

EXHIBIT "A"

DS#22-009

BEING a 2.12 acre tract of land out of the H. ODELE SURVEY, ABSTRACT NUMBER 1196, situated in the City of Mansfield, Tarrant County, Texas and being a portion of Lot 12, Block 1 of The Shops at Broad Street, a subdivision of record in Document Number D218189472 of the Plat Records of Tarrant County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING, at a 5/8 inch iron rod with red plastic cap stamped "KHA" found in the curving Northeast right-of-way line of State Highway Number 287 (variable width right-of-way), being the Northwest corner of Lot 6R1A, Block 1 of The Shops at Broad Street, a subdivision of record in Document Number D219213098 of said Plat Records, also being the Southwest corner of said Lot 12;

THENCE, along the curving Northeast right-of-way line of State Highway Number 287, being the common Southwest line of said Lot 12, along a curve to the left, having a radius of 7669.44 feet, a chord bearing of N41°16'47"W, a chord length of 204.13 feet, a delta angle of 01°31'30", an arc length of 204.13 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set, from which an "X" cut in concrete found at the Northwest corner of said Lot 12 bears, along a chord, N42°35'25"W, a distance of 146.72 feet;

THENCE, N58°04'28"E, leaving the Northeast right-of-way line of State Highway Number 287, over and across said Lot 12, a distance of 474.78 feet to an "X" cut in concrete set in the Southwest line of that certain tract of land conveyed to the City of Mansfield by deed of record in Document Number D204157325 of the Official Public Records of Tarrant County, Texas;

THENCE, S31°55'32"E, along the Southwest line of said City of Mansfield tract, being the common Northeast line of said Lot 12, a distance of 201.41 feet to an "X" cut in concrete found in the Northwest line of Lot 6R1A, Block 1 of said The Shops at Broad Street - Document Number D219213098, being the Southwest corner of said City of Mansfield tract, also being the Southeast corner of said Lot 12;

THENCE, S58°04'28"W, along the Northwest line of said Lot 6R1A, being the common Southeast line of said Lot 12, a distance of 441.60 feet to the **POINT OF BEGINNING** and containing an area of 2.12 acres (92,192 square feet) of land, more or less.

Bearings are based on GPS observations utilizing the AllTerra RTK Network. North American Datum of 1983 (Adjustment Realization 2011).

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I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a Registered Professional Land Surveyor under the laws of the State of Texas



EAGLE SURVEYING, LLC
222 S. ELM STREET
SUITE: 200
DENTON, TX 76201
(940) 222-3009
TX FIRM # 10194177



Matthew Raabe
Matthew Raabe
R.P.L.S. # 6402

07-05-22
Date

JOB NUMBER	DRAWN BY	DATE
2203.051-02	CHM	07-05-2022