

**EXHIBIT "A"**  
**ZONING DESCRIPTION**  
**LOT 7R, BLOCK 1, THE SHOPS AT BROAD STREET**  
**MANSFIELD, TARRANT COUNTY, TEXAS**

**BEING** a tract of land situated in the Henry Odell Survey, Abstract No. 1196, City of Mansfield, Tarrant County, Texas, being all of LOT 7R, BLOCK 1 of LOTS 1R, 2R, 3R1, 3R2, 4R1, 4R2, 4R3, 5R, 6R1, 6R2, 6R3, 6R4, 7R, 8R, 9R, 10R, 11R AND 12, BLOCK 1, THE SHOPS AT BROAD STREET, an addition to the City of Mansfield, Tarrant County, Texas, according to the plat thereof recorded under Clerk's File No. D218189472, Official Public Records, Tarrant County, Texas, and being more particularly described as follows:

**BEGINNING** at the southeast corner of said Lot 7R, Block 1 and the northeast corner of said Lot 8R, Block 1;

**THENCE** South 59°50'48" West along the common line of said Lot 7R and Lot 8R, Block 1, a distance of 714.19 feet to the southwest corner of said Lot 7R, Block 1 and being in a east line of Lot 6R1A, Block 1 of LOTS 6R1A, 13 AND 14, BLOCK 1, THE SHOPS AT BROAD STREET, an addition to the City of Mansfield, Tarrant County, Texas, according to the plat thereof recorded under Clerk's File No. D219213093, Official Public Records, Tarrant County, Texas;

**THENCE** along the common line of said Lot 6R1A and Lot 7R, Block 1, the following:

North 30°09'12" West, a distance of 35.70 feet to a point for corner;

North 53°29'16" West, a distance of 90.03 feet to a point for corner;

South 59°54'49" West, a distance of 19.78 feet to a point for corner;

North 30°09'12" West, a distance of 330.51 feet to a point for the northwest corner of said Lot 7R, Block 1 and in the southeast line of Lot 1, Block 1, NELSON ADDITION, an addition to the city of Mansfield, Tarrant County, Texas according to the plat thereof recorded in Cabinet A, Slide 234, Plat Records of Tarrant County, Texas;

**THENCE** North 59°54'26" East along the common line of said Lot 7R, Block 1 and said Lot 1, Block 1, a distance of 762.53 feet to a point for the northeast corner of said Lot 7R, Block 1;

**THENCE** South 31°03'37" East along the northeast line of said Lot 7R, Block 1, a distance of 448.14 feet to the **POINT OF BEGINNING** and containing a computed area of 7.77 acres of land more or less.

**Notes:**

This document was prepared under 22 TAC §138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

Bearings and distances called for herein are based on the plat recorded under Clerk's File No. D218189472, Official Public Records, Tarrant County, Texas.





**METES AND BOUNDS DESCRIPTION**  
**1.999 ACRES**

All that certain tract or parcel containing 1.999 acres of land in the **Henry Odele Survey, A-1196, Tarrant County, Texas**, being a portion of a tract which was called Lot 1, Block 1, Nelson Addition, a subdivision of record in Volume A, Page 234, Tarrant County Plat Record (TCPR), conveyed from Steven G. Nelson, et al to Steven G. Nelson, et al, Co-Trustees, by an instrument of record in Clerks File #D215017907, Tarrant County Official Public Record (TCOPR), said 1.999 acres being more particularly described as follows and shown on the plat prepared by 360 Surveying as Job Number 1758-004, (Bearing Basis: State Plane Coordinates, Texas North Central 4202, NAD83, GRID);

**BEGINNING** at a 1/2" iron rod found for northwest corner, being the northwest corner of said Lot 1 and southwest corner of a tract which was called 3.99 acre, Tract 2, conveyed from Danny Lynn Battles, et ux to Matlock East, LLC, by an instrument of record in Clerks File #D221087663, TCOPR, lying in the east line of a tract which was called Lot 6R1, Block 1, The Shops at Broad Street, a subdivision of record in Clerks File #D218189472, TCOPR;

**THENCE N59°56'25"E, 445.05 feet** along the common line of said Lot 1 and said 3.99 acre tract to a 5/8" iron rod set for northeast corner, from which a 1/2" iron rod found for northeast corner of said Lot 1 and southeast corner of said 3.99 acre tract bears: N59°56'25"E, 448.54 feet;

**THENCE S30°03'35"E, 195.73 feet** crossing said Lot 1 to a 5/8" iron rod set for southeast corner, lying in the common line of said Lot 1 and a tract which was called Lot 7R, Block 1, of said Shops at Broad Street, from which a 1/2" iron rod found for northeast corner of said Lot 7R bears: N59°54'28"E, 322.71 feet;

**THENCE S59°54'28"W**, along the common line of said Lot 1 and said Lot 7R, at 439.65 feet pass a 5/8" iron rod found for northwest corner of said Lot 7R and a northeast corner of said Lot 6R1 and continuing along the common line of said Lot 1 and said Lot 6R1 for a distance in all of **443.98 feet** to a 5/8" iron rod found for southwest corner, being the southwest corner of said Lot 1 and an interior corner of said Lot 6R1,

**THENCE N30°22'12"W, 195.99 feet** along the common line of said Lot 1 and said Lot 6R1 to the **PLACE OF BEGINNING**, containing **1.999 acres** of land, more or less.



**Bret Read, RPLS 6610**

August 8, 2022