

**EXHIBIT A**  
**ZC#24-008**

Tract I:

Lot 4, GALLOWAY ADDITION, an addition to the City of Mansfield, as recorded in Cabinet A, Slide 3908, Plat

Records, Tarrant County, Texas.

TRACT 2

BEING a 32.14 Acre tract of land in the John Robertson Survey, Abstract Number 1317 and being further described

in the deed to Gem Microelectronics Materials as recorded under Volume 14818, Page 188 Deed Records, Tarrant

County, Texas (D.R.T.C.T.) and being more particularly described, as follows:

BEGINNING at a 1/2 inch capped iron rod inscribed "Weir Assoc Inc" found at the southwest corner of the tract

described in the deed to Broad Street US 287 LTD as recorded under Document Number 21617256 Official Public

Records, Tarrant County, Texas (O.P.R.T.C.T.);

THENCE SOUTH 81°44'42" EAST, a distance of 1219.16 feet to a 1/2 inch capped iron rod inscribed "Weir Assoc

Inc" found at the southeast corner of the tract described in the deed to HEB Grocery CO LP as recorded under

Document Number 216175260 (O.P.R.T.C.T.),

THENCE SOUTH 30°04'31" EAST, with the west right of way line of N Mitchell Rd, a distance of 1894.54 feet to a

found 1/2 capped iron rod inscribed "Illegible";

THENCE NORTH 74°41'11" WEST, with the north right-of-way line of the Southern Pacific Railroad a distance of

930.24 feet;

THENCE with the east line of Lot 4, Galloway Addition, An Addition to the City Of Mansfield as recorded in Cabinet

A, Slide 3908, Plat Records, Parker County, Texas the following calls:

1.) NORTH 21°14'28" WEST, a distance of 903.21 feet;

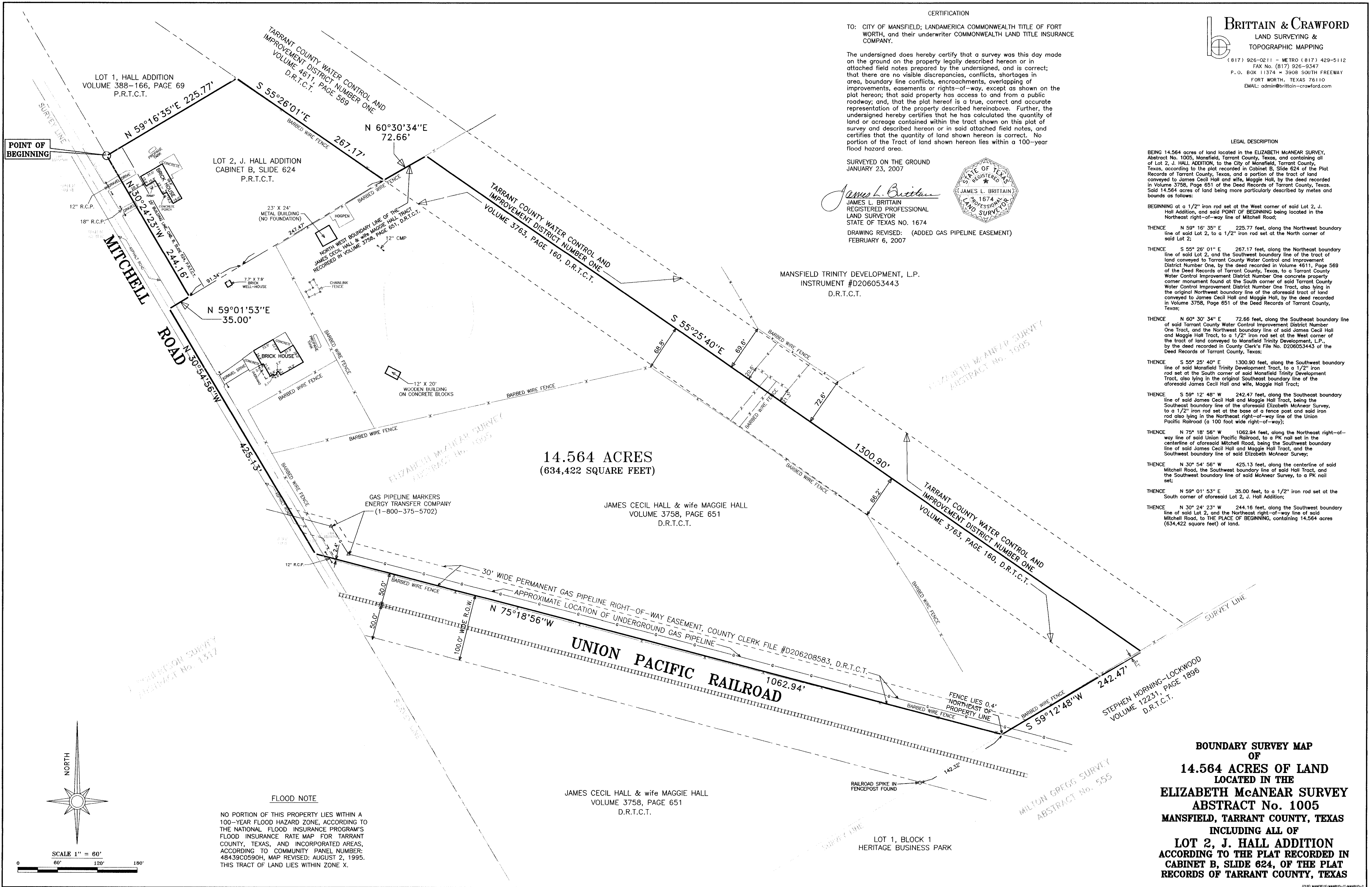
2.) NORTH 73°59'38 WEST, a distance of 291.05 feet;

THENCE SOUTH 68°28'21 WEST, a distance of 365.92 feet to a 5/8 inch capped iron rod inscribed

"Illegible" found in the east right-of-way line of Highway 287 S;

THENCE NORTH 21°44'05" WEST, continuing with the right of way of Highway 287 S a distance of 840.79 feet

returning to the POINT OF BEGINNING and enclosing 32.14 Acres (1,400,106 Square Feet).



CERTIFICATION

TO: CITY OF MANSFIELD; LANDAMERICA COMMONWEALTH TITLE OF FORT WORTH, and their underwriter COMMONWEALTH LAND TITLE INSURANCE COMPANY.

The undersigned does hereby certify that a survey was this day made on the ground on the property legally described hereon or in attached field notes prepared by the undersigned, and is correct; that there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or rights-of-way, except as shown on the plat hereon; that said property has access to and from a public roadway; and, that the plat hereof is a true, correct and accurate representation of the property described hereinabove. Further, the undersigned hereby certifies that he has calculated the quantity of land or acreage contained within the tract shown on this plat of survey and described hereon or in said attached field notes, and certifies that the quantity of land shown hereon is correct. No portion of the Tract of land shown hereon lies within a 100-year flood hazard area.

SURVEYED ON THE GROUND  
JANUARY 23, 2007

*James L. Brittain*  
JAMES L. BRITTAIN  
REGISTERED PROFESSIONAL  
LAND SURVEYOR  
STATE OF TEXAS NO. 1674



DRAWING REVISED: (ADDED GAS PIPELINE EASEMENT)  
FEBRUARY 6, 2007

MANSFIELD TRINITY DEVELOPMENT, L.P.  
INSTRUMENT #D206053443  
D.R.T.C.T.

14.564 ACRES  
(634,422 SQUARE FEET)

JAMES CECIL HALL & wife MAGGIE HALL  
VOLUME 3758, PAGE 651  
D.R.T.C.T.

JAMES CECIL HALL & wife MAGGIE HALL  
VOLUME 3758, PAGE 651  
D.R.T.C.T.

LOT 1, BLOCK 1  
HERITAGE BUSINESS PARK

BOUNDARY SURVEY MAP  
OF  
14.564 ACRES OF LAND  
LOCATED IN THE  
ELIZABETH McANEAR SURVEY  
ABSTRACT No. 1005  
MANSFIELD, TARRANT COUNTY, TEXAS  
INCLUDING ALL OF  
LOT 2, J. HALL ADDITION  
ACCORDING TO THE PLAT RECORDED IN  
CABINET B, SLIDE 624, OF THE PLAT  
RECORDS OF TARRANT COUNTY, TEXAS

LEGAL DESCRIPTION

BEING 14.564 acres of land located in the ELIZABETH McANEAR SURVEY, Abstract No. 1005, Mansfield, Tarrant County, Texas, and containing all of Lot 2, J. HALL ADDITION, to the City of Mansfield, Tarrant County, Texas, according to the plat recorded in Cabinet B, Slide 624 of the Plat Records of Tarrant County, Texas, and a portion of the tract of land conveyed to James Cecil Hall and wife, Maggie Hall, by the deed recorded in Volume 3758, Page 651 of the Deed Records of Tarrant County, Texas. Said 14.564 acres of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod set at the West corner of said Lot 2, J. Hall Addition, and said POINT OF BEGINNING being located in the Northeast right-of-way line of Mitchell Road;

THENCE N 59° 16' 35" E 225.77 feet, along the Northwest boundary line of said Lot 2, to a 1/2" iron rod set at the North corner of said Lot 2;

THENCE S 55° 26' 01" E 267.17 feet, along the Northeast boundary line of said Lot 2, and the Southwest boundary line of the tract of land conveyed to Tarrant County Water Control and Improvement District Number One, by the deed recorded in Volume 4611, Page 569 of the Deed Records of Tarrant County, Texas, to a Tarrant County Water Control Improvement District Number One concrete property corner monument found at the South corner of said Tarrant County Water Control Improvement District Number One Tract, also lying in the original Northwest boundary line of the aforesaid tract of land conveyed to James Cecil Hall and Maggie Hall, by the deed recorded in Volume 3758, Page 651 of the Deed Records of Tarrant County, Texas;

THENCE N 60° 30' 34" E 72.66 feet, along the Southeast boundary line of said Tarrant County Water Control Improvement District Number One Tract, and the Northwest boundary line of said James Cecil Hall and Maggie Hall Tract, to a 1/2" iron rod set at the West corner of the tract of land conveyed to Mansfield Trinity Development, L.P., by the deed recorded in County Clerk's File No. D206053443 of the Deed Records of Tarrant County, Texas;

THENCE S 55° 25' 40" E 1300.90 feet, along the Southwest boundary line of said Mansfield Trinity Development Tract, to a 1/2" iron rod set at the South corner of said Mansfield Trinity Development Tract, also lying in the original Southeast boundary line of the aforesaid James Cecil Hall and wife, Maggie Hall Tract;

THENCE S 59° 12' 48" W 242.47 feet, along the Southeast boundary line of said James Cecil Hall and Maggie Hall Tract, being the Southeast boundary line of the aforesaid Elizabeth McAnear Survey, to a 1/2" iron rod set at the base of a fence post and said iron rod also lying in the Northeast right-of-way line of the Union Pacific Railroad (a 100 foot wide right-of-way);

THENCE N 75° 18' 56" W 1062.94 feet, along the Northeast right-of-way line of said Union Pacific Railroad, to a PK nail set in the centerline of aforesaid Mitchell Road, being the Southwest boundary line of said James Cecil Hall and Maggie Hall Tract, and the Southwest boundary line of said Elizabeth McAnear Survey;

THENCE N 30° 54' 56" W 425.13 feet, along the centerline of said Mitchell Road, the Southwest boundary line of said Hall Tract, and the Southwest boundary line of said McAnear Survey, to a PK nail set;

THENCE N 59° 01' 53" E 35.00 feet, to a 1/2" iron rod set at the South corner of aforesaid Lot 2, J. Hall Addition;

THENCE N 30° 24' 23" W 244.16 feet, along the Southwest boundary line of said Lot 2, and the Northeast right-of-way line of said Mitchell Road, to THE PLACE OF BEGINNING, containing 14.564 acres (634,422 square feet) of land.