

EXHIBIT A
PAGE 1 OF 4
PROPERTY DESCRIPTION

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 seconds 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;

EXHIBIT A
PAGE 2 OF 4

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 ½-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 ½-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 ½-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 ½-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 ½-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;

EXHIBIT A
PAGE 3 OF 4

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 II and the northwest corner of said Lot 1;

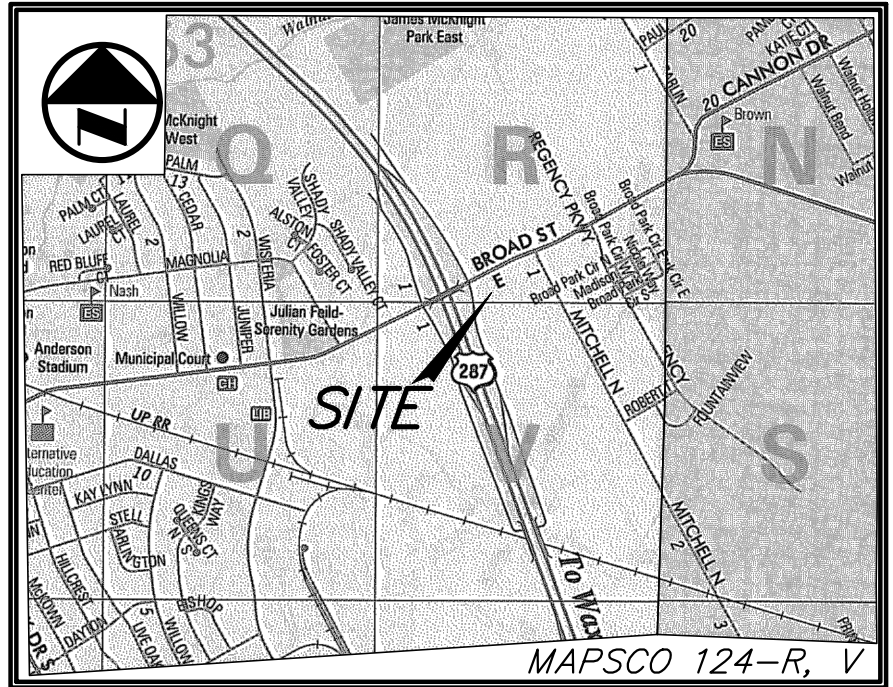
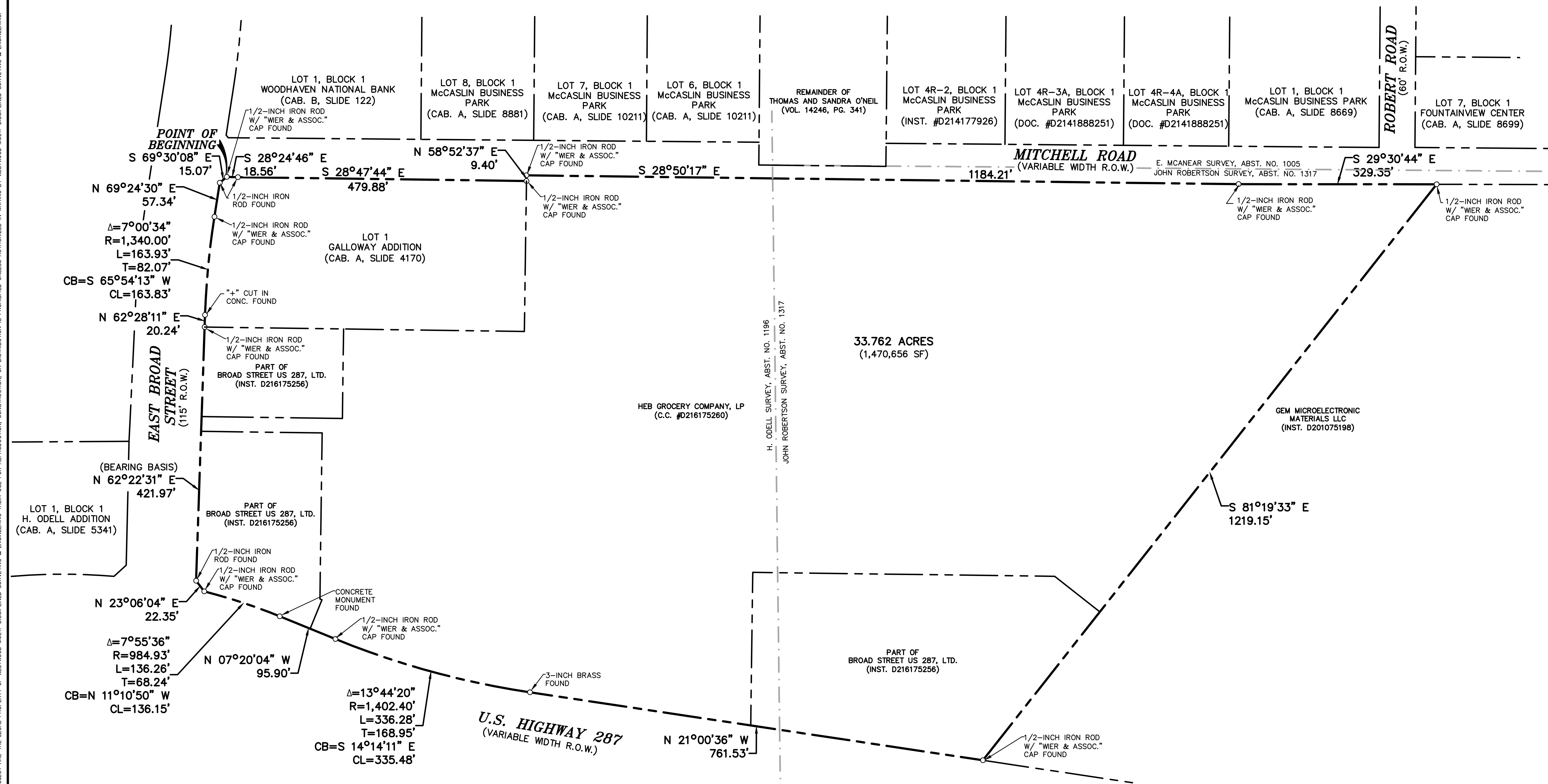
North 62 degrees, 28 minutes, 11 seconds East, a distance of 20.24 feet to a "+" cut in concrete set at the beginning of a non-tangent curve to the right;

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

DESCRIPTION OF PROPERTY :

DESCRIPTION, of a 33,762 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, all of that certain tract of land described in Special Warranty Deed to HEB Grocery Company, LP, dated 12/15/2006, and all of that certain tract of land described in Special Warranty Deed to HEB Grocery Company, LP, dated 12/15/2006, and all of that certain tract of land described in Special Warranty Deed to Broad Street US 287, LTD, recorded in Instrument No. 0216175256 of the said Deed Records; said 33,762 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 following five (5) calls

South 28 degrees, 24 minutes, 46 seconds 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 at an angle point; said point also being the southeast corner of said Lot 1;

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 at an angle point;

South 28 degrees, 50 minutes, 17 seconds East, a 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 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 along the northerly line of 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 the northwest corner of said GEM Microelectronic Materials tract;

THENCE, departing the said northerly line of GEM Microelectronic Materials tract and along the said easterly line of U.S. Highway 287, the following four (4) calls:

North 21 degrees, 00 minutes, 36 seconds West, a 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 seconds, 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 seconds, a radius of 984.93 feet, a chord bearing and distance of North 11 degrees, 17 minutes, 52 seconds West and 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 east broad strip 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 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;

THENCE, along the said southerly line of East Broad Street, the following four (4) calls:

North 62 degrees, 22 minutes, 31 seconds East, a 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 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 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 33.762 acres of land, more or less.

NOTES:

1. Bearing system for this survey is based on a bearing of North 62 degrees, 22 minutes, 31 seconds East for a south right-of-way line of East Broad Street according to General Warranty Deed to HCA Health Services of Texas, Inc. recorded in Clerk's File No. D205058759 of the Deed Records of Tarrant County, Texas.

BOUNDARY SURVEY
EXHIBIT A
PAGE 4 OF 4
ZC#18-008
33.762 ACRE TRACT
LOCATED IN THE CITY OF MANSFIELD, TEXAS
AND BEING OUT OF THE
H. ODELL SURVEY, ABSTRACT No. 1196 AND
C JOHN ROBERTSON SURVEY, ABSTRACT NO. 1
TARRANT COUNTY, TEXAS

<u>PREPARED FOR:</u>	PPC & U	<u>PREPARED</u>	02-19-2018
LINCOLN PROPERTY 2000 MCKINNEY AVE.	ENGINEERING & DEVELOPMENT COMPANY, INC.	<u>SURVEYED</u>	01-18-2018
SUE 1000	a division of Westwood	<u>SCALE:</u>	1" = 100'
DALLAS, TEXAS 75201	2740 DALLAS PARKWAY	<u>W NUMBER</u>	R0007949.00
CONTACT: TODD MCCOY	SUITE 280	<u>DRAWN BY:</u>	RLG
PHONE: (214) 740-3300	PLANO, TEXAS 75093	<u>CHECKED BY:</u>	AWS
LPC.com	TX BOARD REG. ENGINEERS, CERT. #11756; TX BOARD PROF. SURVEYORS, CERT. #000240		