

## EXHIBIT "A"

**ZC#14-009**

PROPOSED ZONING IS  
"PD WITH C-2 USES FOR DAY CARE, GENERAL  
SERVICES AND OFFICE TYPE USES"

### LEGAL DESCRIPTION

A 5.5711 acre tract out of the Samuel C. Neill Survey, Abstract No. 1159, Tarrant County, Texas, being all of those three tracts conveyed to Bower Investments, Inc. as follows: by Warranty Deed from Betty E. Meredith recorded in Volume 11923, Page 22, Real Property Records, Tarrant County, Texas; by General Warranty Deed from Johnette P. Holland recorded under Clerk's File No. D209188066, of said Real Property Records; and by General Warranty Deed from Lavonda J. Hinz recorded under Clerk's File No. D209188067, of said Real Property Records; said combined tract being more particularly described by metes and bounds as follows:

BEGINNING at a set P. K. nail in the approximate centerline of North Holland Road, at the southeast corner of said Meredith tract, and in the north line of that tract conveyed to the United States of America by deed recorded in Volume 7268, Page 2095, of said Real Property Records;

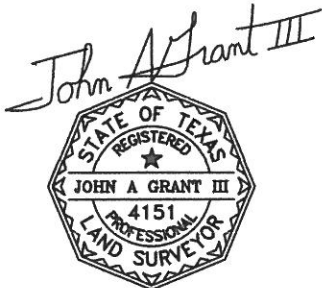
THENCE South 86°10'15" West along the south line of said Meredith and Holland tracts and the north line of said USA tract, passing the southwest corner of said Meredith tract and the southeast corner of said Holland tract at 96.43 feet, and continuing in all 423.23 feet to a found concrete monument at the southwest corner of said Holland tract and the southeast corner of said Hinz tract;

THENCE South 69°40'44" West along the south line of said Hinz tract and the north line of said USA tract, 515.00 feet to a found concrete monument at the southwest corner of said Hinz tract;

THENCE North 32°12'00" West along the west line of said Hinz tract, 116.21 feet to a found concrete monument at the northwest corner thereof and in the south line of Lot 6, Block 2, R. W. Roberts Addition to the City of Mansfield, Tarrant County, Texas, according to the plat recorded in Cabinet A, Slide 2344, Plat Records, Tarrant County, Texas;

THENCE North 60°00'00" East (Basis of Bearings) along the north line of said Hinz, Holland and Meredith tracts and the south line of said Lot 6, Block 2, at 509.17 feet passing the northeast corner of said Hinz tract and the northwest corner of said Holland tract, at 805.42 feet passing the northeast corner of said Holland tract and the northwest corner of said Meredith tract, in all 1143.84 feet to a set P. K. nail in the approximate centerline of said North Holland Road;

THENCE South 02°53'48" West along the approximate centerline of said North Holland Road, 463.73 feet to the Point of Beginning, and containing 5.5711 acres (242,675 square feet) of land, more or less.



June 26, 2014

**Grant Engineering, Inc.**

Engineers      Surveyors      Planners  
3244 Hemphill Street      Fort Worth, Texas 76110-4014      817-923-3131