

**EXHIBIT A**  
**ZC#19-004**

**METES AND BOUNDS (AS-SURVEYED):**

**BEING** 0.8656 acres of land located in the Jacob Back Survey, Abstract No. 126, Tarrant County, Texas, being part of the called 5.783 acres tract of land described in the deed to Ellanu, LLP. As recorded in Document Number 214220439 of the Deed Records of Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

**COMMENCING** at an 1/2" iron rod found on the southeasterly right-of-way line of State Highway 360, said iron being the most southerly corner of said 5.783 acres tract;

**THENCE** North 13 degrees 06 minutes 32 seconds East, along the common said southeasterly right-of-way and west line of said 5.783 acres tract, a distance of 521.15 feet to a 1/2-inch iron rod with a yellow plastic cap stamped "GEONAV" (hereinafter referred to as "with cap") set for the **POINT OF BEGINNING** of the herein described tract;

**THENCE** North 13 degrees 06 minutes 32 seconds East, continuing along said common line, a distance of 125.73 feet to a 1/2-inch iron rod with cap set for corner;

**THENCE**, South 74 degrees 57 minutes 45 seconds East, departing said common line and over and across said 5.783 acres tract, a distance of 300.06 feet to a 1/2-inch iron rod with cap set for corner on the common west line of Lot 1R, Block 1 of the Mansfield ISD Complex, an addition to the city of Mansfield, as recorded in Cabinet A, Slide 10068 of the Plat Records of Tarrant County, Texas and the east line of said 5.783 acres tract;

**THENCE** South 13 degrees 05 minutes 55 seconds West, along the common west line of said Mansfield ISD and east line of said 5.783 acres tract, a distance of 125.73 feet to a 1/2-inch iron rod with cap set for corner;

**THENCE** North 74 degrees 57 minutes 45 seconds West, a distance of 300.09 feet to the **POINT OF BEGINNING AND CONTAINING** 37,707 square feet or 0.8656 acres of land, more or less.