

ZC#16-005

EXHIBIT A

LEGAL DESCRIPTION

Lot 1R, Block 1

Lee's Broad Addition

BEING all of Lot 1R1 of the Lee's Broad Addition, an addition to the City of Mansfield, Tarrant County, Texas, recorded by plat in Cabinet A, Page 4168, Plat Records, Tarrant County, Texas (P.R.,T.Co., Tx.), conveyed to Linron Properties, LTD., in Instrument Number D209197165, Deed Records, Tarrant County, Texas (D.R.,T.Co., Tx.), said tract of land being more particularly described, by metes and bounds, as follows:

BEGINNING at a nail found at the southwest corner of Lot 1R1, Block 1, Lee's Broad Addition, said point being in the north line of East Broad Street;

THENCE with the east line of Lot 1C1, Block 18, Original Town of Mansfield, North 18 degrees 46 minutes 38 seconds West, a distance of 106.81 feet to a bolt found for a corner;

THENCE with the south line of Lot 2, Block 1, of said Lee's Broad Addition, North 73 degrees 27 minutes 21 seconds East, a distance of 91.87 feet to an x-cut found for a corner;

THENCE with the east line of Lot 2, Block 1, North 17 degrees 00 minutes 37 seconds West, a distance of 128.19 feet to an x-cut set for a corner;

THENCE with the north line of Lot 2, Block 1, South 73 degrees 16 minutes 18 seconds West, a distance of 201.22 feet to an x-cut set for a corner;

THENCE with the east line of Walnut Creek Drive, North 30 degrees 01 minutes 50 seconds West, a distance of 13.26 feet to an x-cut set for a corner, said point being the beginning of a curve to the right with a radius of 555.58 feet, whose long chord bears North 19 degrees 31 minutes 06 seconds West, a distance of 203.13 feet;

THENCE along said curve a distance of 204.28 feet to a 1/2-inch iron pin found for a corner;

THENCE North 73 degrees 45 minutes 52 seconds East, a distance of 454.54 feet to a 1/2-inch iron pin found for a corner;

THENCE South 14 degrees 16 minutes 23 seconds East, a distance of 249.93 feet to a 1/2-inch iron pin found for a corner;

THENCE North 75 degrees 42 minutes 39 seconds East, a distance of 44.98 feet to a 1/2-inch iron pin found for a corner;

THENCE South 14 degrees 19 minutes 04 seconds East, a distance of 195.18 feet to an x-cut found for a corner;

THENCE South 72 degrees 24 minutes 21 seconds West, a distance of 2.59 feet to a point for a corner, said point being the beginning of a curve to the right with a radius of 970.86 feet, whose long chord bears South 74 degrees 39 minutes 11 seconds West, a distance of 59.58 feet;

THENCE along said curve, a distance of 59.58 feet to a 5/8-inch iron pin set for a corner, said point being the beginning of a curve to the left with a radius of 1257.52 feet, whose long chord bears South 73 degrees 51 minutes 07 seconds West, a distance of 114.10 feet;

THENCE along said curve, a distance of 114.14 feet to an x-cut set for a corner;

THENCE South 72 degrees 28 minutes 51 seconds West, a distance of 177.58 feet to the POINT of BEGINNING, having an area of 167,209 Square Feet, or 3.839 Acres of land, more or less.

PREPARED FROM RECORDS FURNISHED AND
A SURVEY MADE ON THE GROUND ON OCTOBER 29, 2015

George R. Hill

GEORGE R. HILL R.P.L.S. 6022

