

BEING in 1.647 acre tract of land in the A. GIBSON SURVEY, Abstract Number 831, situated in Johnson County, Texas, and being a portion of a certain tract of land described in deed to Mansfield Independent School District, recorded in Volume 3330, Page 422, Deed Records, Johnson County, Texas. The bearings for this description are based on Texas State Plane Coordinates NAD 83, North Central Zone (4202), as referenced to City of Mansfield GPS Control Monuments "E" and "F". Said 1.647 acre tract of land being described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found for the most westerly southwest corner of that certain Tract of land described as Save and Except in deed to Doris Jean Reynolds et al, recorded in Volume 1989, Page 70, Deed Records, Johnson County, Texas, and being the southeast corner of Lot 6, Block 9 of Fox Glen Village, an addition to the City of Mansfield, Johnson County, Texas recorded in Cabinet 9, Slide 242, Plat Records, Johnson County, Texas;

THENCE North 59°36'10" East, along the southeast line of said Save and Except tract a distance of 33.98 Feet to a 1/2" iron rod found at the southeast corner of said Save and Except tract, being in a common line of that certain tract of land described in deed to Orville & Lucille M. Lykes, recorded in Volume 396, Page 302, Deed Records, Johnson County, Texas, and said Mansfield Independent School District tract;

THENCE with the said common lines, the following courses and distances:

South 29°53'49" East, a distance of 3.93 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" found;

North 69°22'34" East, a distance of 785.34 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" found at the southeast corner of said Lyles tract, and being the northeast corner of said Mansfield Independent School District tract, also being in the southwest right of way line of S. Main Street, a 100' public right of way;

THENCE South $54^{\circ}06'14''$ East, with the said southwest right of way line, a distance of 42.68 Feet to a $\frac{1}{2}$ " iron rod with plastic cap stamped "RPLS 4818" set;

THENCE departing the said southwest right of way line, and continuing over and across said Mansfield Independent School District, the following courses and distances:

South 10°24'55" East, a distance of 21.21 Feet to a ½" iron rod with plastic cap stamped "RPLS 4818"
set;

South 32°35'05" West, a distance of 89.43 Feet to a ½" iron rod with plastic cap stamped "RPLS 4818" set at the point of curvature of a non-tangent curve, concave to the northwest, having a radius of 450.00 Feet, a central angle of 48°35'08", and a chord of 370.26 Feet bearing South 50°52'38" West;

Southwesterly along said curve, a distance of 381.59 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" set;

South 83°10'12" West, a distance of 104.10 Feet to a ½" Iron rod with plastic cap stamped "RPLS 4818" set at the point of curvature of a tangent curve, concave to the south, having a radius of 930.00 Feet, a central angle of 18°07'48", and a chord of 293.05 Feet bearing South 74°06'18" West.

Westerly along said curve, a distance of 294.28 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" set;

North 31°49'59" West, a distance of 3.85 Feet to the POINT OF BEGINNING; said described tract containing 1.647 Acres, more or less.

EXHIBIT A

SKETCH SHOWING

1.647 ACRES

OUT OF THE
A. GIBSON SURVEY, ABSTRACT 302, CITY OF
MANSFIELD, JOHNSON COUNTY, TEXAS

ZC#15-009



WHITFIELD-HALL SURVEYORS
REGISTERED PROFESSIONAL LAND SURVEYORS
3559 WILLIAMS ROAD, SUITE 107
FORT WORTH, TEXAS 76116

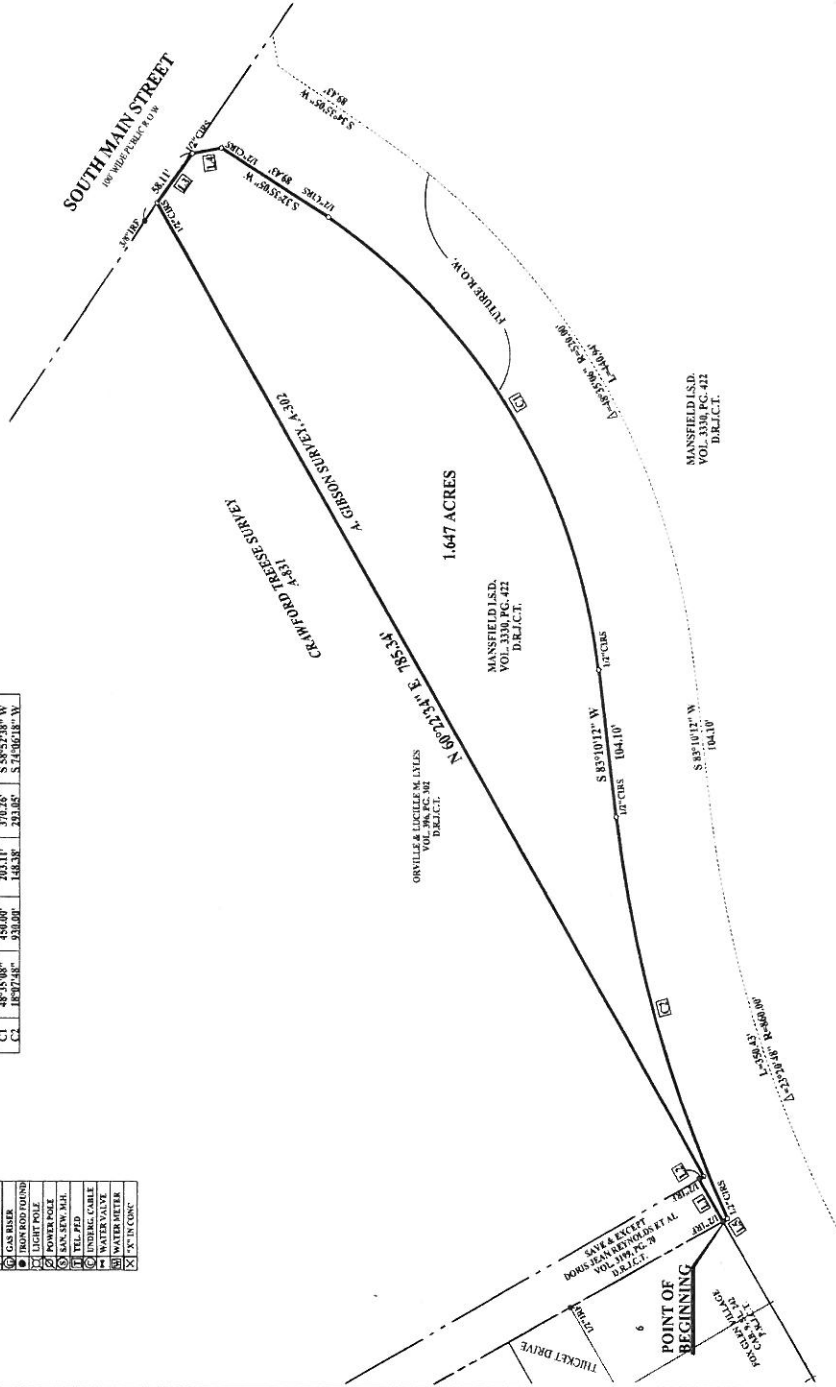
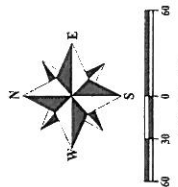
DATE: JUNE 29, 2015

U.S. FIRM REG. No. 10618504 JOB NO. 15-412

LINE TABLE		
Id	Bearing	Distance
L1	N 59°36'10" E	33.98'
L2	S 29°53'49" E	3.93'
L3	S 54°06'14" E	42.68'
L4	N 10°24'55" W	21.21'
L5	N 31°04'59" W	85'

Id	Delta	Radius	Tangent	Chord	Ch Bear
C1	48°35'08"	450.00'	203.11'	370.26'	S 58°52'38" W
C2	185°07'48"	020.00'	1.48 38'	203.04'	S 71°06'21" W

☐	CAPPED R. SET
☒	TELE. RISER
☐	FENCE CORNER
☒	FIBER OPTIC LINE
☐	FIRE HYDRANT
☒	GAS RISER
☐	IRON ROD FOUND
☐	LIGHT POLE
☐	POWER POLE
☒	SAN. SEW. M.H.
☐	TEL. PED.
☒	UNDERG. CABLE
☐	WATER VALVE
☒	WATER METER
☒	"X" IN CONC.



NOTES:

1. THE REARINGS SHOWN ON THIS SURVEY ARE BASED ON TEXAS STATE PLAT COORDINATES NAD 83, NORTH CENTRAL ZONE (4202), AS REFERENCED TO CITY OF MANSFIELD GPS CONTROL MONUMENTS 'E' AND 'F'.
2. THE SUBJECT PROPERTY, DEPICTED ON THIS SURVEY LIES OUTSIDE THE 1-2% CHANCE FLOODPLAIN (100 YEAR FLOODPLAIN) DENOTED AS THE AREA IN ZONE 'X' ACCORDING TO THAT CERTAIN FLOOD INSURANCE RATE MAP FOR JOHNSON COUNTY, TEXAS AND INCORPORATED AREAS, PANEL NO. 01251, MAP NO. 44251(CU)25, AS REVISED DECEMBER 4TH, 2011.