

EXHIBIT "A"

ZC#16-016

MANSFIELD-WEBB OFFICE CENTER 3.296 ACRES ~ MANFIELD-WEBB ROAD @ LA FRONTERA TRAIL MANSFIELD, TEXAS

LEGAL LAND DESCRIPTION:

BEING 3.296 acres or (143,588 square feet) of land in the James Grimsley Survey, Abstract No. 578, City of Mansfield, Tarrant County, Texas, said 3.296 acres or (143,588 square feet) being a portion of that certain tract or parcel of land described in a General Warranty Deed to Five Oaks Creek, LLC (hereinafter referred to as Five Oaks Creek tract), as recorded in Document Number D213150846, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.), said 3.296 acres or (143,588 square feet) being more particularly described, by metes and bounds, as follows:

BEGINNING at a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for the most Westerly corner of said Five Oaks Creek tract, same being the Northeasterly line of that certain tract of land described as Villas Di Lucca Addition (hereinafter referred to as Villas Di Lucca Addition), an addition to the City of Mansfield, Tarrant County, Texas, according to the plat recorded in Document Number D215101068, Plat Records, Tarrant County, Texas (P.R.T.C.T.), same also being in the Southeasterly margin of Mansfield-Webb Road (variable width right-of-way);

THENCE North 59 degrees 36 minutes 37 seconds East, departing the Northeasterly line of said Villas Di Lucca Addition and with the Northwesterly line of said Five Oaks Creek tract and also with the Southeasterly margin of said Mansfield-Webb Road, a distance of 557.93 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for a Northwesterly corner of said Five Oaks Creek tract, same being the Southwesterly line of that certain tract of land described as Northside Church of Christ (hereinafter referred to as Northside Church of Christ), an addition to the City of Mansfield, Tarrant County, Texas, according to the plat recorded in Cabinet B, Slide 2557, P.R.T.C.T.;

THENCE South 30 degrees 25 minutes 05 seconds East, departing the Southeasterly margin of said Mansfield-Webb Road and with the common line between said Five Oaks Creek tract and said Northside Church of Christ, passing at a distance of 1.09 feet, the Westerly corner of that certain tract of land described as Lot 1, Block 1 of said Northside Church of Christ and continue with said course and the common line between said Five Oaks Creek tract and said Northside Church of Christ for a total distance of 209.21 feet to a one-half inch iron rod found for an angle point in the Northwesterly line of said Five Oaks Creek tract, same being the Southerly corner of said Northside Church of Christ;

THENCE South 30 degrees 25 minutes 05 seconds East, crossing said Five Oaks Creek tract, a distance of 93.49 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner in the Southeasterly line of said Five Oaks Creek tract, same being the Northwesterly line of that certain tract of land described in a Special Warranty Deed with Vendor's Lien to CTMGT Five Oaks Creek, LLC (hereinafter referred to as CTMGT Five Oaks Creek tract), as recorded in Document Number D213146241, O.P.R.T.C.T.;

THENCE with the common line between said Five Oaks Creek tract and said CTMGT Five Oaks Creek tract for the following 3 courses:

1. South 58 degrees 48 minutes 23 seconds West, a distance of 108.31 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;
2. South 83 degrees 40 minutes 12 seconds West, a distance of 152.56 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;
3. South 56 degrees 43 minutes 10 seconds West, a distance of 272.96 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for the most Southerly corner of said Five Oaks Creek tract, same being the most Westerly corner of said CTMGT Five Oaks Creek tract, same also being the Northeasterly line of the aforesaid Villas Di Lucca Addition;

THENCE North 38 degrees 48 minutes 37 seconds West with the common line between said Five Oaks Creek tract and said Villas Di Lucca Addition, a distance of 258.58 feet to the **PLACE OF BEGINNING**, and containing a calculated area of 3.296 acres or (143,588 square feet) of land.