

**EXHIBIT "A"**  
**ZC#22-008**

**WHEREAS**, RUBY-07-SPMTGE, LLC. is the owner of a tract of land situated in the Cresanto Vela Survey, Abstract No. 851 and being a portion of a called 873.29 acre tract of land conveyed to RUBY-07-SPMTGE, LLC, as recorded in Instrument No.2012-25181, Deed Records of Johnson County, Texas (D.R.J.C.T.), and being more particularly described as follows:

**BEGINNING** at a 3/8 inch iron rod found at the south corner of "Tract 2", as described by Warranty deed to Ryan Kohli, recorded in Instrument No. 2012-08217, D.R.J.C.T., said point also being on the northeast right-of-way of U.S. Highway No. 287 (variable width right-of-way) as described in a document to the State of Texas, recorded in Volume 752, Page 534, D.R.J.C.T.;

**THENCE**, departing said northeasterly right-of-way line, North 59 degrees 39 minutes 33 seconds East, along the southeasterly line of said "Tract 2", passing at a distance of 703.85 feet the common east corner of said "Tract 2" and "Tract 1", as described by said Warranty deed to T.J. Mark, LLC, and continuing along the southeasterly line of said "Tract 1", passing at a distance of 317.00 feet the common east corner of said "Tract 1" and "Tract 1" as described by Warranty deed to TJ Mark, LLC, recorded in Instrument No. 2012-09408, D.R.J.C.T., and continuing along the southeasterly line of said TJ Mark, LLC tract a distance of 310.07 feet to a 5/8 inch iron rod set with a yellow plastic cap stamped "Huitt-Zollars" at the north corner of the herein described tract for a total distance of 1,330.92 feet, said point also being the west corner Southpointe Phase 2, an addition to the City of Mansfield, as shown on a plat recorded in Volume 11, Page 506, Plat Records of Johnson County, Texas (P.R.J.C.T.);

**THENCE**, departing the southeasterly line of said TJ Mark, LLC tract, along the southwest line of said Southpointe Phase 2 tract the following calls and distances:

South 30 degrees 20 minutes 23 seconds East, a distance of 1,361.91 feet to a 5/8 inch iron rod set with a yellow plastic cap stamped "Huitt-Zollars" at the beginning of a curve to the left having a central angle of 07 degrees 35 minutes 52 seconds, a radius of 665.00 feet, subtended by a 88.12 foot chord which bears South 34 degrees 08 seconds 19 minutes East;

Along said curve to the left for an arc distance of 88.18 feet to a 5/8 inch iron rod set with a yellow plastic cap stamped "Huitt-Zollars";

South 37 degrees, 56 minutes 15 seconds East, a distance of 342.35 feet to a 5/8 inch iron rod set with a yellow plastic cap stamped "Huitt-Zollars" on the northwesterly right-of-way of Lone Star Road (variable width right-of-way), said point also being the south corner of said Southpointe Phase 2 and the beginning of a non-tangent curve to the right having a central angle of 09 degrees 23 minutes 34 seconds, a radius of 1,340.00 feet, subtended by a 219.43 foot chord which bears South 55 degrees 30 minutes 04 seconds West;

**THENCE**, departing said southwest line of Southpointe Phase 2, along said northwest right-of-way line of Lone Star Road the following calls and distances:

Along said curve to the right for an arc distance of 88.18 feet to a 5/8 inch iron rod set with a yellow plastic cap stamped "Huitt-Zollars";

South 60 degrees 11 minutes 52 seconds West, a distance of 545.74 feet to a 5/8 inch iron rod set with a yellow plastic cap stamped "Huitt-Zollars";

South 64 degrees 01 minutes 13 seconds West, a distance of 150.00 feet to a set chiseled "X" in concrete;

South 60 degrees 11 minutes 52 seconds West, a distance of 200.27 feet to a 5/8 inch iron rod set with a yellow plastic cap stamped "Huitt-Zollars" on said northeast right-of-way of U.S. Highway No. 287;

**THENCE**, departing said northwest right-of-way of Lone Star Road, along said northeast right-of-way line of U.S. Highway No. 287 the following calls and distances:

North 77 degrees 21 minutes 29 seconds West, a distance of 58.95 feet to a found TxDOT concrete right-of-way monument (damaged) at the beginning of a non-tangent curve to the left having a central angle of 19 degrees 16 minutes 25 seconds, a radius of 984.18 feet, subtended by a 329.51 foot chord which bears North 45 degrees 59 minutes 20 seconds West;

Along said curve to the left for an arc distance of 331.07 feet to a 5/8 inch iron rod set with a yellow plastic cap stamped "Huitt-Zollars";

North 55 degrees 37 minutes 20 seconds West, a distance of 200.41 feet to a found TxDOT concrete right-of-way monument (damaged) at the beginning of a curve to the right having a central angle of 34 degrees 01 minutes 09 seconds, a radius of 1,402.40 feet, subtended by a 820.49 foot chord which bears North 38 degrees 35 minutes 54 seconds West;

Along said curve to the right for an arc distance of 832.67 feet to a found TxDOT concrete right-of-way monument (disturbed);

North 21 degrees 29 minutes 51 seconds West, a distance of 441.22 feet to the **POINT OF BEGINNING** and **CONTAINING** 54.393 Acres of land, more or less.