

EXHIBIT A
ZONING CASE NUMBER: ZC#23-002

ZONING DESCRIPTION

TRACT 1 ~ 1.0377 ACRES

BEING a 1.0377 acre tract of land located in the Sidney S. Callender Survey, Abstract No. 359, City of Mansfield, Tarrant County, Texas, said 1.0377 acre tract of land being a portion of **LOT 13R2, BLOCK 2, GOLDEN ACRES ADDITION**, being an Addition to the said City and State, according to the plat thereof filed for record in Tarrant County Clerk's Instrument No. D212120221, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.) said 1.0377 acre tract of land also being a portion of a called 4.261 acre tract of land conveyed to **DEB 287, LLC**, by deed thereof filed for record in Tarrant County Clerk's Instrument No. D217247690, O.P.R.T.C.T., said 1.0377 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at an "X" cut in concrete found at the most westerly southwest lot corner of said Lot 13R2, same being the west lot corner of Lot 13R1, of said Block 2, Golden Acres Addition, and being on the northeast right-of-way line of U.S. Highway No. 287 (being a variable width public right-of-way), said beginning point also having a NAD83 Texas North Central Zone (4202) grid coordinate of N: 6,902,601.93 and E: 2,386,498.76;

THENCE North 35°38'28" West, along the most westerly lot line of said Lot 13R2 and along the said northeast right-of-way line, at a distance of 126.90 feet passing a broken Texas Department of Transportation concrete monument found at the most westerly lot corner of said Lot 13R2, and continuing along the said right-of-way line and along a southwest property line of the said 4.261 acre tract, in all a total distance of 152.17 feet;

THENCE North 54°21'24" East, departing the said property line and the said right-of-way line, over and across the said 4.261 acre tract, a distance of 272.89 feet to the most northerly corner of the herein described tract;

THENCE South 35°38'28" East, continuing over and across the said 4.261 acre tract, at a distance of 50.97 feet passing the north lot line of the aforesaid Lot 13R2, and continuing over and across said Lot 13R2, in all a total distance of 179.10 feet to a point for corner on the common lot line of said Lots 13R2 and 13R1;

THENCE South 59°59'36" West, along the said common lot line, a distance of 274.22 feet to the **POINT OF BEGINNING**.

The hereinabove described tract of land contains a computed area of **1.0377 acres (45,201 square feet)** of land, more or less.



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ZONING DESCRIPTION

TRACT 2 ~ 1.0430 ACRES

BEING a 1.0430 acre tract of land located in the Sidney S. Callender Survey, Abstract No. 359, City of Mansfield, Tarrant County, Texas, said 1.0377 acre tract of land also being a portion of a called 4.261 acre tract of land conveyed to **DEB 287, LLC**, by deed thereof filed for record in Tarrant County Clerk's Instrument No. D217247690, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.), said 1.0430 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a point on the southwest property line of the said 4.261 acre tract, same being on the northeast right-of-way line of U.S. Highway No. 287 (being a variable width public right-of-way), said beginning point benign North 35°38'28" West, a distance of 25.27 feet from a broken Texas Department of Transportation concrete monument found at the most westerly lot corner of Lot 13R2, Block 2, Golden Acres Addition, being an Addition to the said City and State, according to the plat thereof filed for record in Tarrant County Clerk's Instrument No. D212120221, O.P.R.T.C.T., said beginning point also having a Texas North Central Zone (4202) grid coordinate of N: 6,902,725.60 and E: 2,386,410.09;

THENCE North 35°38'28" West, along the said property line and the said right-of-way line, a distance of 166.48 feet;

THENCE departing the said property line and the said right-of-way line, over and across the said 4.261 acre tract the following courses and distances:

North 54°21'32" East, a distance of 272.90 feet to the most northerly corner of the herein described tract;

South 35°38'28" East, a distance of 166.47 feet;

South 54°21'24" West, a distance of 272.90 feet to the **POINT OF BEGINNING**.

The hereinabove described tract of land contains a computed area of **1.0430 acres (45,431 square feet)** of land, more or less.

