

EXHIBIT A

LEGAL DESCRIPTION

ZONING EXHIBIT

BEING a 83.9533 acre (3,657,007 square foot) tract of land situated in the H. C. Adams Survey, Abstract No. 14, Edward Bradley Survey, Abstract No. 1705, B.B.B. & C. RR Co. Survey, Abstract No. 199, City of Sanger, Cooke and Denton County, Texas; said tract being a portion of a called 274.54 acre tract of land described in Special Warranty Deed to Edward F. Wolski, recorded in Volume 2150, Page 653 of the Deed Records of Cooke County, Texas and Instrument No. 2017-106111 of the Official Public Records of Denton County, Texas, said tract being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod found for the southeast corner of a called 616.52 acre tract of land described in Special Warranty Deed to H-E-B, LP, recorded in Volume 2762, Page 271, Official Public Records, Cooke County, Texas, said iron rod being in the centerline of County Road No. 200 (an apparent public right-of-way, no deed found);

THENCE South 00°42'52" East, over and across said 274.54 acre tract, a distance of 2,390.88 feet to a point for corner in the north line of "Tract 1" described in Special Warranty Deed to Paage, LTD., recorded in Instrument No. 2015-143384, Official Public Records, Denton County, Texas;

THENCE South 89°51'25" West, with said north line of "Tract 1", a distance of 1,133.50 feet to the northwest corner of said "Tract 1" and the east line of a called 48.00 acre tract of land described in Special Warranty Deed to Brian Lee Hoehn and Philip Lee Hoehn, recorded in Instrument No. 2016-111364, Official Public Records, Denton County, Texas;

THENCE North 00°26'26" West, along the said east line of the 48.00 acre tract, a distance of 199.93 feet to a point for corner;

THENCE North 66°36'35" West, continuing along the said east line of said 48.00 acre tract, a distance of 520.10 feet to the most northerly northeast corner of said 48.00 acre tract, from which a 5/8-inch iron rod with yellow plastic cap stamped "TRAVERSE LS" bears North 88°09'06" East, a distance of 0.93 feet;

THENCE North 00°20'18" East, departing the north line of said 48.00 acre tract, a distance of 1,976.32 feet to a point for corner in the south line of said 616.52 acre tract and said centerline of County Road No. 200;

THENCE North 89°36'16" East, along said south line of the 616.52 acre tract and said centerline of County Road No. 200, a distance of 1,570.94 feet to the **POINT OF BEGINNING** and containing 3,657,007 square feet or 83.9533 acres of land, more or less.

NOTES

Bearing system based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone (4202).

A survey plat of even survey date herewith accompanies this metes and bounds description.

The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the easement tract.


MICHAEL CLEO BILLINGSLEY
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6558
801 CHERRY STREET,
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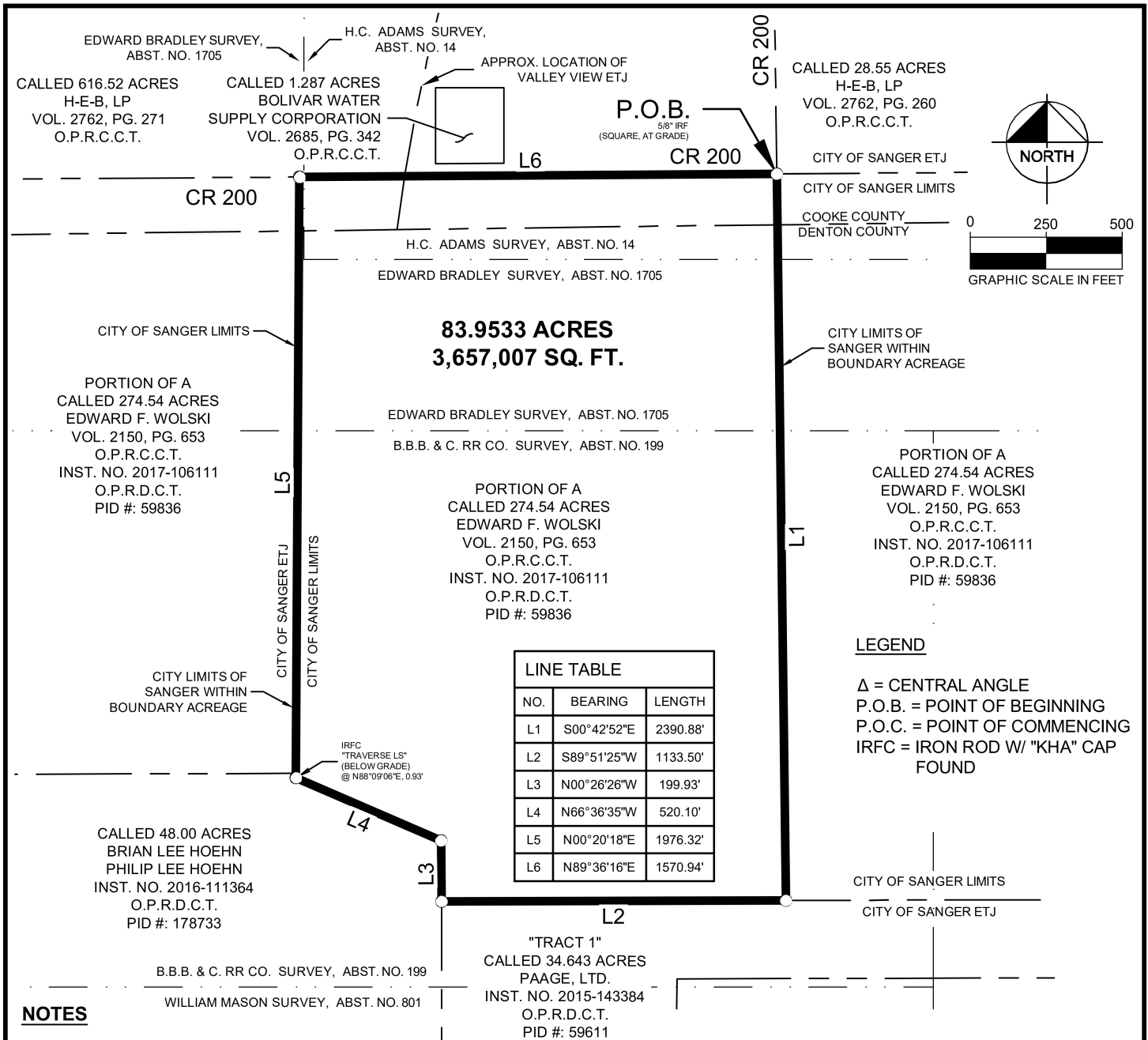
ZONING EXHIBIT
H.C. ADAMS SURVEY,
ABSTRACT NO. 14, EDWARD
BRADLEY SURVEY, ABSTRACT NO.
1705, B.B.B. & C. RR CO. SURVEY,
ABSTRACT NO. 199
CITY OF SANGER,
DENTON & COOKE COUNTY, TEXAS

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	SDH	MCB	5/28/2026	060056500	1 of 2



NOTES

Bearing system based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone (4202).
A metes and bounds description of even survey date herewith accompanies this survey plat.

The undersigned, Registered Professional Land Surveyor, hereby certifies that this survey plat accurately sets out the metes and bounds of the subject tract.


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Scale 1" = 500'	Drawn by SDH	Checked by MCB	Date 5/28/2026	Project No. 060056500	Sheet No. 2 of 2
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