

**EXHIBIT A - ZC#17-010**

**LEGAL DESCRIPTION – 155.223 ACRE TRACT**

DESCRIPTION of a 155.223 acre tract of land situated in the John Q. Wheeler Survey, Abstract No. 903, and the Elizabeth Mcanier Survey, Abstract No. 571, City of Mansfield, Johnson County, Texas; said tract being all of that tract of land described as Tract One and Tract Two described in Special Warranty Deed with Vendor's Lien to James Neal Ratjen recorded in Instrument No. 2011-30011 of the Official Public Records of Johnson County, Texas; said 155.288 acre tract being more particularly described as follows:

BEGINNING at a ½" iron rod with "PACHECO KOCH" cap set at the intersection of the apparent east right-of-way line of Country Road No. 526 (a generally recognized public road; no record of dedication found) and the apparent south right-of-way line of Easy Drive (a generally recognized public road; no record of dedication found); said point being the northwest corner of said Tract One and the beginning of a curve to the right;

THENCE in a northerly direction along said curve, having a central angle of 91 degrees, 07 minutes, 21 seconds, a radius of 70.00 feet, a chord bearing and distance of North 15 degrees, 40 minutes, 05 seconds East, 99.96 feet, an arc distance of 111.33 feet to a ½" iron rod with "PACHECO KOCH" cap set at the end of said curve;

THENCE North 60 degrees, 54 minutes, 15 seconds East, along the said apparent south line of Easy Drive, a distance of 1,461.50 feet to a ½" iron rod found for corner in the west line of that tract of land described in Special Warranty Deed to Klein Tools, Inc. recorded in Instrument No. 2012-29016 of the said Official Public Records; said point being the most northerly northeast corner of said Tract One;

THENCE along the east line of said tract One and the said west line Klein Tools, Inc. Tract, the following five (5) calls:

South 28 degrees, 45 minutes, 47 seconds East, a distance of 150.22 feet to a ½" iron rod found for corner;

South 58 degrees, 43 minutes, 50 seconds West, a distance of 419.26 feet to a ½" iron rod found for corner;

South 30 degrees, 25 minutes, 26 seconds East, a distance of 1,696.61 feet to a ½" iron rod found for corner;

South 66 degrees, 54 minutes, 10 seconds East, a distance of 116.25 feet to a ½" iron rod found for corner;

South 27 degrees, 38 minutes, 02 seconds East, a distance of 625.01 feet to a ½" iron rod found for corner; said point being the southwest corner of said Klein Tools, Inc. tract and the northwest corner of that tract of land described as Tract 3 in Warranty Deed to Mansfield 917-136, Ltd. Recorded in Volume 1158, Page 97 of the Real Records of Johnson County, Texas;

THENCE South 28 degrees, 45 minutes, 24 seconds East, continuing along the said east line Tract One and the west line said Tract 3, a distance of 2,204.44 feet to a 3/8" iron rod found for corner in the north line of that tract of land described in Warranty Deed With Vendor's Lien for Set/Back Partners recorded in Book 2226, Page 464 of the said Official Public Records; said point being the southeast corner said Tract One and the southwest corner of that tract of land

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described as Tract 2 in Warranty Deed to Mansfield 917-136, Ltd. recorded in Volume 1158, Page 82 of the said Deed Records;

THENCE South 60 degrees, 07 minutes, 33 seconds West, along the south line said Tract One and the said north line Set/Back Partners Tract, a distance of 1,547.48 feet to a ½" iron rod with "PACHECO KOCH" cap set for corner; said point being the southwest corner of said Tract One and an interior corner of said Set/Back Partners Tract;

THENCE North 29 degrees, 40 minutes, 07 seconds West, along the west line said Tract One and an east line said Set/Back Partners Tract; a distance of 867.65 feet to a ½" iron pipe found for corner; said point being the most northerly northeast corner of said Set/Back Partners Tract and the southeast corner of that tract of land described in Special Warranty Deed to Ira T. Kimbrough and Andree E. Kimbrough Real Estate LLC recorded in Instrument No. 2012-12986 of said Official Public Records;

THENCE along the said west line of Tract One and the east line of said Kimbrough Tract, the following five (5) calls:

North 29 degrees, 25 minutes, 56 seconds West, a distance of 1,341.70 feet to a ½" iron rod with "PACHECO KOCH" cap set for corner;

North 28 degrees, 40 minutes, 56 seconds West, a distance of 352.80 feet to a point for corner;

North 60 degrees, 34 minutes, 04 seconds East, a distance of 69.40 feet to a point for corner;

North 12 degrees, 53 minutes, 45 seconds West, a distance of 1,150.16 feet to a 1 inch iron pipe found for corner;

North 29 degrees, 24 minutes, 15 seconds West, a distance of 374.01 feet to a ½" iron rod with "PACHECO KOCH" cap set for corner in the apparent south right-of-way line of said Country Road No. 526;

THENCE North 30 degrees, 47 minutes, 51 seconds West, continuing along the said west line Tract One and said apparent east line Country Road No. 526, a distance of 692.70 feet to the POINT OF BEGINNING;

CONTAINING: 6,761,505 square feet or 155.223 acres of land, more or less.

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**LEGAL DESCRIPTION – 14.395 ACRE TRACT**

BEING 14.395 acres of land located in the WILLIAM STYLES SURVEY, Abstract No. 791, City of Mansfield, Johnson County, Texas, and being the same tract of land conveyed to Don Moore, Joe Busby and Jimmie D. Thompson, by the deed recorded in Volume 889, Page 207, of the Deed Records of Johnson County, Texas. Said 14.395 acres of land being more particularly described as follows:

BEGINNING at a ½" iron rod marked "Brittain & Crawford" set, at the West corner of said Moore, Busby and Thompson Tract, and said POINT OF BEGINNING also lying in the Northwest boundary line of said WILLIAM STYLES SURVEY;

THENCE N 59° 09' 01" E 874.28 feet, along the Northwest boundary line of said Moore, Busby and Thompson Tract, generally following the center of an old tree line, possibly marking the original North boundary line of said STYLES SURVEY, to a ½" iron rod marked "Brittain & Crawford" set, at the Northeast corner of said Moore, Busby and Thompson Tract;

THENCE S 31° 18' 13" E 766.10 feet, along the East boundary line of said Moore, Busby and Thompson Tract, generally following a fence along the West right-of-way line of Hanks Street (County Road No. 526), to a ½" iron rod marked "Brittain & Crawford" set, within the right-of-way area of Hanks Street (County Road No. 526);

THENCE S 66° 32' 19" W 903.76 feet, along the Southeast boundary line of said Moore, Busby and Thompson Tract, and generally following a fence along the North right-of-way line of said Hanks Street, to a ½" iron rod found at the Southwest corner of said Moore, Busby and Thompson Tract;

THENCE N 29° 26' 51" W 650.05 feet, along the Southwest boundary line of said Moore, Busby and Thompson Tract, to the POINT OF BEGINNING containing 14.395 acres (627,025 square feet) of land.