

# EXHIBIT "A"

## LEGAL LAND DESCRIPTION

BEING all of that certain tract of land in the Jacob Back Survey, Abstract No. 126, City of Mansfield, Tarrant County, Texas, described as Lot 6, Block 1, Vistas of Walnut Ridge (hereinafter referred to as Lot 6), an addition to the City of Mansfield, Tarrant County, Texas, according to the plat recorded in Instrument Number D218268045, Official Public Records, Tarrant County, Texas. (O.P.R.T.C.T.), and being more particularly described, by metes and bounds, as follows:

**BEGINNING** at a five-eighths inch iron rod found for the Southeast corner of said Lot 6, same being the Northeast corner of that certain tract of land described as Lot 3, Block 1, Vistas of Walnut Ridge (hereinafter referred to as Lot 3), an addition to the City of Mansfield, Tarrant County, Texas, according to the plat recorded in Instrument Number D218208631, O.P.R.T.C.T., same also being the existing West right-of-way line of State Highway 360 (variable width right-of-way), as recorded in Volume 12253, Page 496, Deed Records, Tarrant County, Texas;

**THENCE** North 63 degrees 55 minutes 55 seconds West, departing the existing West right-of-way line of State Highway 360, with the common line between said Lot 6 and said Lot 3, a distance of 301.39 feet to an "X" cut found in concrete pavement for the Southwest corner of said Lot 6, same being the Northerly corner of said Lot 3, same also being the Easterly line of that certain tract of land described as Lot 1R, Block 1, Vistas of Walnut Ridge (hereinafter referred to as Lot 1R), an addition to the City of Mansfield, Tarrant County, Texas, according to the plat recorded in Instrument Number D218268045, O.P.R.T.C.T.;

**THENCE** North 36 degrees 20 minutes 13 seconds East with the common line between said Lot 6 and said Lot 1R, a distance of 72.39 feet to an "X" cut found in concrete pavement for the beginning of a curve to the left, whose long chord bears North 28 degrees 40 minutes 09 seconds East, a distance of 57.55 feet;

**THENCE** Northeasterly, continue with the common line between said Lot 6 and said Lot 1R, with said curve to the left having a radius of 215.66 feet, through a central angle of 15 degrees 20 minutes 05 seconds, for an arc distance of 57.72 feet to an "X" cut found in concrete pavement for the beginning of a curve to the right, whose long chord bears North 56 degrees 58 minutes 43 seconds East, a distance of 64.62 feet;

**THENCE** Northeasterly, continue with the common line between said Lot 6 and said Lot 1R, with said curve to the right having a radius of 55.00 feet, through a central angle of 71 degrees 57 minutes 17 seconds, for an arc distance of 69.07 feet to an "X" cut found in concrete pavement for corner;

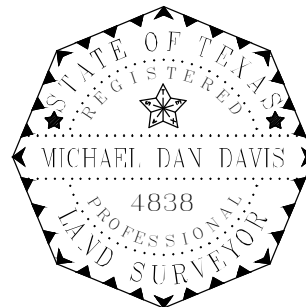
**THENCE** South 87 degrees 02 minutes 35 seconds East, continue with the common line between said Lot 6 and said Lot 1R, a distance of 84.74 feet to an "X" cut found in concrete pavement for the beginning of a non-tangent curve to the left, whose long chord bears North 49 degrees 52 minutes 21 seconds East, a distance of 62.20 feet;

**THENCE** Northeasterly, continue with the common line between said Lot 6 and said Lot 1R, with said non-tangent curve to the left having a radius of 45.00 feet, through a central angle of 87 degrees 25 minutes 58 seconds, for an arc distance of 68.67 feet to an "X" cut found in concrete pavement for corner Northerly Northwest corner of said Lot 6, same being the Northeast corner of said Lot 1R, same also being the South line of that certain tract of land described as Lot 1, Block 1, Walnut Ridge Addition (hereinafter referred to as Lot 1), an addition to the City of Mansfield, Tarrant County, Texas, according to the plat recorded in Instrument Number D206262956, O.P.R.T.C.T.;

**THENCE** South 87 degrees 02 minutes 34 seconds East with the common line between said Lot 6 and said Lot 1, a distance of 104.23 feet to an "X" cut found in concrete pavement for the Northeast corner of said Lot 6, same being the Southeast corner of said Lot 1, same also being the existing West right-of-way line of the aforesaid State Highway 360;

**THENCE** South 20 degrees 12 minutes 26 seconds West with the common line between said Lot 6 and the existing West right-of-way line of said State Highway 360, a distance of 158.23 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for corner;

**THENCE** South 12 degrees 39 minutes 50 seconds West, continue with the common line between said Lot 6 and the existing West right-of-way line of said State Highway 360, a distance of 162.26 feet to the **PLACE OF BEGINNING**, and containing a calculated area of 1.438 acres (62,642 square feet) of land.



*[Signature]* 10/12/23

Project No. 9007-23-004 | Date: 10/12/2023 | Page 1 of 1 | Drawn by: SA | Checked by: MD2

ZONING LIMITS EXHIBIT  
LOT 6, BLOCK 1  
VISTAS OF WALNUT RIDGE  
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS

**BANNISTER**  
ENGINEERING  
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