

ZC#16-006

EXHIBIT A

DESCRIPTION OF PROPERTY SURVEYED

DESCRIPTION, of a 33.7616 acre tract of land situated in the H. Odell Survey, Abstract No. 1196 and the John Robertson Survey, Abstract No. 1317, Tarrant County, Texas; said tract being all of Lot 1, Galloway Addition, an addition to the City of Mansfield, Texas according to the plat recorded in Cabinet A, Slide 4170 of the Plat Records of Tarrant County, Texas and all of those certain tracts of land described as Tract I, Tract II, Tract III and Tract IV in General Warranty Deed to HCA Health Services of Texas, Inc. recorded in Instrument No. D205058759 of the Deed Records of Tarrant County, Texas; said 33.7616 acre tract being more particularly described as follows:

BEGINNING, at a 1/2-inch iron rod with "Wier & Assoc." cap found at the southeast end of a right-of-way corner clip at the intersection of the southerly right-of-way line of East Broad Street (a 115-foot wide right-of-way) and the westerly right-of-way line of Mitchell Road (a variable width right-of-way);

THENCE, along the said westerly line of Mitchell Road, the easterly line of said Lot 1, the northerly line of said Tract II, the easterly line of said Tract II and the easterly line of said Tract I, the following five (5) calls:

South 28 degrees, 24 minutes, 46 East, a distance of 18.56 feet to a 1/2-inch iron rod found at an angle point;

South 28 degrees, 47 minutes, 44 seconds East, a distance of 479.88 feet to a 1/2-inch iron rod with "Wier & Assoc." cap found for corner in the northerly line of said Tract II; said point also being the southeast corner of said Lot 1 and an angle point in the said westerly line of said Mitchell Road;

North 58 degrees, 52 minutes, 37 seconds East, a distance of 9.40 feet to a 1/2-inch iron rod with "Wier & Assoc." cap found for corner; said point also being the most easterly northeast corner of said Tract II and an angle point in the said westerly line of Mitchell Road;

South 28 degrees, 50 minutes, 17 seconds East, at a distance of 409.60 feet passing a 1/2-inch iron rod with "Wier & Assoc." cap found at the southeast corner of said Tract II and the northeast corner of said Tract I, continuing along the said westerly line of Mitchell Road and east line of said Tract I, in all a total distance of 1184.21 feet to a 1/2-inch iron rod with "Wier & Assoc." cap found at angle point;

South 29 degrees, 30 minutes, 44 seconds East, a distance of 329.35 feet to a 1/2-inch iron rod with "Wier & Assoc." cap found for corner; said point also being the southeast corner of said Tract I and the northeast corner of that certain tract

of land described in General Warranty Deed to GEM Microelectronic Materials LLC recorded in Instrument No. D201075198 of the said Deed Records;

THENCE, North 81 degrees, 19 minutes, 33 seconds West, departing the said westerly line of Mitchell Road and said east line of Tract I and along the common line between said Tract I and said GEM Microelectronic Materials tract, a distance of 1219.15 feet to a 1/2-inch iron rod with "Wier & Assoc." cap found for corner in the easterly right-of-way line of U.S. Highway 287 (a variable width right-of-way); said point also being the southwest corner of said Tract I and the northwest corner of said GEM Microelectronic Materials tract;

THENCE, departing the said common line between Tract I and GEM Microelectronic Materials tract and along the said easterly line of U.S. Highway 287, westerly line of said Tract I and westerly line of said Tract II, the following four (4) calls:

North 21 degrees, 00 minutes, 36 seconds West, at a distance of 341.79 feet passing a 1/2-inch iron rod with "Wier & Assoc." cap found at the northwest corner of said Tract I and the southwest corner of said Tract II, continuing in all a total distance of 761.53 feet to 3-inch brass disk found at the beginning of a non-tangent curve to the right;

In a northwesterly direction, along said curve to the right, having a central angle of 13 degrees, 44 minutes, 20 second, a radius of 1402.40 feet, a chord bearing and distance of North 14 degrees, 14 minutes, 11 seconds West, 335.48 feet, an arc distance of 336.28 feet to a 1/2-inch iron rod with "Wier & Assoc." cap found at the end of said curve;

North 07 degrees, 20 minutes, 04 seconds West, a distance of 99.94 to a concrete monument found at the beginning of a non-tangent curve to the left;

In a northwesterly direction, along said curve to the left, having a central angle of 07 degrees, 41 minutes, 31 second, a radius of 984.93 feet, a chord bearing and distance of North 11 degrees, 17 minutes, 52 seconds West, 132.13 feet, an arc distance of 132.23 feet to a 1/2-inch iron rod with "Wier & Assoc." cap found at the end of said curve; said point also being at the southwest end of a right-of-way corner clip at the intersection of the said easterly line of U.S. Highway 287 and the said southerly line of East Broad Street;

THENCE, North 23 degrees, 06 minutes, 04 seconds East, departing the said easterly line of U.S. Highway 287 and westerly line of said Tract II and along the said right-of-way corner clip, a distance of 22.35 feet to a 1/2-inch iron rod found at the northeast end of said right-of-way corner clip; said point being in the said southerly line of East Broad Street and in a northerly line of said Tract II;

THENCE, along the said southerly line of East Broad Street, said northerly line of Tract II, the northerly line of said Tract III, and the northerly line of said Lot 1, the following four (4) calls:

North 62 degrees, 22 minutes, 31 seconds East, at a distance of 42.50 feet passing a northeast corner of said Tract II and the northwest corner of said Tract III, continuing, at a distance of 369.52 feet passing a 1/2-inch iron rod with "Wier & Assoc." cap found at the northeast corner of said Tract III and a northwest corner of said Tract II, continuing in all a total distance of 421.97 feet to a 1/2-inch iron rod with "Wier & Assoc." cap found at an angle point; said point also being a northeast corner of said Tract III and the northwest corner of said Lot 1;

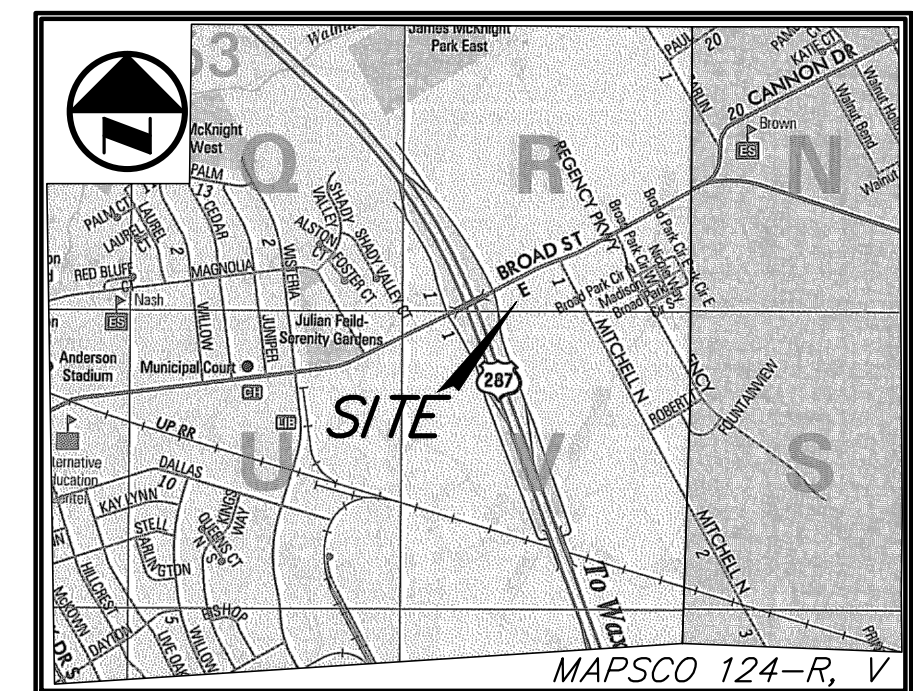
North 62 degrees, 28 minutes, 11 seconds East, a distance of 20.24 feet to a "+" cut in concrete set at the beginning of a non-tangent curve to the right;

In a northeasterly direction, along said curve to the right, having a central angle of 07 degrees, 00 minutes, 34 second, a radius of 1340.00 feet, a chord bearing and distance of North 65 degrees, 54 minutes, 13 seconds East, 163.83 feet, an arc distance of 163.93 feet to a 1/2-inch iron rod with "Wier & Assoc." cap found at the end of said curve;

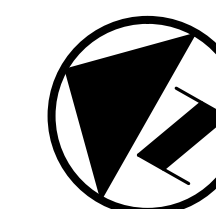
North 69 degrees, 24 minutes, 30 seconds East, a distance of 57.34 feet to a 1/2-inch iron rod found at northwest end of the first referenced right-of-way corner clip;

THENCE, South 69 degrees, 30 minutes, 08 seconds East, departing the said southerly line of East Broad Street and the said northerly line of Lot 1 and along the first referenced right-of-way corner clip, a distance of 15.07 feet to the POINT OF BEGINNING;

CONTAINING, 1,470,656 square feet or 33.7616 acres of land, more or less.



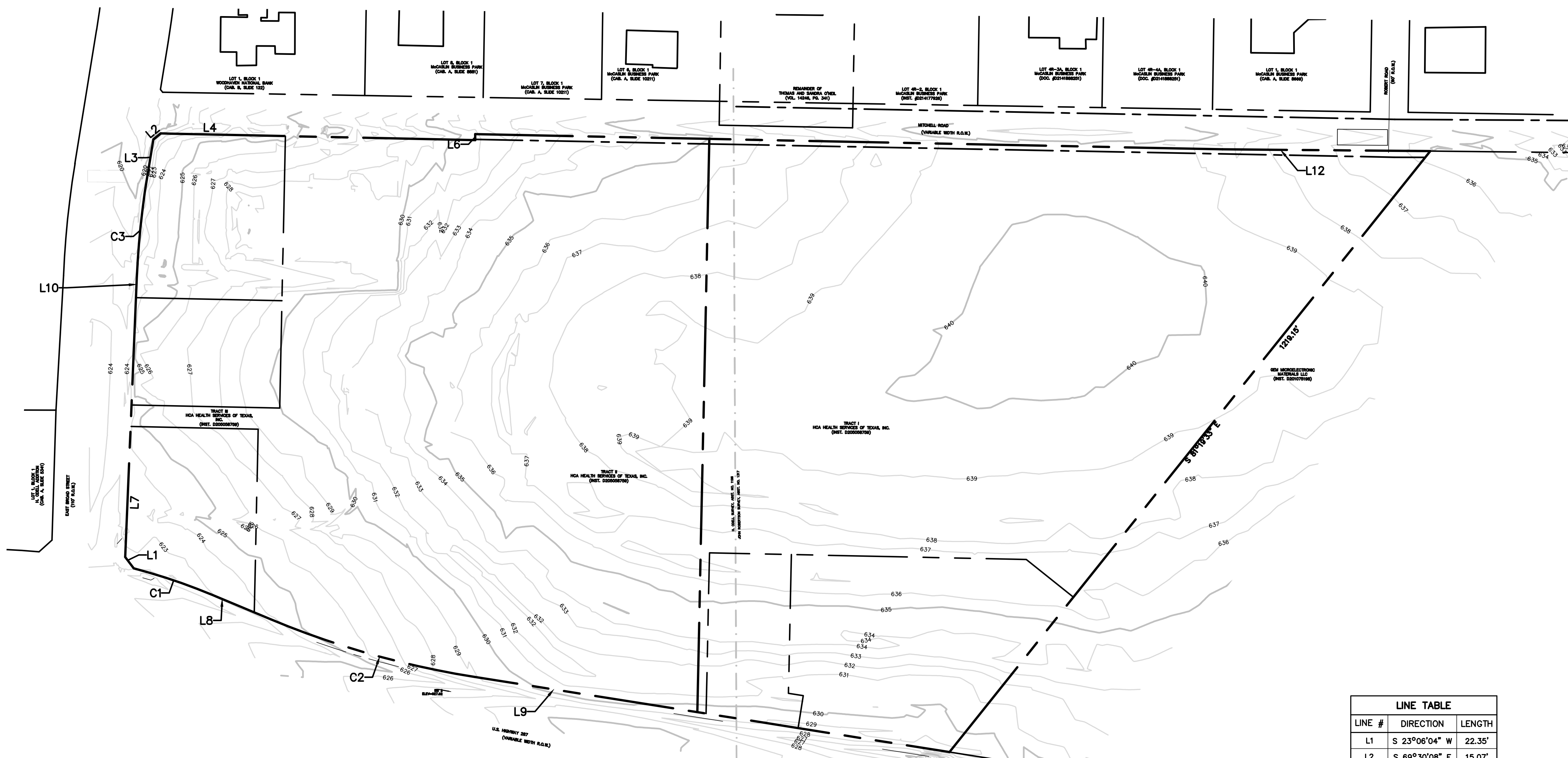
VICINITY MAP
NOT TO SCALE



GRAPHIC SCALE IN FEET
SCALE: 1" = 100'

LEGEND

- B. BOLLARD
- EM ○ ELECTRIC METER
- PP ● POWER POLE
- L.S. ✱ LIGHT STANDARD
- WM ○ WATER METER
- WV ● WATER VALVE
- ICV ● IRRIGATION CONTROL VALVE
- FD ● FIRE HYDRANT
- FDC ● FIRE DEPARTMENT CONNECTION
- CO ● CLEAN OUT
- MH ○ MANHOLE
- GM ● GAS METER
- TSC □ TRAFFIC SIGNAL CONTROL
- TSP □ TRAFFIC SIGNAL POLE
- SIG ● TRAFFIC SIGN
- TELE □ TELEPHONE BOX
- TV □ TV BOX
- FP ● FLAG POLE
- — — PROPERTY LINE
- — — O.H. POWER LINES
- — — F.O. FIBER OPTIC
- — — FENCE
- — — EXISTING CONTOURS
- (C.M.) CONTROLLING MONUMENT



LINE TABLE

LINE #	DIRECTION	LENGTH
L1	S 23°06'04" W	22.35'
L2	S 69°30'08" E	15.07'
L3	N 69°24'30" E	57.34'
L4	S 28°47'44" E	479.88'
L6	N 58°52'37" E	9.40'
L7	N 62°22'31" E	421.97'
L8	N 07°20'04" W	99.94'
L9	N 21°00'36" W	761.53'
L10	N 62°28'11" E	20.24'
L12	S 29°30'44" E	329.35'

CURVE TABLE

CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	DIRECTION	CHORD LENGTH
C1	7°41'31"	984.93'	132.23'	66.21'	N 11°17'52" W		132.13'
C2	13°44'20"	1,402.40'	336.28'	168.95'	S 14°14'11" E		335.48'
C3	7°00'34"	1,340.00'	163.93'	82.07'	S 65°54'13" W		163.83'

4. THE SUBJECT PROPERTY IS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR COLLIN COUNTY, TEXAS AND INCORPORATED AREAS COMMUNITY PANEL NUMBER 48439C0490K, DATED SEPTEMBER 25, 2009. ALL OF THE SUBJECT PROPERTY IS INDICATED TO BE IN ZONE 'X' ON SAID MAP. RELEVANT ZONES ARE DEFINED ON SAID MAP AS FOLLOWS:

ZONE 'X' - AREAS DETERMINED TO BE OUTSIDE OF THE 500-YR FLOOD PLAIN.
THIS FLOOD STATEMENT REGARDING FLOODING DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR AND/OR ENGINEER.

ZONING EXHIBIT "A"
33.7617 ACRE TRACT
LOCATED IN THE CITY OF MANSFIELD, TEXAS
AND BEING OUT OF THE
H. ODELL SURVEY, ABSTRACT No. 1196 AND
THE JOHN ROBERTSON SURVEY, ABSTRACT NO. 1317
TARRANT COUNTY, TEXAS

PREPARED FOR: Mr. John E. Rose III, P.E. H-E-B Grocery Company 3890 Northwest Highway Suite 300 Dallas, Texas 75220 (214) 680-7600 (PHONE)	PPOGUE ENGINEERING & DEVELOPMENT COMPANY, INC. a division of Westwood 1512 BRAY CENTRAL DRIVE SUITE 100 MCKINNEY, TEXAS 75069 TX BOARD PROF. ENGINEERS, CERT. #11756; TX BOARD PROF. LAND SURVEYING, CERT. 1007430 (214) 437-4640 PHONE (888) 937-5150 TOLL FREE WWW.WESTWOODPS.COM	PREPARED 05-25-2016 SURVEYED 12-24-2015 SCALE: 1" = 100' PI NUMBER R0007945.00 DRAWN BY: RLG CHECKED BY: AWS
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