

ZC#15-019
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 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;

COMMENCING 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 369.53 feet to the POINT OF BEGINNING;

THENCE North 30°40'33" West continuing with the northeasterly line of said Mansfield High School Addition, a distance of 619.83 feet to a ½ inch iron rod with a yellow cap stamped "DiSciullo & Terry", found at the northwesterly corner of the Farmers & Mechanics, L.P., tract as recorded in in Instrument Number D208042009, DRTCT, for corner;

THENCE North 59°16'28" East, a distance of 825.52 feet to a ½ inch iron rod found, said iron rod being located in 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;

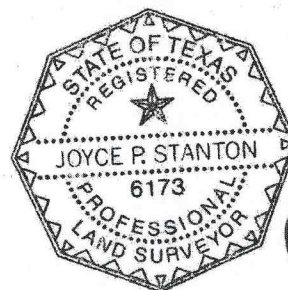
THENCE South 89°17'20" East, with the southwesterly line of Cannon Drive, a variable width right of way, a distance of 23.80 feet to a ½ inch iron rod with a pink cap stamped "STANTON RPLS 6173" found, for corner;

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 516.39 feet to point, for corner;

THENCE South 59°18'19" West, departing the west right of way line of Cannon Drive, a distance of 848.73 to the POINT OF BEGINNING of herein described tract, containing 523,227 square feet, or 12.012 acres of land.

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 DRTCT (N 59°18'19" E).



JP Stanton
9/14/2015

