

EXHIBIT A FOR ZC#18-011

PROPERTY DESCRIPTION

BEING a portion of Lot 4, Block 1, Cooper Square Addition, an addition to the City of Mansfield, Tarrant County, Texas, according to the plat recorded in Cabinet A, Slide 9108, Plat Records of Tarrant County, Texas, (PRTCT), also being a portion of a tract of land conveyed to First Momentum Enterprises LLC, recorded in Instrument Number D214136169, Deed Records of Tarrant County, Texas, (DRTCT), also being a portion of a tract of land conveyed to Mansfield Commercial Partners, recorded in Instrument Number D204032254, DRTCT, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for the northeast corner of the herein described tract of land, said iron rod also being in the south line of Turner Warnell Road;

THENCE S 00°03'04" W, with the east line of the herein described tract of land and an internal line of Block 1, Willowstone Estates, Section 1, an addition to the City of Mansfield, Tarrant County, Texas, according to the plat recorded in Cabinet A, Slide 6630, Plat Records of Tarrant County, Texas, at a distance of 302.91 feet passing a 1/2 inch iron rod found for reference and continuing in all a total distance of 402.15 feet to a point for an easterly corner of the herein described tract of land and an internal corner of said Block 1;

THENCE S 16°47'34" W, continuing with the said east line of the herein described tract of land and the said internal line of said Block 1, a distance of 355.39 feet to a tree for the southeast corner of the herein described tract of land and an internal corner of said Block 1;

THENCE N 77°56'58" W, with the south line of the herein described tract of land and an internal line of said Block 1, at a distance of 301.29 feet passing a 1/2 inch iron rod and continuing in all a total distance of 561.31 feet to a column for the southwest corner of the herein described tract of land and a westerly corner of said Block 1, said column also being a southerly corner of a tract of land conveyed to First Momentum Enterprises LLC, recorded in Instrument Number D214136169, DRTCT;

THENCE S 57°16'23" W, with the southeast line of the herein described tract of land and a westerly line of said Block 1, said Willowstone Estates, a distance of 38.39 feet to a point for the south corner of the herein described tract of land and an easterly corner of a tract of land conveyed to Levo Corporation, recorded in Instrument Number D213130943, DRTCT;

THENCE N 77°56'58" W, with the south line of the herein described tract of land and a northerly line of the said Levo tract, a distance of 73.59 feet to a point for the southwest corner of the herein described tract of land and an internal corner of the said Levo tract;

THENCE N 12°03'02" E, with the west line of the herein described tract of land and the east line of a tract of land conveyed to Empire Charters Inc., recorded in Instrument Number D212140516, DRTCT, a distance of 231.56 feet to a point for a westerly corner of the herein described tract of land and the southwest corner of the remainder of the said First Monument tract;

THENCE S 88°32'49" E, with an internal line of the herein described tract of land and the south line of the said remainder of First Momentum tract, a distance of 185.44 feet to a point for an internal corner of the herein described tract of land and the southeast corner of the said remainder of the First Momentum tract;

THENCE N 12°27'07" E, with the west line of the herein described tract of land and the east line of the said remainder of First Momentum tract, a distance of 309.38 feet to a point for a northerly corner of the herein described tract of land and the northeast corner of the said remainder of First Momentum tract, said point also being in the said south line of Turner Warnell Road and at the beginning of a curve to the left whose radius is 1060.00 feet and whose chord bears N 77°28'19" E, 443.23 feet;

THENCE in an easterly direction with the north line of the herein described tract of land and the said south line of Turner Warnell Road, also with the said curve to the left an arc distance of 446.52 feet to a point for a northeasterly corner of the herein described tract of land;

THENCE N 65°24'15" E, continuing with the said north line of the herein described tract of land and the said south line of Turner Warnell Road, a distance of 25.44 feet to the POINT OF BEGINNING, and containing 8.050 acres (350,651 square feet) of land, more or less.

