

**EXHIBIT A – LEGAL DESCRIPTION**  
**ZC#24-007**

**Tract I:**

Lot or Parcel of Land Situated in the Town of Mansfield, Tarrant County, Texas, being a part of the W. C. Price Survey and designated on the Plat of the Town of Mansfield a part of Block No. 17, According to the Plat thereof recorded in Volume 63, Page 53, of the Deed Records, of Tarrant County, Texas, and Being all of that certain tract of land described in a Deed recorded in Volume 8285, Page 1660, of Deed Records, Tarrant County, Texas.

Lot or Parcel of land situated in the Town of Mansfield Tarrant County, Texas, being a part of the W.C. Price Survey, and designated on the plat of the Town of Mansfield as a part of Block no. 17 and a part of the John Collier tract. Beginning at the S.W. Corner of said Block No. 17, the intersection of the east line of Brown and the north line of Broad Streets;

Thence in a northerly direction with said with said east line of Brown Street running into east line of Street deeded by Mansfield Academy to Town of Mansfield 13th day of February, 1903, and following said east line in a northerly direction to where the east line of said deeded street Thence in an easterly direction a front 50 feet on a perpendicular line from south line of N&JCRR Right of Way;

Thence in an easterly direction parallel with south line of said Right of Way to a point in south line of said deeded street J.M. Clarks N.W. Corner;

Thence in a southerly direction with Clarks West line running into West line of Church Street at said Clarks S.W. Corner and Continuing in a southerly direction with said West line of Church Street to N.E. Corner of Church Lot;

Thence S 72 W 210 feet to NW corner of said Church Lot;

Thence S 30 E 210 feet to the north line of Broad Street;

Thence S 72 W with north line of Broad Street 290 feet to the place of beginning.

**Tract II**

Being Lot 1R1A, Block 1, of Lee's Broad Addition, an addition to the City of Mansfield, Tarrant County, Texas, according to the replat recorded in County Clerk's File No. D218262184, of the Official Public Records, Tarrant County, Texas.