

EXHIBIT "A"
ZC#19-001

All that certain lot, tract, or parcel of land, situated in a portion of the William Childress Survey, Abstract No. 1949, City of Mansfield, Tarrant County, Texas, being a portion of Lots 1R1 and 1R2 of Change of Scenery, an addition to the City of Mansfield, Tarrant County, Texas, according to the plat recorded in Cabinet B, Slide 2399 of the Plat Records of Tarrant County, Texas (PRTCT), and being all of that certain called 10.009 acre tract described in a deed to Knox Street Partners No. 20, Ltd. recorded in Instrument No. D217090680 of the Deed Records of Tarrant County, Texas (DRTCT), said tract being more completely described as follows, to-wit:

BEGINNING at a 5/8" iron rod found "bent" for the Northwest corner of said 10.009 acre tract, the Northwest corner of said Lot 1R2, and being at the intersection of the East right-of-way line of Seeton Road (75' right-of-way width at this point) and the Southeast right-of-way line of National Parkway (90' right-of-way width);

THENCE North 89 deg. 39 min. 53 sec. East along the Northwest line of said 10.009 acre tract and the Southeast right-of-way line of said National Parkway, a distance of 0.25 feet to a 1/2" iron rod found for a Point of Curvature of a non-tangent circular curve to the left, having a radius of 1,222.12 feet, a central angle of 13 deg. 3 min. 18 sec., and being subtended by a chord which bears North 68 deg. 40 min. 48 sec. East - 277.86 feet;

THENCE in an Easterly direction along said curve to the left, the Northwest line of said 10.009 acre tract, and said Southeast right-of-way line, a distance of 278.46 feet to a 5/8" capped iron rod found stamped "MYCOSKIE MCINNIS";

THENCE North 62 deg. 9 min. 9 sec. East tangent to said curve and continue along said Northwest line and Southeast right-of-way line, a distance of 223.04 feet to a 5/8" capped iron rod found stamped "MYCOSKIE MCINNIS" for the most northerly corner of said 10.009 acre tract and the Northwest corner of Lot E, Block 3 of Spring Lake Estates, Section One, an addition to the City of Mansfield, Tarrant County Texas, according to the plat recorded in Instrument No. D208242102 (DRTCT);

THENCE South 27 deg. 54 min. 23 sec. East departing said Southeast right-of-way line and continue along the Northeast line of said 10.009 acre tract and the Southwest line of said Spring Lakes Estates, Section One, at 20.00 feet pass a 1/2" capped iron rod found stamped TQ BURKS 5509" for the Southwest corner of said Lot E, same being the Northwest corner of Lot 29, Block 3 of said Spring Lakes Estates, Section One, at 100.17 feet pass a 1/2" capped iron rod found

stamped "TQ BURKS 5509" for the Southwest corner of said Lot 29, Block 3, continue a total distance of 383.02 feet to a 1/2" capped iron rod found stamped "BEASLEY";

THENCE South 61 deg. 9 min. 12 sec. East along said Northeast and Southwest lines, a distance of 449.94 feet to a 1/2" capped iron rod set stamped "GOODWIN & MARSHALL" for the most southerly corner of said Spring Lake Estates, Section One, the most easterly corner of said 10.009 acre tract, and being in the Northwest line of a called 528.19 acre tract described as Tract No. 725 in a deed to the United States of America recorded in Volume 7168, Page 2254 (DRTCT), from which a 1/2" capped iron rod found stamped "BEASLEY" bears North 61 deg. 9 min. 12 sec. West - 0.73 feet, and from which a found Corps of Engineer's Monument No. 725-15-A bears North 28 deg. 59 min. 30 sec. East - 45.73 feet;

THENCE South 28 deg. 59 min. 30 sec. West along the Southeast line of said 10.009 acre tract and the Northwest line of said 528.19 acre tract, a distance of 400.10 feet to a found Corps of Engineer's Monument Number 725-15 found for the most southerly corner of said 10.009 acre tract and being an ell corner of said 528.19 acre tract;

THENCE North 58 deg. 6 min. 25 sec. West along the Southwest line of said 10.009 acre tract and the Northeast line of said 528.19 acre tract, a distance of 738.90 feet to a found Corps of Engineer's Monument No. 725-14 found;

THENCE South 89 deg. 34 min. 32 sec. West along the South line of said 10.009 acre tract and the North line of said 528.19 acre tract, a distance of 208.87 feet to a 5/8" iron rod found for the Southwest corner of said 10.009 acre tract, the Southwest corner of said Lot 1R1, and being in the East right-of-way line of said Seeton Road, from which a 5/8" capped iron rod found stamped "MYCOSKIE MCKINNIS" bears North 0 deg. 56 min. 28 sec. West - 0.49 feet, and from which a found Corps of Engineer's Monument No. 725-13 bears South 89 deg. 34 min. 32 sec. West - 19.99 feet;

THENCE North 0 deg. 5 min. 7 sec. East along the West line of said 10.009 acre tract, the West lines of said Lots 1R1 and 1R2, and along said East right-of-way line, a distance of 311.48 feet to the **POINT OF BEGINNING**, containing 436,540 square feet or 10.022 acres of land, more or less.

