

ZC#16-002 LOWE'S FARM MARKETPLACE

EXHIBIT A

LEGAL DESCRIPTION

BEING a parcel of land in the City of Mansfield, Tarrant County, Texas, a part of the Joab Watson Survey, Abstract No. 1632, and being a part of that 24.933 acre tract of land conveyed to Lowe's Investors Group, Ltd. as recorded in Volume 14575, Page 480, Deed Records Tarrant County, Texas and being further described as follows:

BEGINNING at a one-half inch iron rod found for the northeast corner of said 24.933 acre tract of land, said point being in the southwest line of Lowe's Farm, Phase 1, an addition to the City of Mansfield as recorded in Cabinet A, Slide 7097, Plat Records Tarrant County, Texas, said point also being in the south right-of-way line of Woodcrest Lane (a variable width right-of-way);

THENCE South 29 degrees 33 minutes 24 seconds East, 831.16 feet along the northeast line of said 24.933 acre tract of land along the southwest line of Lowe's Farm, Phase 1 to a one-half inch iron rod found at the northeast corner of Lot 1, Block 2, Lowe's Farm Market Addition, an addition to the City of Mansfield as recorded in Cabinet A, Slide 12386, Plat Records Tarrant County, Texas;

THENCE along the north line of said Block 2 as follows:

South 60 degrees 26 minutes 36 seconds West, 53.00 feet to a one-half inch iron rod found for corner;

South 81 degrees 03 minutes 41 seconds West, 163.05 feet to a one-half inch iron rod found for corner;

South 41 degrees 30 minutes 55 seconds West, 159.01 feet to a one-half inch iron rod found for corner;

North 48 degrees 15 minutes 45 seconds West, 105.83 feet to an "X" in concrete found for corner;

North 29 degrees 33 minutes 24 seconds West, 5.28 feet to an "X" in concrete set for corner;

THENCE North 48 degrees 38 minutes 00 seconds East, 11.31 feet to an "X" in concrete set for corner;

THENCE Northeasterly, 20.47 feet along a curve to the left which has a central angle of 78 degrees 11 minutes 24 seconds, a radius of 15.00 feet, a tangent of 12.19 feet, and whose chord bears North 09 degrees 32 minutes 18 seconds East, 18.92 feet to an "X" in concrete set for corner;

THENCE North 29 degrees 33 minutes 24 seconds West, 168.98 feet to an "X" in concrete set for corner;

THENCE Northwesterly, 14.15 feet along a curve to the left which has a central angle of 40 degrees 32 minutes 30 seconds, a radius of 20.00 feet, a tangent of 7.39 feet, and whose chord bears North 49 degrees 49 minutes 39 seconds West, 13.86 feet to an "X" in concrete set for corner;

THENCE South 60 degrees 26 minutes 36 seconds West, 269.17 feet to an "X" in concrete set at the northwest corner of said Lowe's Farm Market Addition and said point being in the northeast right-of-way line of Holland Road (a variable width right-of-way);

THENCE Northwesterly, 37.00 feet along the northeast right-of-way line of Holland Road and along a curve to the left, said curve having a central angle of 00 degrees 55 minutes 18 seconds, a radius of 2300.00 feet, a tangent of 18.50 feet and whose chord bears North 29 degrees 30 minutes 02 seconds West, 37.00 feet to a "X" in concrete set for corner;

THENCE North 60 degrees 26 minutes 36 seconds East, 288.93 feet to an "X" in concrete set for corner;

THENCE North 29 degrees 33 minutes 24 seconds West, 368.65 feet to a one-half inch iron rod set for corner;

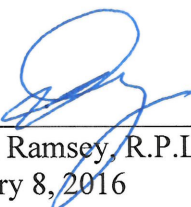
THENCE North 13 degrees 38 minutes 03 seconds West, 207.39 feet to a one-half inch iron rod set for corner;

THENCE North 04 degrees 12 minutes 30 seconds West, 50.00 feet to an "X" in concrete set for corner in the north line of said 24.933 acre tract of land and in the south right-of-way line of said Woodcrest Lane;

THENCE along the south right-of-way line of said Woodcrest Lane as follows:

North 85 degrees 47 minutes 30 seconds East, 288.60 feet to a one-half inch iron rod found for corner;

Northeasterly, 14.12 feet along a curve to the left having a central angle of 01 degrees 31 minutes 37 seconds, a radius of 530.00 feet, a tangent of 7.06 feet and whose chord bears North 85 degrees 01 minutes 41 seconds East, 14.12 feet to the POINT OF BEGINNING and containing 318,598 square feet or 7.314 acres of land.



Dan B. Ramsey, R.P.L.S. No. 4172
February 8, 2016

