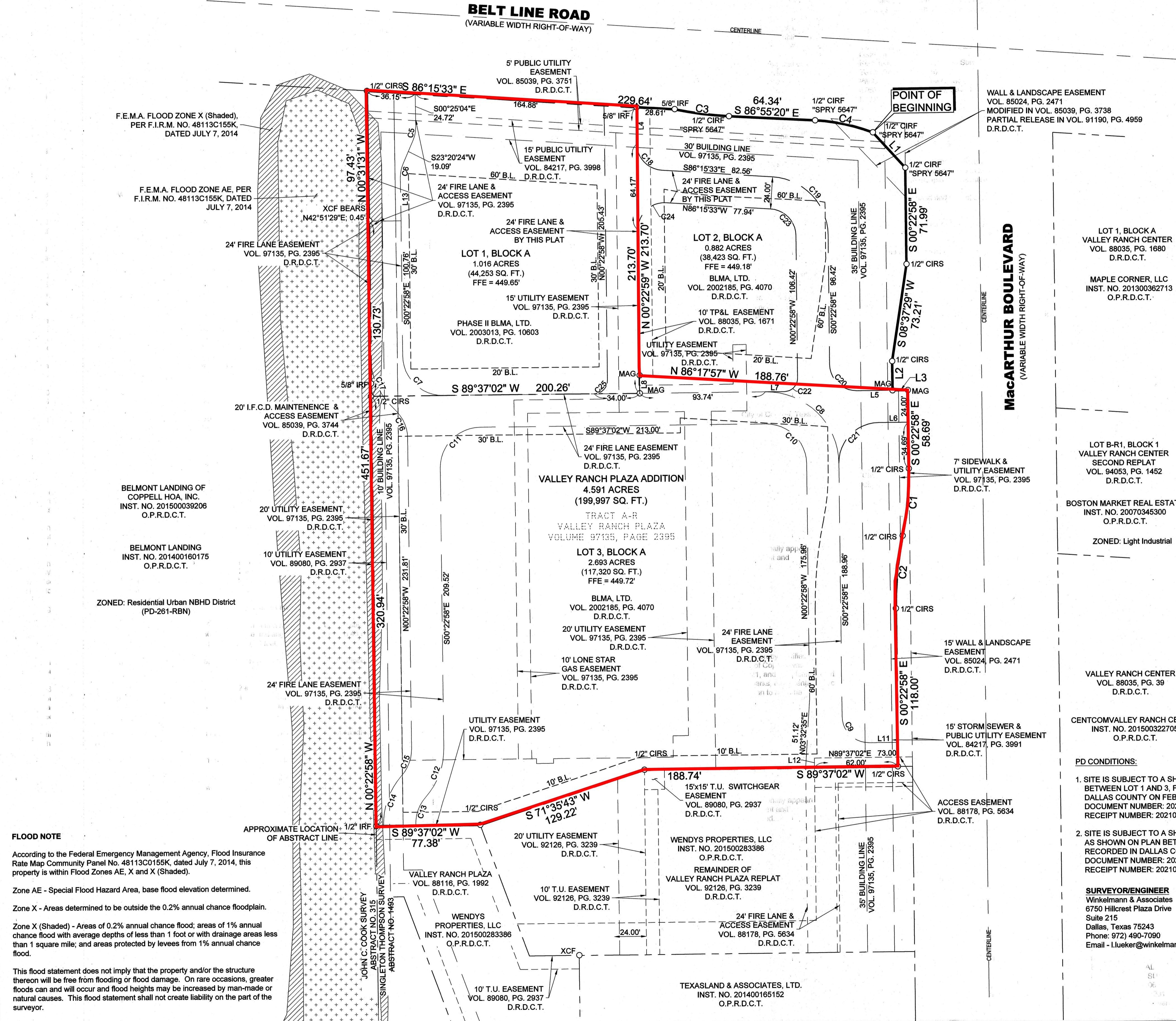
Winkelmann & Associates, Inc.
 CONSULTING CIVIL ENGINEERS • SURVEYORS
 6750 Hillcrest Plaza Drive, Suite 215
 Dallas, Texas 75243
 Phone: (972) 490-7090
 Fax: (972) 490-7099
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SINGLETON THOMPSON SURVEY, ABSTRACT NO. 1493
 CITY OF COPPELL
 DALLAS COUNTY, TEXAS
 BLMA, LTD.
 8350 N. CENTRAL EXPRESSWAY, SUITE 1300
 DALLAS, TX 75206

4.591 ACRES
LOTS 1 - 3, BLOCK A
VALLEY RANCH PLAZA ADDITION

Date: 10/13/20
 Scale: 1" = 40'
 File: 02501-RPLT
 Project No.: 02501.00

SHEET
1
29



FLOOD NOTE
 According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 48113C0155K, dated July 7, 2014, this property is within Flood Zones AE, X and X (Shaded).
 Zone AE - Special Flood Hazard Area, base flood elevation determined.
 Zone X - Areas determined to be outside the 0.2% annual chance floodplain.
 Zone X (Shaded) - Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.
 This flood statement does not imply that the property and/or the structure thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

PD CONDITIONS:
 1. SITE IS SUBJECT TO A SHARED PARKING AGREEMENT BETWEEN LOT 1 AND 3, FILED AND RECORDED IN DALLAS COUNTY ON FEBRUARY 28, 2021. DOCUMENT NUMBER: 202100054436 RECEIPT NUMBER: 20210226000502
 2. SITE IS SUBJECT TO A SHARED DUMPSTER AGREEMENT AS SHOWN ON PLAN BETWEEN LOT 1 AND 3, FILED AND RECORDED IN DALLAS COUNTY ON FEBRUARY 26, 2021. DOCUMENT NUMBER: 202100054435 RECEIPT NUMBER: 20210226000502

SURVEYOR/ENGINEER
 Winkelmann & Associates
 6750 Hillcrest Plaza Drive
 Suite 215
 Dallas, Texas 75243
 Phone: (972) 490-7090
 Email - llueker@winkelmann.com

OWNER
 BLMA, Ltd.
 8350 N. CENTRAL EXPRESSWAY, SUITE 1300
 DALLAS, TX 75206
 Phone: (214) 891-3231
 Email - Preston@itevans.com

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, BLMA, LTD., is the owner of two tracts of land situated in the SINGLETON THOMPSON SURVEY, ABSTRACT NO. 1493, in the City of Coppell, Dallas County, Texas, and being all of Tract A-R of Valley Ranch Plaza Addition, an addition to the City of Coppell, Dallas County, Texas, according to the Plat thereof recorded in Volume 97135, Page 2395, Deed Records, Dallas County, Texas, and also being all of a tract of land described in deed to BLMA, Ltd. as recorded in Volume 2002185, Page 4070, Deed Records, Dallas County, Texas, and all of a tract of land described in deed to Phase II BLMA, Ltd. as recorded in Volume 2003013, Page 10603, Deed Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with plastic cap stamped "SPRY 5647" found at the Northwest end of a corner clip at the intersection of the West right-of-way of MacArthur Boulevard, a variable width right-of-way, with the South right-of-way of Belt Line Road, a variable width right-of-way;

THENCE South 42 deg 12 min 54 sec East, along said corner clip, a distance of 35.73 feet to a 1/2-inch iron rod with plastic cap stamped "SPRY 5647" found for corner, said point being the Southeast end of said corner clip on the West right-of-way of said MacArthur Boulevard;

THENCE along the West right-of-way of said MacArthur Boulevard, the following courses and distances:

South 00 deg 22 min 58 sec East, a distance of 71.99 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

South 08 deg 37 min 29 sec West, a distance of 73.21 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

South 00 deg 22 min 58 sec East, a distance of 21.71 feet to a mag nail set with shiner stamped "W.A.I. 5714" set for corner;

North 89 deg 37 min 02 sec East, a distance of 11.46 feet to a mag nail set with shiner stamped "W.A.I. 5714" set for corner;

South 00 deg 22 min 58 sec East, a distance of 58.69 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner, said point being the beginning of a curve to the right having a radius of 240.00 feet, a central angle of 12 deg 01 min 59 sec, a chord bearing of South 05 deg 38 min 29 sec West and a chord length of 50.31 feet;

Along said curve to the right, an arc distance of 50.40 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner, said point being the beginning of a curve to the left having a radius of 260.00 feet, a central angle of 12 deg 02 min 26 sec, a chord bearing of South 05 deg 38 min 15 sec West and a chord length of 54.54 feet;

Along said curve to the left, an arc distance of 54.64 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

South 00 deg 22 min 58 sec East, a distance of 118.00 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner, said iron rod being the Southeast corner of said Tract A-R;

THENCE South 89 deg 37 min 02 sec West, departing the West right-of-way of said MacArthur Boulevard, along the South line of said Tract A-R, a distance of 188.74 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

THENCE South 71 deg 35 min 43 sec West, continuing along the South line of said Tract A-R, a distance of 129.22 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

THENCE South 89 deg 37 min 02 sec West, continuing along the South line of said Tract A-R, a distance of 77.38 feet to a 1/2-inch iron rod found for the Southwest corner of said Tract A-R on the East line of a tract of land described in deed to Belmont Landing of Coppell HOA, Inc. as recorded in County Clerk's Instrument No. 201500039206, Official Public Records, Dallas County, Texas;

THENCE North 00 deg 22 min 58 sec West, along the East line of said Belmont Landing of Coppell HOA, Inc. tract and the West line of said Tract A-R, a distance of 451.67 feet to a point for corner from which an "X" cut in concrete found bears North 42 deg 51 min 29 sec East, a distance of 0.45 feet;

THENCE North 00 deg 31 min 31 sec West, continuing along the East line of said Belmont Landing of Coppell HOA, Inc. tract and the West line of said Tract A-R, a distance of 97.43 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner on the South right-of-way of said Belt Line Road and being the Northwest corner of said Tract A-R and the Northeast corner of said Belmont Landing of Coppell HOA, Inc. tract;

THENCE along the South right-of-way of said Belt Line Road, the following courses and distances:

South 86 deg 15 min 33 sec East, a distance of 229.64 feet to a 5/8-inch iron rod found for corner, said point being the beginning of a curve to the left having a radius of 260.00 feet, a central angle of 08 deg 58 min 43 sec, a chord bearing of South 82 deg 25 min 58 sec East and a chord length of 40.70 feet;

Along said curve to the left, an arc distance of 40.74 feet to a 1/2-inch iron rod with plastic cap stamped "SPRY 5647" found for corner;

South 86 deg 55 min 20 sec East, a distance of 64.34 feet to a 1/2-inch iron rod with plastic cap stamped "SPRY 5647" found for corner, said point being the beginning of a curve to the right having a radius of 139.50 feet, a central angle of 18 deg 05 min 54 sec, a chord bearing of South 77 deg 52 min 23 sec East and a chord length of 43.88 feet;

THENCE continuing along the South right-of-way of said Belt Line Road and said curve to the right, an arc distance of 44.06 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 4.591 acres or 199,997 square feet of land, more or less.

Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 12th day of October, 2020, utilizing a G.P.S. bearing related to the City of Coppell Monument No. 9 and Benchmark No. 19.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, BLMA, LTD. and Phase II BLMA, LTD., does hereby adopt this plat designating the herein described property as VALLEY RANCH PLAZA ADDITION, Lots 1 - 3, Block A, an addition to the City of Coppell, Texas, and does hereby dedicate, in fee simple, to the public use forever the streets shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective right or ingress or egress to or from and upon the said easement for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right to ingress or egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by the utility).

Water main and waste water easements shall also include additional areas of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services and waste water services from the main to the curb or pavement line, and description of such additional easements herein granted shall be determined by their location as installed.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Coppell, Texas.

WITNESS, my hand this 2nd day of July, 2021.

BLMA, Ltd.

Preston T. Evans, President

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Preston T. Evans, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this 2nd day of July, 2021.

Jacqueline Nguyen, Notary Public, State of Texas, My Commission Expires On: Oct 9, 2022

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Coppell, Texas.

WITNESS, my hand this 1st day of July, 2021.

PHASE II BLMA, Ltd.

Preston T. Evans, President

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Preston T. Evans, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this 2nd day of July, 2021.

Jacqueline Nguyen, Notary Public, State of Texas, My Commission Expires On: Oct 9, 2022

The undersigned, the Planning and Zoning Commission Secretary of the City of Coppell, Texas, hereby certifies that the foregoing plat of VALLEY RANCH PLAZA ADDITION, Lots 1 - 3, Block A, an addition to the City of Coppell was submitted to the Planning and Zoning Commission on the ___ day of ___, 2021, and the Planning and Zoning Commission, by formal action, then and there accepted the dedication of streets, alleys, parks, easements, public places, and water and sewer lines, as shown and set forth in and upon said plat, and said Chairman to note the acceptance thereof by signing his name as hereinabove subscribed.

Witness my hand this 7 day of July, A.D., 2021.

Kamil Mccreen, Planning and Zoning Commission Secretary, City of Coppell, Texas

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared [Name], known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this ___ day of ___, 2021.

[Name], Notary Public in and for the State of Texas, My Commission Expires On: ___

SURVEYOR'S STATEMENT

KNOW ALL MEN BY THESE PRESENTS:

That I, Leonard J. Lueker, a Registered Professional Land Surveyor, do hereby certify that I have prepared this plat from an actual on the ground survey of the land; and the monuments shown hereon were found and/or placed under my personal supervision in accordance with the platting rules and regulations of the City of Coppell, Texas.

Leonard J. Lueker, Registered Professional Land Surveyor, Texas Registration # 5714, Winkelmann & Associates, Inc., 8750 Hillcrest Plaza Drive, Suite 215, Dallas, Texas 75230, (972) 490-7090

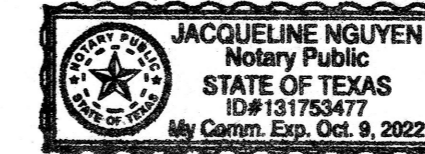


STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Leonard J. Lueker, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this 2nd day of July, 2021.

Leonard J. Lueker, Notary Public in and for the State of Texas, My Commission Expires On: Oct 9, 2022



I verify that all franchise utilities have been contacted and provided a copy of the plat and development proposal and all franchise utility easements and/or abandonments are currently shown.

FLOOD PLAIN

Floodplain Development Permit Application No. [Number] has been filed with the City of Coppell floodplain administrator on [Date], 2021.

[Signature], Floodplain Administrator, Date: 7-12-21

[Signature], Chairman, Planning and Zoning Commission, City of Coppell, Texas, Date: 7/6/2021

SURVEYOR/ENGINEER: Winkelmann & Associates, 8750 Hillcrest Plaza Drive, Suite 215, Dallas, Texas 75243, Phone: (972) 490-7090, Email - llueker@winkelmann.com

OWNER: BLMA, Ltd., 8350 N. CENTRAL EXPRESSWAY, SUITE 1300, DALLAS, TX 75206, Phone: (214) 891-3231, Email - Preston@tevans.com

OWNER: PHASE II BLMA, Ltd., 8350 N. CENTRAL EXPRESSWAY, SUITE 1300, DALLAS, TX 75208, Phone: (214) 891-3231, Email - Preston@tevans.com

FINAL PLAT: VALLEY RANCH PLAZA ADDITION, BEING LOTS 1 - 3, BLOCK A, 4.591 ACRES - ZONED COMMERCIAL (PD-157R7), BEING A REPLAT OF VALLEY RANCH PLAZA ADDITION, TRACT A-R, SINGLETON THOMPSON SURVEY, ABSTRACT NO. 1493, CITY OF COPPELL, DALLAS COUNTY, TEXAS

SHEET 2 OF 2

Filed for Record in the Official Records Of: Dallas County, On: 7/29/2021 3:54:05 PM, In the PLAT Records

Doc Number: 2021-202100226966, Number of Pages: 2, Amount: 109.00, Order#: 20210729001323, By: DM

Date: 10.13.20, Scale: N/A, File: 02501-RPLT, Project No.: 02501.00

Table with columns: No., DATE, REVISION, APPROVAL. Includes logo for Winkelmann & Associates, Inc. and contact information.

SINGLETON THOMPSON SURVEY, ABSTRACT NO. 1493, CITY OF COPPELL, DALLAS COUNTY, TEXAS, BLMA, LTD., 8350 N. CENTRAL EXPRESSWAY, SUITE 1300, DALLAS, TX 75208

4.591 ACRES, LOTS 1 - 3, BLOCK A, VALLEY RANCH PLAZA ADDITION