

EXHIBIT A - LEGAL DESCRIPTION FOR RE-ZONING

BEING that certain lot, tract or parcel of land located in the William A. Howard Survey, Abstract No. 690, in the City of Mansfield, Tarrant County, Texas and being a portion of that certain tract of land described in deed to Farmers & Mechanics, L.P., a Texas Limited Partnership, recorded in Instrument Number D208042009, in the Deed Records of Tarrant County, Texas (DRTCT), subject tract being more particularly described as follows;

BEGINNING at a ½ inch iron rod with yellow cap stamped "JDZ" found, from which a ½ inch iron rod with yellow cap stamped "B&C" bears South 53°29'20" West, a distance of 0.50 feet, said "JDZ" iron rod being the southeasterly corner of Lot 1, Block 1, of the Mansfield High School Addition, an addition to the City of Mansfield, Texas recorded in Cabinet A, Slide 6072, in the Plat Records of Tarrant County, Texas (PRTCT) and the northwesterly right-of-way line of East Broad Street (a variable width R.O.W. at this point);

THENCE North 30°40'33" West, departing the northwesterly right of way line of East Broad Street and with a northeasterly line of said Mansfield High School Addition, a distance of 989.36 feet to a ½ inch iron rod with a yellow cap stamped "DiSciullo & Terry", found for corner;

THENCE North 59°16'28" East, passing at 217.59 feet a 2 inch inside diameter pipe, passing at 653.06 feet a 3/4 inch inside diameter pipe, in all, a distance of 825.52 feet to a ½ inch iron rod found, said iron rod being located on the westerly right of way line of Cannon Drive, a variable width right of way, for corner;

THENCE South 30°40'04" East, with said westerly right of way line of Cannon Drive, a distance of 91.49 feet to a ½ inch iron rod found, for corner;

THENCE South 89°17'20" East, with the southwesterly right of way line of Cannon Drive, a variable width right of way, a distance of 23.80 feet to a ½ inch iron rod found with a pink cap stamped "STANTON RPLS 6173", for corner;

THENCE South 30°59'55" East, with the west right of way line of Cannon Drive, a 60 foot right of way through this section, as recorded in Instrument No. D213012204, DRTCT, a distance of 666.43 feet to ½ inch iron rod found with a pink cap stamped "STANTON RPLS 6173", for corner;

THENCE South 25°53'05" East, continuing with the west right of way line of Cannon Drive, a variable width right of way through this section, a distance of 100.97 feet to ½ inch iron rod found with a pink cap stamped "STANTON RPLS 6173", for corner;

THENCE South 30°59'55" East, continuing with the west right of way line of Cannon Drive, a variable width right of way through this section, a distance of 113.51 feet to ½ inch iron rod found with a pink cap stamped "STANTON RPLS 6173", for corner;

THENCE South 14°06'07" West, with a corner clip at the west right of way line of Cannon Drive, and the north right of way line of East Broad Street, a distance of 21.83 feet to an "x" cut in concrete, for corner;

THENCE South 59°18'19" West, with the northwesterly right of way line of East Broad Street, a 120 foot right of way at this point, as described in Permanent Right-of-Way dedication to the City of Mansfield recorded in Volume 12916, Page 229, DRTCT, a distance of 551.98 feet to a ½ inch iron rod found with yellow cap stamped "B&C", for corner;

THENCE South 65°37'29" West, continuing with the northwesterly line of said East Broad Street, said right of way and Easement Dedication to the City of Mansfield described in Volume 15044, Page 258, DRTCT, a distance of 90.60 feet to a ½ inch iron rod found with yellow cap stamped "B&C", for corner;

THENCE South 59°21'04" West, continuing with the northwesterly line of East Broad Street, a distance of 184.37 feet to the POINT OF BEGINNING of herein described tract, containing 841,821 square feet, or 19.326 acres of land.

20.N/A

DI SCIULLO -TERRY, STANTON & ASSOCIATES, INC.
June 16, 2016.


Joyce P. Stanton,
Texas Registered Professional Land Surveyor No. 6173



Notes:

The bearings shown & referenced hereon are according to the monumented northwesterly right-of-way line of East Broad Street, said northwesterly line described in deed recorded in Volume 12916, Page 229, of the Deed Records of Tarrant County, Texas (S 59°18'19" W).