

EXHIBIT "A"**LEGAL DESCRIPTION**

BEING a tract of land situated in the City of Mansfield, Tarrant County, Texas, part of the William Howard Survey, Abstract No. 690, part of the Richard Bratton Survey, Abstract No. 114, and being a portion of that called 124.833 acre tract of land (called Tract 1) described in deeds to Larry J. Fabian and Charles D. Sweeney, as recorded in Volume 11076, Page 1128, Deed Records, Tarrant County, Texas, and to Emily E. Shackelford and to Kyle W. Sweeney as recorded in County Clerk's File Nos. D212000319 and D212000320, Official Public Records, Tarrant County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod with plastic cap stamped "Wier Assoc" found in the west right-of-way line of State Highway No. 360 (AKA TX 360 Tollway; a variable width public right-of-way) and the east line of said 124.833 acre tract, being the northeast corner of Lot 3, Block 1, Lots 1R, 2R and 3, Block 1, THR RTC, an addition to the City of Mansfield, Tarrant County, Texas, according to the replat thereof recorded by County Clerk's File No. D217147196, Official Public Records, Tarrant County, Texas;

THENCE, departing said west right-of-way line and along the northeasterly line of said THR RTC Addition, North 30 degrees 41 minutes 41 seconds West, a distance of 841.76 feet to a 5/8" iron rod with plastic cap stamped "SCI" set for the **POINT OF BEGINNING**;

THENCE, continuing along said northeasterly line, North 30 degrees 41 minutes 41 seconds West, passing at a distance of 239.83 a 1/2 inch iron rod with plastic cap stamped "Wier Assoc" found for the northwest corner of Lot 1R, Block 1, said THR RTC Addition, and continuing for a total distance of 282.42 feet to a 1/2" iron rod with cap stamped "Wier Assoc" found for the northeast corner of Cannon Drive South (a thirty-five foot (35') public right-of-way, at this point) and the north corner of said THR RTC Addition, same being in the easterly line of that called 13.443 acre tract of land described by that certain Correction Warranty Deed with Vendor's Lien to Creekwood Church, as recorded by County Clerk's File No. D212084897, Official Public Records, Tarrant County, Texas, being in a non-tangent curve to the left;

THENCE along the easterly line of said 13.443 acre tract as follows:

Along said curve to the left, through a central angle of 09 degrees 57 minutes 42 seconds a radius of 820.33 feet, an arc length of 142.63 feet, a chord bearing of North 18 degrees 45 minutes 09 seconds East and a chord distance of 142.45 feet to a 5/8" iron rod with plastic cap stamped "SCI" set;

North 13 degrees 46 minutes 14 seconds East, a distance of 282.82 feet to a 5/8 inch iron rod with plastic cap stamped "SCI" set in the southerly line of Rustic Meadow, Section Two, an addition the City of Mansfield, Tarrant County, Texas, as recorded in Cabinet A, Slide 4770, Plat Records, Tarrant County, Texas;

13.0164 ACRE TRACT

PART OF 124.833 ACRE TRACT
 (VOL. 11076, PG. 1128, D.R.T.C.T.)
 (C.C.F. No. D212000319, O.P.R.T.C.T.)
 (C.C.F. No. D212000320, O.P.R.T.C.T.)
WILLIAM HOWARD SURVEY, ABSTRACT NO. 690
RICHARD BRATTON SURVEY, ABSTRACT NO. 114

Date: 8/01/2019

Project No. 1816413



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 TBPLS Firm No. 10139600

EXHIBIT "A"

THENCE, along said southerly line, South 76 degrees 13 minutes 25 seconds East, a distance of 9.83 feet to a 5/8" iron rod with plastic cap stamped "SCI" set in the existing easterly right-of-way line of Heritage Parkway (45' ROW at this point);

THENCE, along said easterly right-of-way line, North 13 degrees 46 minutes 35 seconds East, a distance of 326.31 feet to a 5/8" iron rod with plastic cap stamped "SCI" set;

THENCE, departing said right-of-way line, and along a new line of division as follows:

South 76 degrees 13 minutes 25 seconds East, a distance of 100.00 feet to a 5/8" iron rod with plastic cap stamped "SCI" set for the beginning of a curve to the right;

Along said curve to the right, through a central angle of 11 degrees 15 minutes 40 seconds, a radius of 490.00 feet, an arc length of 96.31 feet, a chord bearing of South 70 degrees 35 minutes 34 seconds East and a chord distance of 96.15 feet to a 5/8" iron rod with plastic cap stamped "SCI" set;

South 64 degrees 57 minutes 44 seconds East, a distance of 54.78 feet to a 5/8" iron rod with plastic cap stamped "SCI" set for the beginning of a curve to the left;

Along said curve to the left, through a central angle of 11 degrees 45 minutes 00 seconds, a radius of 560.00 feet, an arc length of 114.84 feet, a chord bearing of South 70 degrees 50 minutes 14 seconds East and a chord distance of 114.64 feet to a 5/8" iron rod with plastic cap stamped "SCI" set;

South 76 degrees 42 minutes 44 seconds East, a distance of 390.55 feet to a 5/8" iron rod with plastic cap stamped "SCI" set in the west right-of-way line of said State Highway No. 360;


THENCE, along said west right-of-way line, South 13 degrees 17 minutes 40 seconds West, a distance of 760.19 feet to a 5/8" iron rod with plastic cap stamped "SCI" set;

THENCE, departing said west right-of-way line, over and across said 124.833 acre tract as follows:

North 76 degrees 42 minutes 20 seconds West, a distance of 2.35 feet to a 5/8" iron rod with plastic cap stamped "SCI" set;

North 27 degrees 14 minutes 35 seconds West, a distance of 292.37 feet to a 5/8" iron rod with plastic cap stamped "SCI" set;

South 59 degrees 09 minutes 19 seconds West, a distance of 548.70 feet to the **POINT OF BEGINNING**, containing 569,994 square feet or 13.0164 acres of land, more or less.


Douglas S. Loomis R.P.L.S. 5199



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