

ZC#21-001
"EXHIBIT A"
METES & BOUNDS LEGAL DESCRIPTION

LENO'S PLANT FARM PROJECT LIMITS

BEING all of that certain tract of land in the Margatet Rockerfellow Survey, Abstract No. 1267, City of Mansfield, Tarrant County, Texas, described as Tract I in a Warranty Deed with Vendor's Lien to Magdaleno I. Pacheco and wife, Maria L. Pacheco (hereinafter referred to as Tract I), as recorded in Instrument Number D201236837, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.) and being all of that certain tract of land described as Tract II in a Warranty Deed with Vendor's Lien to Magdaleno I. Pacheco and wife, Maria L. Pacheco (hereinafter referred to as Tract II), as recorded in Instrument Number D201236837, O.P.R.T.C.T. and being all that certain tract of land described in a Cash Warranty Deed to Magdaleno I. Pacheco and wife, Maria L. Pacheco (hereinafter referred to as Pacheco tract), as recorded in Instrument Number D199234044, O.P.R.T.C.T., and being more particularly described, by metes and bounds, as follows:

BEGINNING at the Southeasterly corner of said Pacheco tract, same being the Southwesterly corner of that certain tract of land described in a Warranty Deed with Vendor's Lien to Magdaleno I. Pacheco and spouse, Maria L. Pacheco (hereinafter referred to as Magdaleno Pacheco tract), as recorded in Instrument Number D202192094, O.P.R.T.C.T., same also being the existing Northerly right-of-way line of Union Pacific Railroad (100' right-of-way), previously known as Houston and Texas Railway;

THENCE North 74 degrees 55 minutes 54 seconds West with the common line between said Pacheco tract and the existing Northerly right-of-way line of said Union Pacific Railroad, a distance of 131.00 feet;

THENCE North 74 degrees 37 minutes 40 seconds West, continue with the common line between said Pacheco tract and the existing Northerly right-of-way line of said Union Pacific Railroad, a distance of 173.05 feet to the Southwesterly corner of said Pacheco tract, same being the Southeasterly corner of said Tract I, same being the beginning of a non-tangent curve to the right, whose long chord bears North 75 degrees 19 minutes 55 seconds West, a distance of 131.05 feet;

THENCE Westerly with the common line between said Tract I and the existing Northerly right-of-way line of said Union Pacific Railroad and with said non-tangent curve to the right having a radius of 1860.00 feet, through a central angle of 04 degrees 02 minutes 16 seconds, for an arc distance of 131.08 feet to the Southwesterly corner of said Tract I, same being the Southeasterly corner of said Tract II, same also being the beginning of a curve to the right, whose long chord bears North 69 degrees 26 minutes 08 seconds West, a distance of 251.56 feet;

THENCE Northwesterly with the common line between said Tract II and the existing Northerly right-of-way line of said Union Pacific Railroad and with said curve to the right having a radius of 1860.00 feet, through a central angle of 07 degrees 45 minutes 18 seconds, for an arc distance of 251.75 feet to the Southwesterly corner of said Tract II, same being the Southeasterly corner of that certain tract of land described in a Cash Warranty Deed to Jose C. Pacheco and Ma Alicia Pacheco (hereinafter referred to as Jose Pacheco tract), as recorded in Instrument Number D199234046, O.P.R.T.C.T.;

THENCE North 11 degrees 47 minutes 48 seconds West, departing the existing Northerly right-of-way line of said Union Pacific Railroad, with the common line between said Tract II and said Jose Pacheco tract, a distance of 339.44 feet to the Northwesterly corner of said Tract II, same being the Northeasterly corner of said Jose Pacheco tract, same also being the existing Southerly right-of-way line of Newt Patterson Road (variable width right-of-way), previously known as County Road 2108;

THENCE North 78 degrees 12 minutes 12 seconds East with the common line between said Tract II and the existing Southerly right-of-way line of said Newt Patterson Road, pass at a distance of 212.49 feet, the Northeasterly corner of said Tract II, same being the Northwesterly corner of said Tract I, continue with said course, the common line between said Tract I and the existing Southerly right-of-way line of said Newt Patterson Road for a total distance of 245.12 feet to the Northerly Northeast corner of said Tract I, same being the Northwest corner of that certain tract of land described in a Warranty Deed to Segio Moreno (hereinafter referred to as Moreno tract), as recorded in Instrument Number D212053503, O.P.R.T.C.T.;

THENCE South 16 degrees 36 minutes 57 seconds East, departing the existing Southerly right-of-way line of said Newt Patterson Road, with the common line between said Tract I and said Moreno tract, a distance of 149.27 feet to an inner-ell corner of said Tract I, same being the Southwest corner of said Moreno tract;

THENCE North 78 degrees 43 minutes 29 seconds East, continue with the common line between said Tract I and said Moreno tract, a distance of 72.37 feet to the Easterly Northeast corner of said Tract I, same being the Southeast corner of said Moreno tract, same also being an angle point in the Westerly line of the aforesaid Pacheco tract;

THENCE North 17 degrees 03 minutes 23 seconds West with the common line between said Pacheco tract and said Moreno tract, a distance of 150.00 feet to the Northwest corner of said Pacheco tract, same being the Northeast corner of said Moreno tract, same also being the existing Southerly right-of-way line of said Newt Patterson Road;

THENCE North 78 degrees 12 minutes 12 seconds East with the common line between said Pacheco tract and the existing Southerly right-of-way line of said Newt Patterson Road, a distance of 62.96 feet to the Northeast corner of said Pacheco tract;

THENCE South 30 degrees 03 minutes 54 seconds East, continue with the common line between said Pacheco tract and the existing Southerly right-of-way line of said Newt Patterson Road, pass at a distance of 23.76 feet, a one inch pipe found for the Northwest corner of the aforesaid Magdaleno Pacheco tract, continue with said course, with the common line between said Pacheco tract and said Magdaleno Pacheco tract for a total distance of 706.26 feet to the **PLACE OF BEGINNING**, and containing a calculated area of 5.150 acres (224,331 square feet) of land.

Project No. 207-20-001 | Date: 1/5/2021 | Page 1 of 1 | Drawn by: SA | Checked by: MDZ

LENO'S PLANT FARM PROJECT LIMITS
MAGDALENO I. PACHECO AND WIFE, MARIA L. PACHECO
OUT OF THE
MARGARET ROCKERFELLOW SURVEY, ABSTRACT NO. 1267
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS

