

Exhibit A: ZC 24-002
LEGAL DESCRIPTION:

TRACT 1:

Being a 9.021 acres tract of land situated in the William Howard Survey, Abstract No. 690, Tarrant County, Texas and being a portion of the remainder of Tract 1 conveyed to Charles D. Sweeney and Larry J. Fabian, a joint venture, as recorded in Volume 11076, Page 1128, to Emily E. Shackleford, as recorded in County Clerk's File No. D212000319, and to Kyle W. Sweeney, as recorded in County Clerk's File No. D212000320, Deed Records, Tarrant County, Texas, and being more particularly described as follows:

COMMENCING at a found 1/2 inch iron rod with a cap stamped "DUNWAY ASSOC", being in the east corner of said Tract 1, also being in the south corner of the Save and Except of said Tract 1, in the existing west right-of-way line of State Highway 360 (having a variable width public Right-Of-Way);

THENCE North 30°23'26" West, along the northeast line of said Tract 1, a distance of 479.45 feet to a set 1/2 inch iron rod with a cap stamped "GRAHAM ASSOC INC"(GAI), being the POINT OF BEGINNING, and being in the southwest line of a tract of land described by deed to Total E&P USA Barnett, LLC, as recorded in County Clerk's File No. D216266568, Deed Records, Tarrant County, Texas;

THENCE South 13°06'16" West, a distance of 922.85 feet to a set 1/2 inch iron rod with a cap stamped "GRAHAM ASSOC INC"(GAI), being in the north line of Lot 1, Block 1, Mansfield 360 MF Addition, as recorded in County Clerk's File No. D20146762, Plat Records, Tarrant County, Texas;

THENCE along the north line of said Lot 1, Block 1, Mansfield 360 MF Addition the following bearings and distances:

North 76°48'57" West, a distance of 60.34 feet to a set 1/2 inch iron rod with a cap stamped "GRAHAM ASSOC INC"(GAI), for the beginning of a tangent curve to the right having a radius of 560.00 feet, a central angle of 11°44'59" and a long chord which bears North 70°56'27" West, 114.64 feet;

Along said curve to the right, an arc length of 114.80 feet to a set 1/2 inch iron rod with a cap stamped "GRAHAM ASSOC INC"(GAI);

North 65°03'57" West, a distance of 54.78 feet to a set 1/2 inch iron rod with a cap stamped "GRAHAM ASSOC INC"(GAI), for the beginning of a tangent curve to the left having a radius of 490.00 feet, a central angle of 11°15'40" and a long chord which bears North 70°41'47" West, 96.15 feet;

Along said curve to the left, an arc length of 96.31 feet to a set 1/2 inch iron rod with a cap stamped "GRAHAM ASSOC INC"(GAI);

North 76°19'38" West, a distance of 101.02 feet to a set 1/2 inch iron rod with a cap stamped "GRAHAM ASSOC INC"(GAI), being on the existing east right-of-way line of South Cannon Street (having a variable width public Right-Of-Way);

THENCE North 13°40'22" East, leaving the north line of said Lot 1, Block 1, Mansfield 360 MF Addition, along the east right-of-way line of said South Cannon Street, a distance of 764.56 feet to a found 1/2 inch iron rod with a yellow cap, being in the northwest line of said Tract 1, and being in the south line of a tract of land described by deed to Cann-Mansfield, LTD., as recorded in County Clerk's File No. D206373693, Deed Records, Tarrant County, Texas, from which a found 1/2" iron rod being in the northeast corner of Block 1, Rustic Meadows Section Two, as recorded in Cabinet A, Slide 9965, Plat Records, Tarrant County, Texas, bears South 59°25'25" West, along the common line of said Tract 1 and said Cann-Mansfield tract, a distance of 62.82 feet;

THENCE North 59°25'25" East, along the common line of said Tract 1 and said Cann-Mansfield tract, a distance of 387.67 feet to a found 1-1/4 inch iron rod, being in the north corner of said Tract 1, and being in the southwest line of said Total E&P USA Barnett tract;

THENCE South 30°23'26" East, along the common line of said Tract 1 and said Total E&P USA Barnett tract, a distance of 198.51 feet to the POINT PF BEGINNING and CONTAINING 392,948 square feet, 9.021 acres of land, more or less.

TRACT 2: (Easement Estate)

Being a tract of land situated in the William Howard Survey, Abstract No. 690, Tarrant County, Texas and being a portion of the Common Access Easement as recorded in County Clerk's File No. D220146762, in the Plat Records, Tarrant County, Texas, further defined by the Emily Lane Perpetual Easement as recorded in County Clerk's File No. D220154557, in the Deed Records, Tarrant County, Texas, and a portion of the remainder of Tract 1 conveyed to Charles D. Sweeney and Larry J. Fabian, a joint venture, as recorded in Volume 11076, Page 1128, to Emily E. Shackleford, as recorded in County Clerk's File No. D212000319, and to Kyle W. Sweeney, as recorded in County Clerk's File No. D212000320, Deed Records, Tarrant County, Texas, and being more particularly described as follows:

COMMENCING at a found 1/2 inch iron rod with a cap stamped "DUNWAY ASSOC", being in the east corner of said Tract 1, also being in the south corner of the Save and Except of said Tract 1, in the existing west right-of-way line of State Highway 360 (having a variable width public Right-Of-Way), from which a found 1-1/4 inch iron rod, being in the north corner of said Tract 1, and being in the southwest line a tract of land described by deed to Total E&P Barnett, LLC, as recorded in County Clerk's File No. D216266568, Deed Records, Tarrant County, Texas, and in the southeast corner of a tract of land described by deed to Cann-Mansfield, LTD., as recorded in County Clerk's File No. D206373693, Deed Records, Tarrant County, Texas, bears North 30°23'26" West, a distance of 677.96 feet;

THENCE South 13°06'16" West, along the common line of said State Highway 360, and said Tract 1, a distance of 515.56 feet to the to a set 1/2 inch iron rod with a cap stamped "GRAHAM ASSOC INC"(GAI), being the POINT OF BEGINNING;

THENCE South 13°06'16" West, continuing along the common line of said State Highway 360, and said Tract 1, a distance of 59.94 feet, to a set 1/2 inch iron rod with a cap stamped "GRAHAM ASSOC INC"(GAI), being in the northeast corner of Lot 1, Block 1, Mansfield 360 MF Addition, as recorded in County Clerk's File No. D20146762, Plat Records, Tarrant County, Texas;

THENCE North 76°48'57" West, along the north line of said Lot 1, Block 1, Mansfield 360 MF Addition, a distance of 330.00 feet to a set 1/2 inch iron rod with a cap stamped "GRAHAM ASSOC INC"(GAI);

THENCE North 13°06'16" East, a distance 59.97 feet to a set 1/2 inch iron rod with a cap stamped "GRAHAM ASSOC INC"(GAI);

THENCE South 76°48'41" East, a distance of 330.00 feet to the POINT OF BEGINNING and CONTAINING 19,786 square feet, 0.4542 acres of land, more or less.

LEGAL LAND DESCRIPTION

Tract 11:

BEING 1.458 acres (63,524 square feet) of land in the William Howard Survey, Abstract No. 690, City of Mansfield, Tarrant County, Texas; said 1.458 acres (63,524 square feet) of land being a portion of that certain tract of land described in a General Warranty Deed to Cann-Mansfield, Ltd. (hereinafter referred to as Cann-Mansfield tract), as recorded in Instrument Number D206373693, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.); said 1.458 acres (63,524 square feet) of land being more particularly described, by metes and bounds, as follows:

BEGINNING at a five-eighths inch iron rod found for the Southeasterly corner of said Cann-Mansfield tract, same being the Northeasterly corner of that certain tract of land described in a deed to Emily E. Shackelford (hereinafter referred to as Shackelford tract), as recorded in Instrument Number D212000319, O.P.R.T.C.T., same also being the Southwesterly line of that certain tract of land described in a Deed to Total E&P USA Real Estate LLC (hereinafter referred to as Total E&P USA Real Estate tract), as recorded in Instrument Number D216266568, O.P.R.T.C.T.;

THENCE South 59 degrees 16 minutes 56 seconds West, departing the Southwesterly line of said Total E&P USA Real Estate tract, with the common line between said Cann-Mansfield tract and said Shackelford tract, a distance of 364.42 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for the Southwesterly corner;

THENCE North 13 degrees 32 minutes 04 seconds East, departing the Northwesterly line of said Shackelford tract, crossing said Cann-Mansfield tract, a distance of 333.46 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for the beginning of a curve to the left, whose long chord bears North 09 degrees 42 minutes 02 seconds East, a distance of 74.22 feet;

THENCE Northerly, continue crossing said Cann-Mansfield tract, with said curve to the left, having a radius of 555.00 feet, through a central angle of 07 degrees 40 minutes 03 seconds, for an arc distance of 74.27 feet to a one-half inch iron rod with plastic cap stamped "COOMBS" found for corner;

THENCE North 49 degrees 00 minutes 31 seconds East, continue crossing said Cann-Mansfield tract, a distance of 14.47 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for the beginning of a non-tangent curve to the right, whose long chord bears South 83 degrees 48 minutes 34 seconds East, a distance of 84.66 feet;

THENCE Southeasterly, continue crossing said Cann-Mansfield tract, with said non-tangent curve to the right, having a radius of 770.00 feet, through a central angle of 06 degrees 18 minutes 09 seconds, for an arc distance of 84.70 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner in the Northeasterly line of said Cann-Mansfield tract, same being the Southwesterly line of said Total E&P USA Real Estate tract;

THENCE South 31 degrees 06 minutes 25 seconds East with the common line between said Cann-Mansfield tract and said Total E&P USA Real Estate tract, a distance of 247.10 feet to the **PLACE OF BEGINNING**, and containing a calculated area of 1.458 acres (63,524 square feet) of land.