

ZC#07-018
EXHIBIT A
LEGAL DESCRIPTION

BEING A TRACT OF LAND OUT OF THE HENRY ODELE SURVEY, A-1196 AND THE THOMAS BRATTON SURVEY, A-162, MANSFIELD, TARRANT COUNTY, TEXAS, AND BEING THOSE TRACTS RECORDED IN INSTRUMENT NUMBERS D205141499, D206139776, AND D205250564, D.R.T.C.T. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD AT THE NORTHEAST CORNER OF THAT CALLAWAY AND RAY TRACT RECORDED IN SAID INSTRUMENT NUMBER D205250564, ALSO BEING THE NORTHWEST CORNER OF LOT 1, BLOCK 1, NEW ELEMENTARY SCHOOL SOUTH ADDITION, AN ADDITION TO THE CITY OF MANSFIELD, TARRANT COUNTY, TEXAS, AS RECORDED IN CAB. A, SLIDE 3314, P.R.T.C.T.;

THENCE S29°35'58"E A DISTANCE OF 1,075.33 FEET TO THE NORTH RIGHT OF WAY OF EAST BROAD STREET;

THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING CALLS:

S73°33'44"E A DISTANCE OF 186.01 FEET;

S66°44'53"E A DISTANCE OF 150.33 FEET;

S73°33'44"E A DISTANCE OF 281.29 FEET TO THE BEGINNING OF A CURVE;

419.92 FEET ALONG SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 22°29'08", A RADIUS OF 1,070.00 FEET, A CHORD OF 417.23 FEET AND A CHORD BEARING OF S84°48'18"E;

THENCE S53°04'34"E ALONG THE EAST BROAD STREET AND CANNON STREET INTERSECTION A DISTANCE OF 21.81 FEET;

THENCE ALONG THE CANNON STREET RIGHT OF WAY THE FOLLOWING CALLS:

78.05 FEET ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 09°37'08", A RADIUS OF 465.00 FEET, A CHORD OF 77.95 FEET AND A CHORD BEARING OF N03°58'13"W;


N00°50'18"E A DISTANCE OF 25.24 FEET;

600.60 FEET ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 60°54'23", A RADIUS OF 565.00 FEET, A CHORD OF 572.72 FEET AND A CHORD BEARING OF N31°17'29"E;

N61°44'39"E A DISTANCE OF 61.05 FEET;

N61°32'07"E A DISTANCE OF 164.76 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.936 ACRES.

THE ABOVE LEGAL DESCRIPTION WAS PREPARED FROM AN ACTUAL SURVEY ON THE GROUND AND THIS DESCRIPTION CORRECTLY REPRESENTS THAT SURVEY.


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