

EXHIBIT A

DESCRIPTION OF THE PROPERTY

Being all that certain tract or parcel of land situated in the W. Price Survey, Abstract No. 1240, Tarrant County, Texas, being 1.345 acres of land comprised of Lots 1-2, 15-19, 32-33, a portion of a 17.5 feet alley, a portion of a 15 feet alley and that portion of Lake Street (Reserved) out of Block 20 of the Town of Mansfield, according to the plat thereof recorded in Volume 63, page 53, Plat Records, Tarrant County, Texas and being more particularly described by mete and bounds and follows:

BEGINNING at the Northeast corner of the tract being described herein at a 1/2-inch iron rod found in the South right-of-way line of E. Broad Street for the Northwest corner of Lot 3R, Block 20, Town of Mansfield, according to the plat thereof recorded in Volume 388-213, Page 27, Plat Records, Tarrant County, Texas and the Northeast corner of said Lot 2, from which a 1-inch iron pipe found for the Northeast corner of said Lot 3R bears N72°10'22"E, a distance of 100.00 feet;

THENCE S17°49'38"E, with the West line of said Lot 3R and the East line of Lots 2, 15, 16, 17, 19 & 32, a distance of 650.86 feet to a 5/8" iron rod with plastic cap stamped "Landpoint" set (herein referred to capped iron rod set) in the North line of Lot 1, Block 1, Cary Addition, according to the plat thereof recorded in Cabinet B, Slide 2771, Plat Records, Tarrant County, Texas for the Southwest corner of said Lot 3R, the Southeast corner of said Lot 32 and the Southeast corner of said tract herein described;

THENCE S72°10'22"W, with the North line of said Lot 1, Block 1 and the South line of said Lots 32 & 33, passing at 83.25 feet a 1/2-inch iron rod found for the Northwest corner of said Lot 1, Block 1 and continuing on said course for a total distance of 90.00 feet to a capped iron rod set for the Southwest corner of said Lot 33 and the Southwest corner of said tract herein described, from which an "X" cut found for reference bears S30°59'38"E, a distance of 138.07 feet and an "X" cut found for reference bears S71°25'57"W, a distance of 70.79 feet;

THENCE N17°49'38"W, with the West line of said Lots 33, 18, 17, 16, 15 & 1, a distance of 650.86 feet to an "X" cut set in a concrete driveway, in the South right-of-way line of said E. Broad Street for the Northwest corner of said Lot 1 and the Northwest corner of said tract herein described;

THENCE N72°10'22"E, with the South right-of-way line of said E. Broad Street and the North line of said Lots 1 & 2, a distance of 90.00 feet to the POINT OF BEGINNING and containing 1.345 acres of land.

The herein referenced tract is referenced to State Plane Coordinates, Texas North Central Zone 4202.

EXHIBIT "A"

LEGAL DESCRIPTION

BEING 0.345 acres of land located in the area formerly known as Church Street, indicated on the plat of The Original Towne of Mansfield, recorded in Volume 63, Page 53 and 54 of the Plat Records of Tarrant County, Texas. Said 0.345 acres of land being more particularly described by metes and bounds, as follows.

BEGINNING at a 1/2" iron rod at the intersection of the Northeast right-of-way line of said Church Street and the Southeast right-of-way line of East Broad Street. Said Point of Beginning also being the West corner of Lot 1, Block 20 of The Original Towne of Mansfield, as recorded in Volume 63, Page 53 and 54 of the Plat Records of Tarrant County, Texas;

THENCE S 17° 42' 43" E 633.58 feet along the Northeast right-of-way line of said Church Street to a 1/2" iron rod at the intersection of the new right-of-way line of Walnut Creek Drive (a 70-foot wide right-of-way, increasing to an 82-foot wide right-of-way at East Broad Street);

THENCE along said new Northeast right-of-way line of Walnut Creek Drive, as follows:

1. N 29° 52' 09" W 60.99 feet to a 1/2" iron rod at the beginning of a curve to the Right;
2. NORTHWESTERLY 162.32 feet along said curve to the Right, having a radius of 765.00 feet, a central angle of 12° 09' 26" and a chord bearing N 23° 47' 26" W 162.02 feet to a 1/2" iron rod at the end of said curve;
3. N 17° 42' 43" W 62.60 feet to a 1/2" iron rod at the beginning of a curve to the Right;
4. NORTHWESTERLY 75.12 feet along said curve to the Right, having a radius of 940.00 feet, a central angle of 04° 34' 44" and a chord bearing N 15° 25' 21" W 75.10 feet to a 1/2" iron rod at the beginning of a curve to the Left;
5. NORTHWESTERLY 75.12 feet along said curve to the Left, having a radius of 940.00 feet, a central angle of 04° 34' 44" and a chord bearing N 15° 25' 21" W 75.10 feet to a 1/2" iron rod at the end of said curve;
6. N 17° 42' 43" W 200.11 feet to a 1/2" iron rod in the Southeast right-of-way line of aforesaid East Broad Street;

THENCE N 72° 07' 44" E 24.00 feet along the Southeast right-of-way line of said Broad Street to THE PLACE OF BEGINNING, containing 0.345 acres (15,033 square feet) of land.

SURVEYED ON THE GROUND
NOVEMBER 1, 1989

James L. Brittain
JAMES L. BRITTAIN, R.P.L.S.
STATE OF TEXAS NO. 1674



N

N 72° 07' 44" E

POINT OF
BEGINNING

820

WALNUT

Ver

4052

20.

BLOCK 20

FRAME
GARAGE

10' ALLEY ABANDONED

LOT 15

copy

JAMES T. ORR
VOI

LOT 13 VOL. 633 PG 315

D.R.T.C.T

LOT 16

Lot 17

405-12

BLOCK

20

7'

60718

LCR 19

60-

OLD
BARBED
WIRE
FENCE

LAKE STREET

ABANDONED BY CITY ORDINANCE
NO. 407 VOL 6919 PG 38

2R16T

JAMES T. CRIP
VOL. 15

VOL EEE PL ISO
OP

OPTOT

LOT 3.

407-20

cc 3/

100

9

N 29° 52' 09" W
60.99°

112-192-