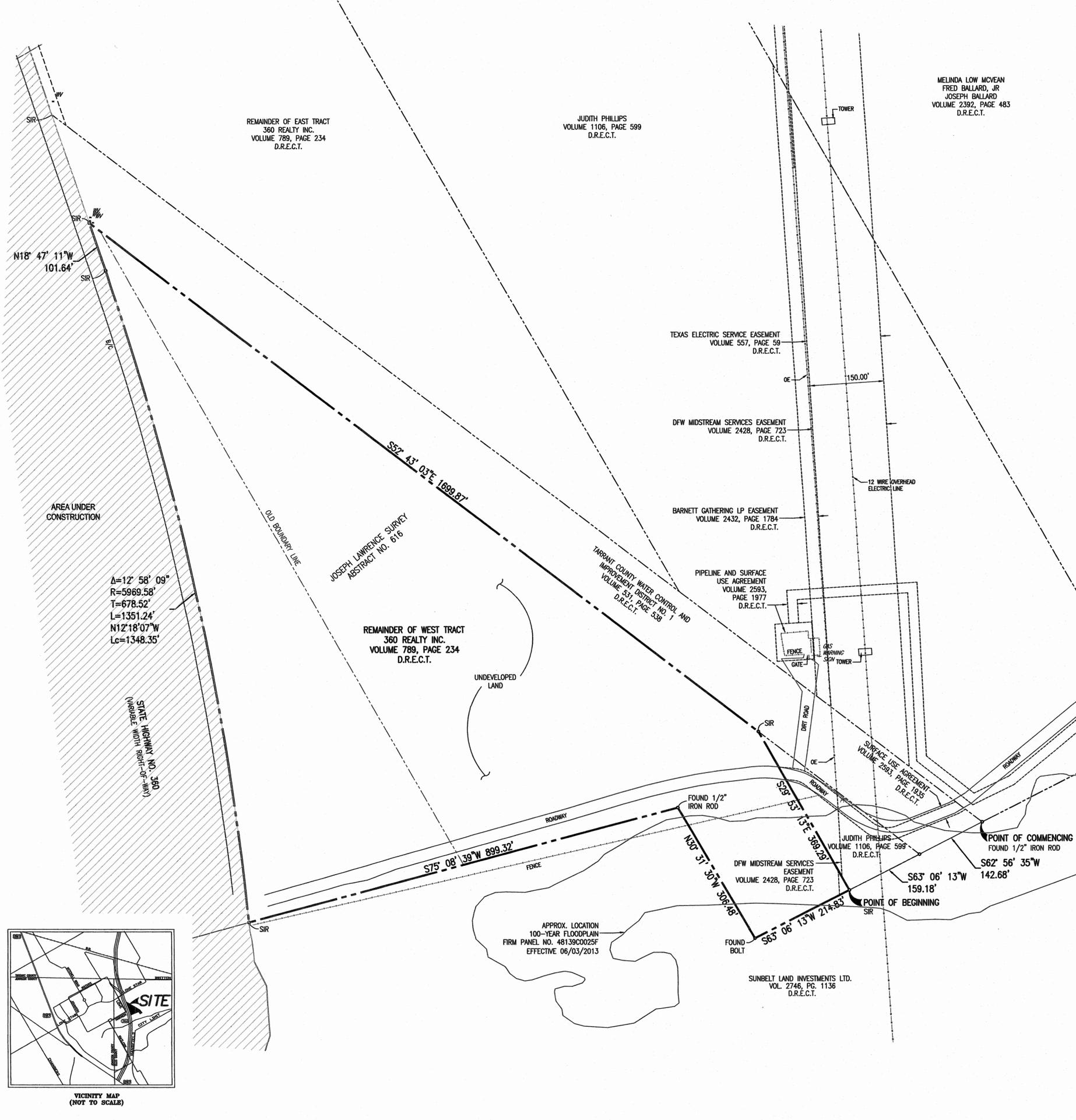


EXHIBIT A

ZC#24-010



MELINDA LOW MCVEAN
FRED BALLARD, JR
JOSEPH BALLARD
VOLUME 2392, PAGE 483
D.R.E.C.T.

GENERAL NOTES:

1. BASIS OF BEARING IS THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011
2. A PORTION OF THE SUBJECT PROPERTY APPEARS TO LIE WITHIN A FEDERAL EMERGENCY MANAGEMENT AGENCY DESIGNATED FLOOD PLAIN OF FLOOD PRONE AREA, AS SHOWN ON FEMA FIRM MAP 48139C0025F, DATED 6/3/2013.
3. PARCEL HAVE FRONTAGE ALONG STATE HIGHWAY NO. 360.
4. NO VISIBLE IMPROVEMENTS AND/OR BUILDINGS WERE LOCATED AS A PART OF THIS BOUNDARY SURVEY.
5. THIS SURVEY WAS DONE WITHOUT THE LUXURY OF A TITLE COMMITMENT.
6. ALL PROPERTY CORNER ARE SET 1/2 INCH IRON RODS WITH CAPS STAMPED "GRAHAM ASSOC. INC." UNLESS OTHERWISE NOTED.
7. BASED UPON A REVIEW OF THE U.S. FISH AND WILDLIFE SERVICES NATIONAL WETLANDS INVENTORY, AS OF THE DATE OF THIS SURVEY NO PORTION OF THIS SITE IS DESIGNATED AS A WETLAND AREA.
8. NO ADDRESS WAS OBSERVED AT THE TIME OF THIS SURVEY.

LEGAL DESCRIPTIONS

Being a 19.974 acre tract of land situated in the Joseph Lawrence Survey, Abstract No. 616, Ellis County, Texas and being the remainder of West Tract, conveyed to 360 Realty Inc., by the deed recorded in Volume 789, Page 234, Deed Records, Ellis County, Texas, and being more particularly described as follows:

COMMENCING at a found 1/2 inch iron rod, being the northernmost southwest corner of a tract of land conveyed to Judith Phillips, as recorded in Volume 1106, Page 599, Deed Records, Ellis County, Texas, and being in the north line of a tract of land conveyed to Sunbelt Land Investments LTD, as recorded in Volume 2746, Page 1136, Deed Records, Ellis County, Texas, and also being in the northeast line of a tract of land conveyed to Tarrant County Water Control and Improvement District No. 1, as recorded in Volume 531, Page 538, Deed Records, Ellis County, Texas;

THENCE South 62°56'35" West, a distance of 142.68 feet to a point, being the southernmost southeast corner of said Judith Phillips tract, and being in the north line of said Sunbelt Land Investments LTD tract, and also being in the southwest line of said Tarrant County Water Control and Improvement District No. 1 tract;

THENCE South 63°06'13" West, along the north line of said Sunbelt Land Investments LTD tract, a distance of 159.18 feet to the POINT OF BEGINNING, being a set 1/2 inch iron rod with cap stamped "Graham Assoc. Inc." (GAI), and being the southernmost southwest corner of said Judith Phillips tract;

THENCE South 63°06'13" West, leaving the southernmost southwest corner of said Judith Phillips tract, along the north line of said Sunbelt Land Investments LTD tract, being a common line, a distance of 214.13 feet to a found bolt;

THENCE North 30°31'30" West, along said common line, a distance of 306.48 feet to a found 1/2 inch iron rod;

THENCE South 75°08'39" West, along said common line, distance of 899.32 feet to a set 1/2 inch iron rod with GAI cap, being the northwest corner of said Sunbelt Land Investments LTD tract, and being in the existing public east right-of-way line of Interstate Highway No. 360 (having a variable width R.O.W.), for the beginning of a non-tangent curve to the left having a radius of 5969.58 feet, a central angle of 12°58'09", and a long chord which bears North 12°18'07" West, 1348.35 feet;

THENCE leaving said northwest corner, along said existing public east right-of-way line, and along said non-tangent curve to the left, an arc length of 1351.24 feet to a set 1/2 inch iron rod with GAI cap;

THENCE North 18°47'11" West, along said existing public east right-of-way line, a distance of 101.64 feet to a set 1/2 inch iron rod with GAI cap, being the southwest corner of a tract of land conveyed to Tarrant County Water Control and Improvement District No. 1, as recorded in Volume 531, Page 538, Deed Records, Ellis County, Texas;

THENCE South 52°43'03" East, leaving said existing public east right-of-way line, along the southwest line of said Tarrant County Water Control and Improvement District No. 1 tract, a distance of 1699.87 feet to a set 1/2 inch iron rod with GAI cap, being the southernmost northwest corner of said Judith Phillips tract;

THENCE South 29°53'13" East, leaving the southwest line of said Tarrant County Water Control and Improvement District No. 1 tract, along the southernmost west line of said Judith Phillips tract, a distance of 369.29 feet to the POINT OF BEGINNING and CONTAINING 870,053 square feet, 19.974 acres of land, more or less.

SURVEYOR'S CERTIFICATE:

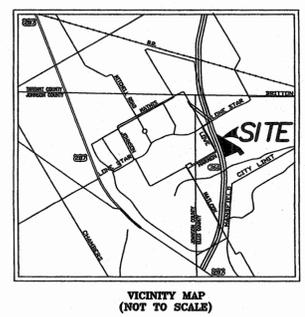
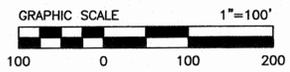
This Is To certify that I, Michael L. Peterson, a Registered Professional Land Surveyor in the State of Texas, having platted the above subdivision from an actual survey on the ground; and that all lot corners, angle points and points of curvature have been properly marked on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

[Signature] 07/17/2018
Date
Michael L. Peterson
Registered Professional Land Surveyor
Texas Registration No. 5999



LEGEND

- SIR = SET 1/2" IRON ROD WITH CAP STAMPED "GRAHAM ASSOC. INC."
- D.R.E.C.T. = DEED RECORDS, ELLIS COUNTY, TEXAS
- OE = OVERHEAD ELECTRIC
- G = GAS
- PP = POWER POLE
- B/C = BACK OF CURB
- WV = WATER VALVE
- W = WATER METER
- MD = MANHOLE DRAIN
- ME = MANHOLE ELECTRIC
- MS = MANHOLE SANITARY SEWER
- LS = LIGHT STANDARD
- MON. = MONUMENT
- [Hatched Area] = AREA UNDER CONSTRUCTION



BOUNDARY SURVEY		
REMAINDER OF WEST TRACT		
MANSFIELD, TEXAS		
ELLIS COUNTY		
JOSEPH LAWRENCE SURVEY		
ABSTRACT NO. 616		
Graham Associates, Inc.		
CONSULTING ENGINEERS & PLANNERS 400 384 FLAGS DRIVE, SUITE 500 ARLINGTON, TEXAS 76011 (817) 840-8535 TYPE FIRM F-119/TBLS FIRM: 101538-00		
DRAWN BY: GAI	PROJECT NO. 2787-1001	SHEET
DATE: 7/18/2018	SHEET 1 OF 1	1