

ZC#22-007

EXHIBIT A

PROPERTY DESCRIPTION TRACT 1

BEING A TRACT OF LAND SITUATED IN THE JAMES MCDONALD SURVEY, ABSTRACT NUMBER 997, CITY OF MANSFIELD, TARRANT COUNTY, TEXAS AND BEING ALL OF THAT CERTAIN CALLED 16.000 ACRE TRACT OF LAND DESCRIBED BY DEED TO KAREN LYNN LEONARD AND JULIA ANN LEONARD OLSON, AS RECORDED IN INSTRUMENT NUMBER D219083452, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD WITH YELLOW CAP FOUND AT THE NORTHEASTERLY CORNER OF SAID CALLED 16.000 ACRE TRACT, SAID IRON ROD ALSO BEING THE SOUTHEASTERLY CORNER OF LOT BOX, BLOCK 2, WOODLAND ESTATES, PHASE 1—B, AS RECORDED IN CABINET A, SLIDE 10943, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS AND SAID IRON ALSO BEING IN THE WESTERLY LINE OF THE REMAINDER OF THAT CERTAIN TRACT OF LAND (TRACT 2) DESCRIBED BY DEED TO ACCP, L.P., AS RECORDED IN INSTRUMENT NUMBER D209078673, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS;

THENCE S 30°48'46" E, A DISTANCE OF 519.66 FEET (PREVIOUSLY RECORDED AS S 30°10'38"E) ALONG THE COMMON LINE OF THE EASTERLY LINE OF SAID CALLED 16.000 ACRE TRACT AND THE WESTERLY LINE OF SAID CALLED ACCP, L.P., TRACT TO A 1/2 INCH IRON ROD WITH CAP STAMPED "PIERCE MURRAY" SET, SAID IRON BEING THE SOUTHEASTERLY CORNER OF SAID CALLED 16.000 ACRE TRACT AND THE NORTHEASTERLY CORNER OF THAT CERTAIN CALLED 15.894 ACRE TRACT OF LAND DESCRIBED BY DEED TO KINNEY FAMILY LIVING TRUST AGREEMENT, AS RECORDED IN VOLUME 11838, PAGE 1891, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS;

THENCE THE FOLLOWING COURSES AND DISTANCES ALONG THE COMMON LINE OF THE SOUTHERLY LINE OF SAID CALLED 16.000 ACRE TRACT AND THE NORTHERLY LINE OF SAID CALLED 15.894 ACRE TRACT:

S 60°39'09"W, A DISTANCE OF 1239.42 FEET (PREVIOUSLY RECORDED AS S 61°20'38"W) TO A 1/2 INCH IRON ROD WITH CAP STAMPED "PIERCE MURRAY" SET;

S 30°35'46"E, A DISTANCE OF 89.57 FEET (PREVIOUSLY RECORDED AS S 30°26'52"E, 89.22 FEET) TO A 1/2 INCH IRON ROD WITH CAP STAMPED "PIERCE MURRAY" SET;

S 42°36'14"E, A DISTANCE OF 50.00 FEET (PREVIOUSLY RECORDED AS S 41°52'00"E) TO A 1/2 INCH IRON ROD WITH CAP STAMPED "PIERCE MURRAY" SET;

S 47°23'46"W, A DISTANCE OF 80.00 FEET (PREVIOUSLY RECORDED AS S 48°08'00"W) TO A 1/2 INCH IRON ROD WITH CAP STAMPED "PIERCE MURRAY" SET FOR THE SOUTHWESTERLY CORNER OF SAID CALLED 16.000 ACRE TRACT AND NORTHWESTERLY CORNER OF SAID CALLED 15.894 ACRE TRACT AND BEING IN THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 287 BUSINESS ALSO KNOWN AS N. MAIN STREET, (A 100 FOOT RIGHT-OF-WAY);

THENCE N 42°36'14"W, A DISTANCE OF 50.01 FEET (PREVIOUSLY RECORDED AS N 41°52'00"W) ALONG THE COMMON LINE OF THE WESTERLY LINE OF SAID CALLED 16.000 ACRE TRACT AND SAID EASTERLY RIGHT-OF-WAY LINE TO A 1/2 INCH IRON ROD FOUND, SAID IRON ROD BEING THE MOST SOUTHERLY CORNER OF THAT CERTAIN CALLED 1.104 ACRE TRACT OF LAND DESCRIBED BY DEED TO CARLOS C. REYES. SR. AND NELLIE REYES, AS RECORDED IN INSTRUMENT NUMBER D216031272, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS;

THENCE N 31°08'47"W, A DISTANCE OF 627.68 FEET (PREVIOUSLY RECORDED AS N 30°26'52"W, 627.24 FEET) ALONG THE COMMON LINE OF THE WESTERLY LINE OF SAID CALLED WOODLAND D16.000 ACRE TRACT AND THE EASTERLY LINE OF SAID CALLED 1.104 ACRE TRACT TO A CROSS TIE FENCE POST FOUND, SAID POST BEING THE NORTHWESTERLY CORNER OF SAID CALLED 16.000 ACRE TRACT AND THE SOUTHWESTERLY CORNER OF LOT 6X, BLOCK 5, OF THE AFOREMENTIONED WOODLAND ESTATES, PHASE 1—B, RECORDED IN CABINET A, SLIDE 10943, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS AND FROM WHICH A 3/8 INCH IRON ROD FOUND FOR THE MOST NORTHEASTERLY CORNER OF SAID CALLED 1.104 ACRE TRACT BEARS N 31°27'00"W, 64.22 FEET;

THENCE N 60°39'09"E, A DISTANCE OF 1321.76 FEET (PREVIOUSLY RECORDED AS N 61°20'38"E, 1320.40 FEET) ALONG THE COMMON LINE OF THE NORTHERLY LINE OF SAID CALLED 16.000 ACRE TRACT AND THE SOUTHERLY LINE OF SAID WOODLAND ESTATES TO THE POINT OF BEGINNING AND CONTAINING 697,634 SQUARE FEET OR 16.015 ACRES OF LAND, MORE OR LESS.

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PROPERTY DESCRIPTION TRACT 2

BEING A TRACT OF LAND SITUATED IN THE JAMES MCDONALD SURVEY, ABSTRACT NUMBER 997, CITY OF MANSFIELD, TARRANT COUNTY, TEXAS AND BEING ALL OF THAT CERTAIN CALLED 15.894 ACRE TRACT OF LAND DESCRIBED BY DEED TO KINNEY FAMILY LIVING TRUST AGREEMENT, AS RECORDED IN VOLUME 11838, PAGE 1891, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS;

COMMENCING AT A 1/2 INCH IRON ROD WITH YELLOW CAP FOUND AT THE NORTHEASTERLY CORNER OF THAT CERTAIN CALLED 16.000 ACRE TRACT OF LAND DESCRIBED BY DEED TO KAREN LYNN LEONARD AND JULIA ANN LEONARD OLSON, AS RECORDED IN INSTRUMENT NUMBER D219083452, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, SAID IRON ROD ALSO BEING THE SOUTHEASTERLY CORNER OF LOT BOX, BLOCK 2, WOODLAND ESTATES, PHASE 1-B, AS RECORDED IN CABINET A, SLIDE 10943, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS AND SAID IRON ALSO BEING IN THE WESTERLY LINE OF THE REMAINDER OF THAT CERTAIN TRACT OF LAND (TRACT 2) DESCRIBED BY DEED TO ACCP, L.P., AS RECORDED IN INSTRUMENT NUMBER D209078673, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS;

THENCE S 30°48'46"E, A DISTANCE OF 519.66 FEET (PREVIOUSLY RECORDED AS S 30°10'38"E) ALONG THE COMMON LINE OF THE EASTERLY LINE OF SAID CALLED 16.000 ACRE TRACT AND THE WESTERLY LINE OF SAID CALLED ACCP, L.P., TRACT TO A 1/2 INCH IRON ROD WITH CAP STAMPED "PIERCE MURRAY" SET FOR THE POINT OF BEGINNING;

THENCE S 30°48'46"E, A DISTANCE OF 566.26 FEET (PREVIOUSLY RECORDED AS S 30°10'12"E, 535.48 FEET) ALONG THE COMMON LINE OF THE EASTERLY LINE OF SAID CALLED 15.894 ACRE TRACT AND THE WESTERLY LINE OF SAID CALLED ACCP, L.P. TRACT AND THE WESTERLY LINE OF THAT CERTAIN CALLED 26.903 ACRE TRACT OF LAND DESCRIBED BY DEED TO THE MANSFIELD INDEPENDENT SCHOOL DISTRICT, AS RECORDED IN INSTRUMENT NUMBER D209078674, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, TO A CROSS TIE FENCE POST FOUND FOR THE SOUTHEASTERLY CORNER OF SAID CALLED 15.894 ACRE TRACT AND THE NORTHEASTERLY CORNER OF LOT 1-R1. MANSFIELD ISD OPERATIONS COMPLEX, AS RECORDED IN CABINET A, SLIDE 8508, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS;

THENCE S 60°42'29"W, A DISTANCE OF 1222.15 FEET (PREVIOUSLY RECORDED AS S 59°58'36"W, A DISTANCE OF 1221.73 FEET) ALONG THE COMMON LINE OF THE SOUTH LINE OF SAID CALLED 15.894 ACRE TRACT AND THE NORTH LINE OF SAID LOT 1-R1 AND THEN ALONG THE NORTH LINE OF LOT 3, MANSFIELD ISD OPERATIONS COMPLEX, AS RECORDED IN CABINET A, SLIDE 3403, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, TO A 1/2 INCH IRON ROD WITH CAP STAMPED "PIERCE MURRAY" SET FOR THE SOUTHWESTERLY CORNER OF SAID CALLED 15.894 ACRE TRACT AND THE NORTHWESTERLY CORNER OF SAID CALLED LOT 3 AND BEING IN THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 287 BUSINESS ALSO KNOWN AS N. MAIN STREET, (A 100 FOOT RIGHT-OF-WAY);

THENCE N 42°36'14"W, A DISTANCE OF 419.51 FEET (PREVIOUSLY RECORDED AS N 41°52'00"W) ALONG THE COMMON LINE OF THE WESTERLY LINE OF SAID CALLED 15.894 ACRE TRACT AND SAID EASTERLY RIGHT-OF-WAY LINE TO A 1/2 INCH IRON ROD WITH CAP STAMPED "PIERCE MURRAY" SET FOR THE NORTHWESTERLY CORNER OF SAID CALLED 15.894 ACRE TRACT AND BEING THE SOUTHWESTERLY CORNER OF THE AFOREMENTIONED CALLED 16.000 ACRE LEONARD TRACT;

THENCE THE FOLLOWING COURSES AND DISTANCES ALONG THE COMMON LINE OF THE NORTHERLY LINE OF SAID CALLED 15.894 ACRE TRACT AND THE SOUTHERLY LINE OF SAID CALLED 16.000 ACRE TRACT:

N 47°23'46"E, A DISTANCE OF 80.00 FEET (PREVIOUSLY RECORDED AS N 48°08'00"E) TO A 1/2 INCH IRON ROD WITH CAP STAMPED "PIERCE MURRAY" SET;

N 42°36'14"W, A DISTANCE OF 50.00 FEET (PREVIOUSLY RECORDED AS N 41°52'00"W) TO A 1/2 INCH IRON ROD WITH CAP STAMPED "PIERCE MURRAY" SET;

N 30°35'46"W, A DISTANCE OF 89.57 FEET (PREVIOUSLY RECORDED AS N 30°26'52"W, A DISTANCE OF 89.22 FEET) TO A 1/2 INCH IRON ROD WITH CAP STAMPED "PIERCE MURRAY" SET;

THENCE N 60°39'09"E, A DISTANCE OF 1239.42 FEET (PREVIOUSLY RECORDED AS N 61°20'38"E) TO THE POINT OF BEGINNING, AND CONTAINING 711,624 SQUARE FEET OR 16.337 ACRES OF LAND, MORE OR LESS.