

EXHIBIT A

ZONING CASE NO. ZC#18-013

LEGAL LAND DESCRIPTION

BEING a 154,870 square foot tract of land out of the James A. Grimsley Survey, Abstract No. 578, City of Mansfield, Tarrant County, Texas, being that tract of land conveyed by deed to Black Ocean Development Holdings, LLC as recorded under Instrument No. D216258464, Deed Records, Tarrant County Texas, (D.R.T.C.T.) and being more particularly described by metes and bounds as follows:

BEGINNING at a ½-inch iron rod found for a northwest corner of said Black Ocean tract, said corner being the northeast corner of Lot 1, Block 1 of Northside Church of Christ, a plat to the City of Mansfield as recorded under Cabinet B, Slide 2557 (D.R.T.C.T.), said corner being in the south line of Mansfield-Webb Road (a variable width right-of-way);

THENCE North 59 degrees 42 minutes 40 seconds East, along the common line between said Black Ocean tract and said Mansfield-Webb Road, a distance of 279.80 feet to a ½-inch iron rod found for the northeast corner of said Black Ocean tract, said point being at the intersection of the southeast line of said Mansfield-Webb Road with the southwest line of La Frontera Trail (a 60 foot right-of-way), said corner being the northwest corner of La Frontera Phase 1, a plat to the City of Arlington as recorded under Cabinet A, Slide 8177A (D.R.T.C.T.);

THENCE South 30 degrees 17 minutes 20 seconds East, along the common line between said Black Ocean tract and said La Frontera Phase 1, a distance of 545.33 feet to a point for corner near the center of a creek, said point being the northeast corner of Five Oaks Crossing Phase 2, a plat to the City of Mansfield, as recorded under Instrument No. D216211072, Plat Records, Tarrant County, Texas;

THENCE South 87 degrees 32 minutes 31 seconds West, along the common line between said Black Ocean tract and said Five Oaks Crossing Phase 2, a distance of 520.51 feet to a point for corner;

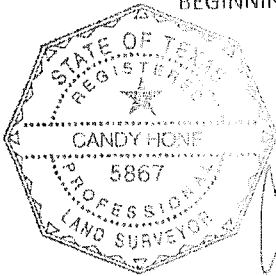
THENCE South 58 degrees 54 minutes 26 seconds West, along the common line between said Black Ocean tract and said Five Oaks Crossing Phase 2, a distance of 27.20 feet to a point for corner;

THENCE North 30 degrees 19 minutes 02 seconds West, departing the north line of said Five Oaks Crossing Phase 2, along the southwest line of said Black Ocean tract, a distance of 69.57 feet to a ½-inch iron rod found for corner, said corner being in the south line of Lot 1, Block 1 of said Northside Church of Christ;

THENCE along the common line between said Black Ocean tract and said Northside Church of Christ for the following two calls:

-North 59 degrees 44 minutes 06 seconds East, a distance of 207.85 feet to a ½-inch iron rod found for corner;

-North 30 degrees 19 minutes 02 seconds West, a distance of 233.22 feet to the POINT OF BEGINNING, containing 154,870 square feet or 3.56 acres of land, more or less.



Candy Hone, RLS
5/2/2018

Polyline Report

Wed May 2 07:25:21 2018

Northing	Easting	Bearing	Distance
6910514.957	2402425.918		
		N 59°42'40" E	279.795
6910656.074	2402667.519		
		S 30°17'20" E	545.325
6910185.190	2402942.559		
		S 87°32'31" W	520.511
6910162.866	2402422.527		
		S 58°54'26" W	27.195
6910148.822	2402399.239		
		N 30°19'02" W	69.570
6910208.877	2402364.121		
		N 59°44'06" E	207.851
6910313.635	2402543.643		
		N 30°19'02" W	233.216
6910514.957	2402425.918		

Closure Error Distance> 0.00000

Total Distance> 1883.464

Polyline Area: 154870 sq ft, 3.56 acres