EXHIBIT A: LEGAL DESCRIPTION ZC#22-014

Record Owner: Badee Rahhal Address:7615 Red Stag St, Arlington, TX 76002, United States Phone: (817) 917-4524

Engineer/Architect: Engineering Solver, Inc. Address: 26895 Aliso Creek Rd, Suite B-633, Aliso Viejo, CA 92656 Phone: (949) 228-7282

Surveyor: Rodney Martinez L-R Surveying, LLC

STATE OF TEXAS ~ COUNTY OF TARRANT ~

Being a 2.960 acre tract of land out of the W. C. Lowe Survey, Abstract No. 970 in the City of Mansfield, Tarrant County, Texas, being a portion of Lot 1, Block 1, R. W. Roberts Addition, an addition to the City of Mansfield, Tarrant County, Texas, according to the plat thereof recorded in Cabinet A, Page 2344, Plat Records, Tarrant County, Texas and being more particularly described as follows:

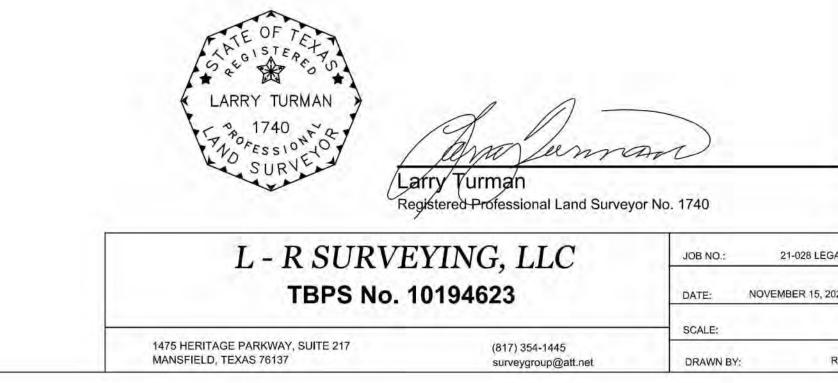
point being the south corner of

THENCE North 59 degrees 41 minutes 16 seconds East, along the common line of said Lot 1, Block 1 R. W. Roberts Addition and said William C. Lowe Addition, a distance of 376.96 feet to a 1/2 inch iron rod set for corner, said point being the north corner of said 2.960 acre tract of land being described, same point being in the east line of Lot 1-R-2, Block 1, William C. Lowe Addition, an addition to the City of Mansfield, Tarrant County, Texas, according to the plat thereof recorded in Cabinet A, Page 12180, Plat Records, Tarrant County, Texas;

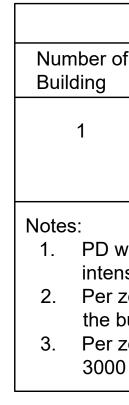
THENCE South 26 degrees 48 minutes 00 seconds East, departing the common line of said Lot 1-R-2, Block 1, William C. Lowe Addition and said Lot 1, Block 1, R. W. Roberts Addition and through the interior of said Lot 1, Block 1. R. W. Roberts Addition, a distance of 375.71 feet to a 1/2 inch iron rod set for corner, said point being the northeast corner of said 2.960 acre tract of land being described, same point being in the west line of Lot 2, Block 1, R. W. Roberts Addition, an addition to the City of Mansfield, Tarrant County, Texas, according to the plat thereof recorded in Cabinet A, Page 2344, Plat Records, Tarrant County, Texas;

THENCE South 59 degrees 41 minutes 16 seconds West, along the common line of said Lot 1, Block 1, R. W. Roberts Addition and Lot 2, Block 1, R. W. Roberts Addition, a distance of 289.01 feet to a 1/2 inch iron rod set for corner, said point being the southeast corner of said 2.960 acre tract of land being described, same point being the beginning of a curve to the right, a radius of 1140.00 feet, a delta angle of 19 degrees 13 minutes 04 seconds, and a chord bearing and distance of North 40 degrees 08 minutes 09 seconds West, 380.58 feet;

THENCE in a southwesterly direction, along the curve to the left and along the northerly line of said Las Colinas Boulevard, an arc distance of 382.37 feet to the POINT of BEGINNING and containing 128,932 square feet and 2.960 acre of computed land.



	SI	ΓΕ DATA	
REZONED LOT AREA		128968 SQF (2.9 ACRES)	
CURRENT ZONING		SF-12-22	
PROPOSED ZONING		PD	
CURRENT USE		UNDERDEVELOPED	
PROPOSED USE		COMMERCIAL	
MAIN BUILDING AREA		16936 SQF	
DUMPSTER AREA		384 SQF	
LOT COVERAGE		(16936+384)/128968=0.134(13.5 %)	
GREEN AREA		51711 (51711/128968= 40.1%)	
PARKING AND DRIVE WAY AREA		44802 (44802/128968= 34.7%)	
SIDEWALK AREA		15135 (15135/128968= 11.7%)	
PROPOSED PARKING SPACES		93 + 4 HP	
BUILDING HEIGHT		28'	
SETBACK	FRONT SIDE	140'-5"	
	REAR SIDE	96'-6"	
	RIGHT SIDE	59'-7"	
	LEFT SIDE	61'-10"	



PRELIMINARY CONSTRUCTION PLANS FOR : Mixed Used Addition 700 N HOLLAND RD, MANSFIELD, TEXAS

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BEGINNING at a 1/2 inch iron rod found for corner in the northeasterly right-of-way line of North Holland Road (a 120.0 foot width right-of-way), said point being the west corner of said Lot 1, Block 1, R. W. Roberts Addition, same

Lot 1-R-1, Block 1, William C. Lowe Addition, an addition to the City of Mansfield, Tarrant County, Texas, according to the plat thereof recorded in Cabinet A, Page 12180, Plat Records, Tarrant County, Texas;

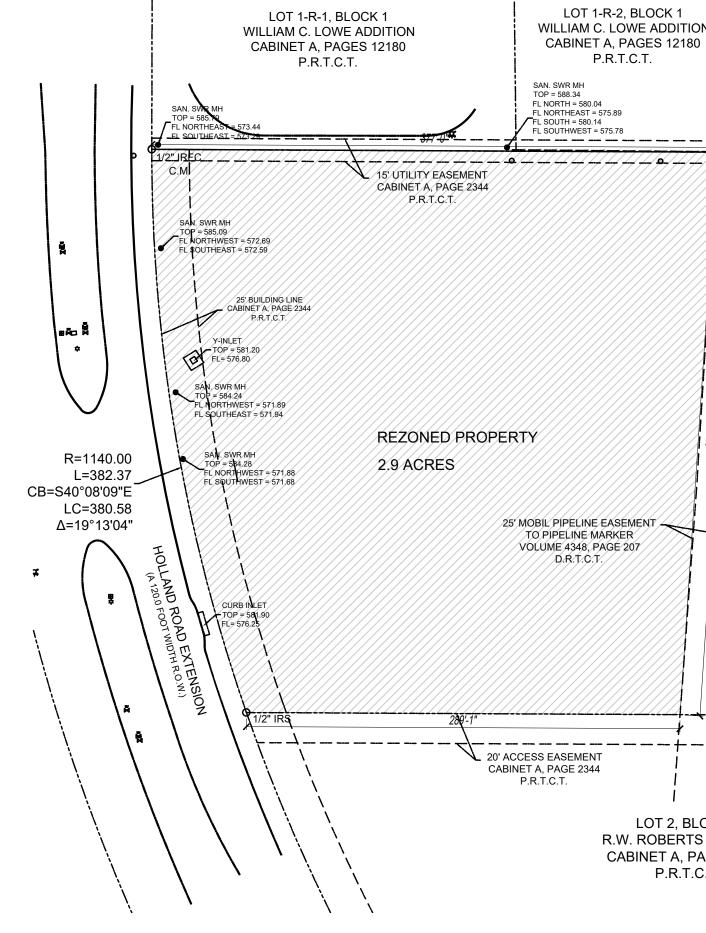
L - R SURVE	JOB NO.: 21-028 LEGAL		
TBPS No. 1	0194623	DATE: NOVE	MBER 15, 2022
		SCALE:	
PARKWAY, SUITE 217 AS 76137	(817) 354-1445 surveygroup@att.net	DRAWN BY:	RM

	PARKING CALCULATION							
f Uses		Building	Space		Provided			
	0365	Area	Ratio	Required	Spaces			
			1:300	47				
	see note.1	16936	see note.3	47	93			
			1:250	4.0				
			see note.2	12				

1. PD with all uses permitted in the C 2 except automotive or other heavy intense use.

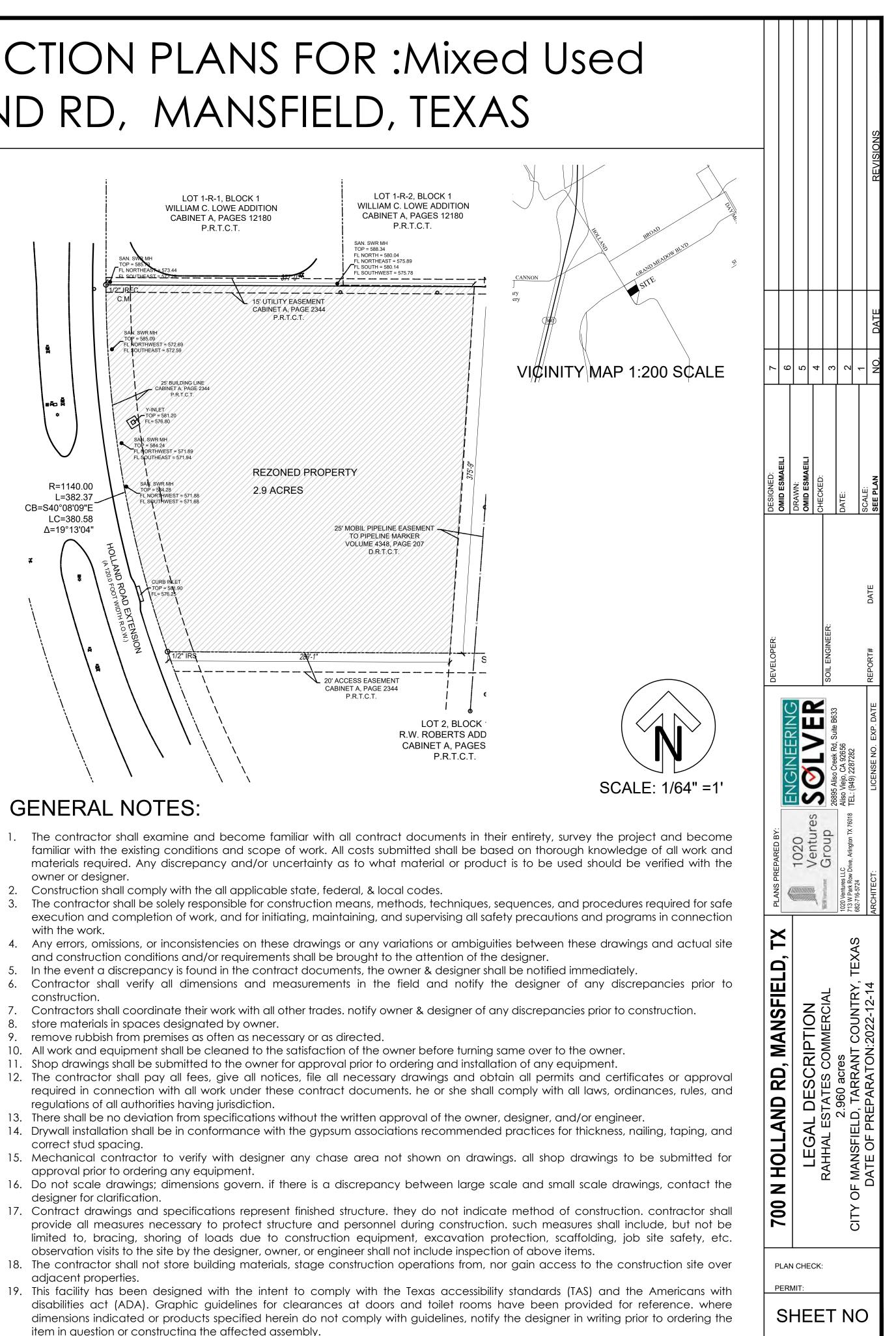
2. Per zoning ordinance this ratio is applicable for the first 3000 SQ.FT. of the building area 3. Per zoning ordinance this ratio is applicable for the building area over

3000 SQ.FT.



GENERAL NOTES:

- owner or designer.
- Construction shall comply with the all applicable state, federal, & local codes. with the work.
- and construction conditions and/or requirements shall be brought to the attention of the designer.
- 5. In the event a discrepancy is found in the contract documents, the owner & designer shall be notified immediately. construction.
- 8. store materials in spaces designated by owner.
- 9. remove rubbish from premises as often as necessary or as directed.
- regulations of all authorities having jurisdiction.
- 13. There shall be no deviation from specifications without the written approval of the owner, designer, and/or engineer.
- correct stud spacing. approval prior to ordering any equipment.
- designer for clarification.
- observation visits to the site by the designer, owner, or engineer shall not include inspection of above items.
- adjacent properties.
- item in question or constructing the affected assembly.
- 20. The pipeline area will need to be incorporated into the residential lots for maintenance



LD-1