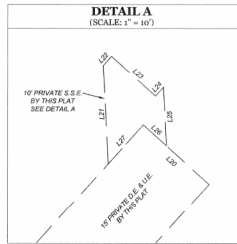
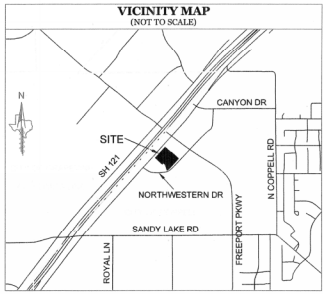


# Exhibit A - Legal Description



**LEGEND**

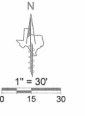
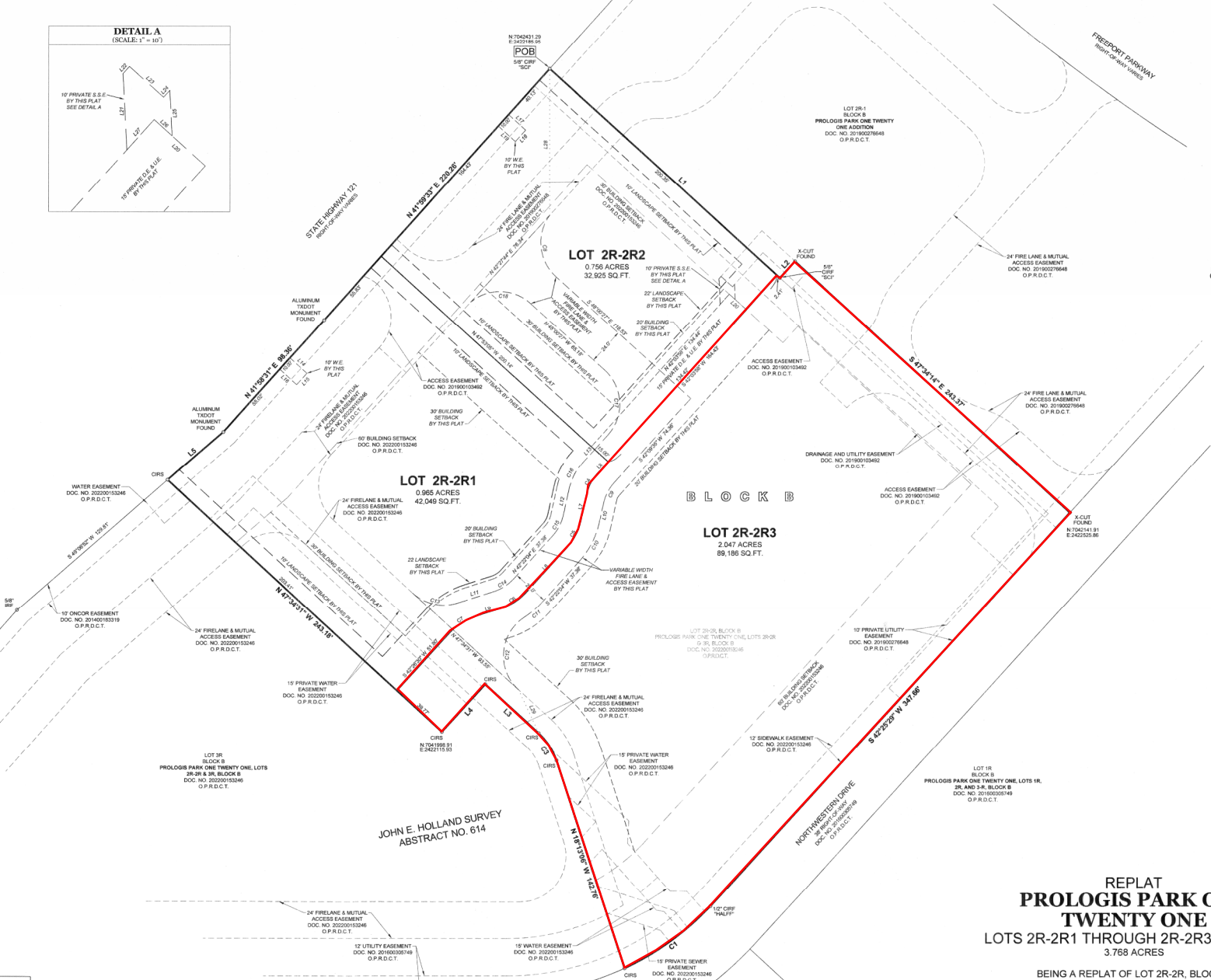
- PG = PAGE
- VOL. = VOLUME
- POB = POINT OF BEGINNING
- IRF = IRON ROD FOUND
- CRIF = CAPPED IRON ROD FOUND
- CRIS = CAPPED IRON ROD SET
- DOC. NO. = DOCUMENT NUMBER
- O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS
- U.E. = UTILITY EASEMENT
- W.E. = WATER EASEMENT
- D.E. = DRAINAGE EASEMENT
- S.S.E. = SANITARY SEWER EASEMENT

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S 47° 53' 00" E	202.79
L2	N 42° 23' 40" E	14.63
L3	N 47° 54' 31" W	47.31
L4	S 42° 25' 29" W	42.00
L5	N 49° 08' 52" E	48.12
L6	S 42° 05' 51" W	11.39
L7	S 12° 22' 04" W	18.61
L8	S 42° 22' 04" W	40.86
L9	S 72° 22' 04" W	18.54
L10	S 12° 22' 04" W	12.76
L11	N 72° 22' 04" E	24.69
L12	N 12° 22' 04" E	18.74
L13	N 42° 08' 20" E	24.20
L14	S 47° 37' 47" E	15.02
L15	S 42° 21' 17" W	10.00
L16	N 47° 37' 47" W	14.96
L17	S 47° 33' 22" E	15.00
L18	S 41° 53' 00" W	10.00
L19	N 47° 33' 22" W	15.00
L20	S 47° 53' 00" E	15.00
L21	N 02° 53' 00" W	18.58
L22	N 41° 31' 11" E	2.10
L23	S 48° 00' 31" E	10.00
L24	N 42° 28' 52" E	2.03
L25	S 02° 53' 00" E	8.88
L26	N 47° 53' 00" W	5.29
L27	S 42° 03' 58" W	8.97
L28	S 00° 00' 18" W	95.59
L29	N 25° 04' 27" W	31.36

**CURVE TABLE**

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	69.54	181.00	22° 32' 37"	S 53° 35' 24" W	39.21
C2	79.22	181.00	25° 04' 42"	S 77° 29' 03" W	78.59
C3	21.82	42.00	28° 21' 28"	N 32° 53' 48" W	21.29
C4	14.02	27.00	29° 44' 51"	S 37° 14' 29" W	13.89
C5	18.33	35.00	30° 00' 00"	S 27° 22' 04" W	18.12
C6	18.85	36.00	30° 00' 00"	S 57° 22' 04" W	18.63
C7	18.80	36.00	29° 53' 31"	S 57° 14' 17" W	18.59
C8	44.00	30.00	84° 01' 46"	S 05° 59' 34" E	40.16
C9	15.58	30.00	29° 44' 51"	S 27° 14' 29" W	15.40
C10	28.37	54.00	30° 00' 00"	S 27° 22' 04" W	27.99
C11	13.96	54.00	14° 48' 35"	S 49° 49' 21" W	13.82
C12	54.88	30.00	104° 45' 10"	S 04° 58' 18" W	27.60
C13	31.45	30.00	60° 03' 23"	S 77° 38' 15" E	30.00
C14	15.71	30.00	30° 00' 12"	N 57° 22' 10" E	15.53
C15	15.71	30.00	30° 00' 00"	N 27° 22' 04" E	15.53
C16	20.29	39.00	28° 44' 51"	N 27° 14' 29" E	20.02
C17	47.21	30.00	90° 10' 21"	N 02° 50' 17" W	42.49
C18	42.56	30.00	81° 17' 35"	N 88° 39' 19" W	39.08



**REPLAT  
PROLOGIS PARK ONE  
TWENTY ONE  
LOTS 2R-2R1 THROUGH 2R-2R3, BLOCK B  
3.768 ACRES**

BEING A REPLAT OF LOT 2R-2R, BLOCK B PROLOGIS PARK ONE TWENTY ONE, LOTS 2R-2R & 3R, BLOCK B AS RECORDED IN DOCUMENT NO. 202200153246 OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS OUT OF THE JOHN E. HOLLAND SURVEY, ABSTRACT NO. 614 CITY OF COPPELL, DALLAS COUNTY, TEXAS

DATE OF PREPARATION: 01/30/2024

JOB NUMBER: 2209 011-03  
DATE: 08/03/2023  
REVISION: 01/30/2024  
DRAWN BY: TAR / HSB

**EAGLE SURVEYING**

Eagle Surveying, LLC  
222 South Elm Street  
Suite: 200  
Denton, TX 76201  
940.222.3009  
www.eaglesurveying.com  
TX Firm # 10194177

**SURVEYOR**  
Eagle Surveying, LLC  
Contact: Brad Eubanks  
222 S. Elm Street, Suite 200  
Denton, TX 76201  
(940) 222-3009  
brad@eaglesurveying.com

**ENGINEER**  
Claymore Engineering, Inc.  
Contact: Clay Crisley  
1003 Central Drive, Suite 406  
Bedford, TX 76021  
(817) 281-0272  
clay@claymoreeng.com

**OWNER - LOTS 2R-2R1, 2R-2R2**  
Prairie Street Fund 231, LLC  
3400 College Boulevard, Suite 200  
Leawood, KS 66211

**OWNER - LOT 2R-2R3**  
Sharif Choudhury  
Unmual Choudhury  
12222 Merit Drive, Suite 1870  
Dallas, TX 75251

# Exhibit A - Legal Description

## OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS, PLAZA STREET FUND 297, LLC, SHARIF CHOUDHURY, and UMMAL CHOUDHURY are the owners of a 3.768 acre tract out of the John E. Holland Survey, Abstract Number 614, situated in the City of Coppell, Dallas County, Texas, being all of Lot 2R-2R, Block B, Prologis Park One Twenty One, Lots 2R-2R1 and 2R, Block B, a subdivision of record in Document Number 20220152246 of the Official Public Records of Dallas County, Texas, being all of a called 0.97 acre tract and a called 0.79 acre tract of and conveyed to Plaza Street Fund 297, LLC by Special Warranty Deed of record in Document Number 20220146420 of said Official Public Records, and all of a called 2.05 acre tract of land conveyed to Sharif Choudhury and Ummal Choudhury by Special Warranty Deed of record in Document Number 20230016761 of said Official Public Records, and being more particularly described by metes and bounds, as follows:

BEING, at a 20' iron rod with cap stamped "SC1" found in the Southeast right-of-way line of State Highway 121 (Highway 121 right-of-way) (hereinafter referred to as "State Highway 121"), also being the East corner of said Lot 2R-2R1, also being the East corner of said Lot 2R-2R2;

THENCE, leaving the Southwest right-of-way line of State Highway 121 along the Southwest line of said Lot 2R-1, being the common Northeast line of said Lot 2R-2R, the following three courses and distances:

1. S47°33'08"E, a distance of 262.70 feet to a 3/8" iron rod with cap stamped "SC1" found;

2. N42°25'46"E, a distance of 14.63 feet to an X cut found;

3. S47°34'14"E, a distance of 243.37 feet to an X cut found in the North right-of-way line of Northwestern Drive (38' right-of-way), being the South corner of said Lot 2R-1, also being the East corner of said Lot 2R-2R1;

THENCE, along the North right-of-way line of Northwestern Drive, being the common Southeast line of said Lot 2R-2R, the following two courses and distances:

1. S42°26'20"W, a distance of 617.68 feet to a 1/2" iron rod with cap stamped "HALT" found at the beginning of a non-tangent curve to the right;

2. Along said non-tangent curve to the right, having a radius of 181.90 feet, a chord bearing of S85°55'24"W, a chord length of 69.21 feet, a delta angle of 22°02'37", an arc length of 69.64 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Southeast corner of Lot 3R, Block B of said Prologis Park One Twenty One, Lots 2R-2R and 3R, Block B, being the South corner of said Lot 2R-2R;

THENCE, leaving the North right-of-way line of Northwestern Drive along the East line of said Lot 3R, being the common Southwest line of said Lot 2R-2R1, the following five courses and distances:

1. N18°13'06"W, a distance of 142.76 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the beginning of a larger curve to the left;

2. Along said tangent curve to the left, having a radius of 42.00 feet, a chord bearing of N32°52'48"W, a chord length of 21.20 feet, a delta angle of 23°21'26", an arc length of 21.52 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the point of tangency of said curve;

3. N47°31'31"W, a distance of 47.01 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;

4. S42°25'29"W, a distance of 42.00 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;

5. N47°34'11"W, a distance of 44.16 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the southeast right-of-way line of State Highway 121, being the North corner of said Lot 3R, also being the West corner of said Lot 2R-2R;

THENCE, along the Southeast right-of-way line of State Highway 121, being the common Northwest line of said Lot 2R-2R1, the following three courses and distances:

1. N49°09'52"E, a distance of 48.12 feet to an aluminum TxDOT monument found;

2. N41°58'31"E, a distance of 98.30 feet to an aluminum TxDOT monument found;

3. N41°58'33"E, a distance of 220.20 feet to the POINT OF BEGINNING and containing an area of 3.709 Acres, or (104.100 Square Feet) of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, PLAZA STREET FUND 297, LLC, SHARIF CHOUDHURY, and UMMAL CHOUDHURY, do hereby adopt this plat designating the herein described property as PROLOGIS PARK ONE TWENTY ONE, LOTS 2R-2R1 THROUGH 2R-2R3, BLOCK B, 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 hereon are hereby reserved for the purposes indicated. The utility and fire line 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 line 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. Grid 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 encroach or interfere with the construction, maintenance or efficiency of its respective right of ingress or egress to or from and upon the said easement for the purpose of constructing, reconstructing, inspecting, maintaining or 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 property for the purpose of raising meters and any maintenance or service required or ordinarily performed by the utility.)

Water main and wastewater 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, the hydrants, water services and wastewater services from the man to the curb or pavement line, and description of such additional easements herein granted shall be determined by their location as indicated.

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

WITNESS, my hand this 6<sup>th</sup> day of Feb. 2024

OWNER: PLAZA STREET FUND 297, LLC

BY: [Signature]  
Name and Title: President  
Date: 2/6/24

STATE OF Kansas  
COUNTY OF JANSEN

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared DEE A. Elliott, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this 6<sup>th</sup> day of February, 2024.

[Signature]  
Notary Public in and for the State of Kansas



OWNER: SHARIF CHOUDHURY

BY: [Signature]  
Name and Title: Sharif Choudhury  
Date: 2/6/24

STATE OF Texas  
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared SHARIF CHOUDHURY, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this 21<sup>st</sup> day of February, 2024.

[Signature]  
Notary Public in and for the State of Texas



OWNER: UMMAL CHOUDHURY

BY: [Signature]  
Name and Title: Ummal Choudhury  
Date: 2/21/24

STATE OF Texas  
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared UMMAL CHOUDHURY, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this 21<sup>st</sup> day of February, 2024.

[Signature]  
Notary Public in and for the State of Texas



## GENERAL NOTES

The purpose of this plat is to create three lots of record from an existing lot of record.

This property is located in "Non-shaded Zone X" as shown on the F.E.M.A. Flood Insurance Rate Map dated July 7, 2014 as shown on Map Number 491130201004.

The grid coordinates shown on this survey are based on GPR3 observations utilizing the Altaris RTNET Cooperative network (NAD 83(2011) State Plane Coordinate System) (Texas North Central Zone - 4022).

Setting a portion of the station by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.

All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.

The bearings shown on this survey are based on GPS observations utilizing the Altaris RTNET Cooperative network (NAD 83(2011) Datum).

Future sidewalk along the frontage road to be constructed by the property owner when deemed necessary by the City Engineer.

Floodplain Development Permit Application No. 114 has been filed with the City of Coppell floodplain administrator on 2/20.

[Signature]  
Floodplain Administrator Date: 2/6/24

[Signature]  
Approved and Accepted Date: 2/6/24

Chairman, Planning and Zoning Commission  
City of Coppell, Texas

The undersigned, the Planning and Zoning Commission Secretary of the City of Coppell, Texas, hereby certifies that the foregoing plat of PROLOGIS PARK ONE TWENTY ONE, LOTS 2R-2R1 THROUGH 2R-2R3, BLOCK B, an addition to the City of Coppell was submitted to the Planning and Zoning Commission on the 16 day of February, 2024, and the Planning and Zoning Commission, by formal action, read and more accepted the decision of approval, always plans, 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 28<sup>th</sup> day of February, A.D. 2024.

[Signature]  
Planning and Zoning Commission Secretary Date: 2-28-24  
City of Coppell, Texas

## FRANCHISE UTILITIES NOTE

I, Clay Craty, PE, verify that all franchise utilities have each been contacted and provided a copy of the plat and development proposal and all franchise utility assessments and/or are currently shown.

BY: [Signature]  
Clay Craty, PE

Filed for Record  
in the Official Records of:  
Dallas County  
On: 3/7/2024 11:54:50 AM  
in the PLAT Records  
Doc Number: 2024-202400045438  
Number of Pages: 2  
Amount: \$8.00  
Order #: 2024030700087  
By: MR

## CERTIFICATE OF SURVEYOR

STATE OF TEXAS  
COUNTY OF DENTON

I, MATTHEW RAABE, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual survey made on the ground and that the monuments shown hereon were found or placed with 1/2-inch iron rods with green plastic caps stamped "EAGLE SURVEYING" under my direction and supervision in accordance with the current provisions of the Texas Administrative Code and the Ordinances of the City of Coppell, Dallas County, Texas.

[Signature]  
Matthew Raabe, R.P.L.S. #6402



Date: 02/22/24

STATE OF TEXAS  
COUNTY OF DENTON

BEFORE ME, the undersigned authority, on this day personally appeared MATTHEW RAABE, 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 purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this 2<sup>nd</sup> day of February, 2024.

[Signature]  
Notary Public in and for the State of Texas



JOB NUMBER  
2209.011.03  
DATE  
08/03/2023  
REVISION  
01/30/2024  
DRAWN BY  
TAR / HSB



Eagle Surveying, LLC  
222 South Elm Street  
Suite: 200  
Denton, TX 76201  
940.222.3009  
www.eaglesurveying.com  
TX Firm # 10104177

**SURVEYOR**  
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222 S. Elm Street, Suite 200  
Denton, TX 76201  
(940) 222-3008  
brad@eaglesurveying.com

**ENGINEER**  
Claymore Engineering, Inc.  
Contact: Clay Craty  
1000 Central Drive, Suite 406  
Bedford, TX 76021  
(817) 291-0075  
clay@claymoreeng.com

**OWNER - LOTS 2R-2R1, 2R2**  
Plaza Street Fund 297, LLC  
1400 College Boulevard, Suite 200  
Leawood, KS 66211

**OWNER - LOT 2R-2R3**  
Sharif Choudhury  
Ummal Choudhury  
12222 Merritt Drive, Suite 1870  
Dallas, TX 75244

REPLAT  
**PROLOGIS PARK ONE**  
**TWENTY ONE**  
LOTS 2R-2R1 THROUGH 2R-2R3, BLOCK B  
3.768 ACRES

BEING A REPLAT OF LOT 2R-2R, BLOCK B  
PROLOGIS PARK ONE TWENTY ONE, LOTS 2R-2R & 3R, BLOCK B  
AS RECORDED IN DOCUMENT NO. 202200153246  
OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS  
OUT OF THE JOHN E. HOLLAND SURVEY, ABSTRACT NO. 614  
CITY OF COPPELL, DALLAS COUNTY, TEXAS

DATE OF PREPARATION: 01/30/2024