

EXHIBIT "A"

ZC#18-026

ST. JUDE CATHOLIC CHURCH

LEGAL LAND DESCRIPTION:

BEING 12.330 acres (537,084 square feet) of land in the William C. Price Survey, Abstract No. 1240, City of Mansfield, Tarrant County, Texas; said 12.330 acres (537,084 square feet) of land being all of that certain tract described as Lot 6R, Block 4, Hillcrest West Addition (hereinafter referred to as Lot 6R), an addition to the City of Mansfield, Tarrant County, Texas, according to the plat recorded in Cabinet A, Slide 4169, Plat Records, Tarrant County, Texas (P.R.T.C.T.) and being all of that certain tract of land described as Dallas Street Abandonment (40' right-of-way abandonment) and Graves Street Abandonment (50' right-of-way abandonment), as recorded in Instrument Number D210101907, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.), and being all of that certain tract of land described as Lot 1, First Baptist Church of Mansfield Addition (hereinafter referred to as Lot 1, Lot 3 and/or Lot 4), an addition to the City of Mansfield, Tarrant County, Texas, according to the plat recorded in Volume 388-Z, Page 707, P.R.T.C.T., and being all of that certain tract of land described in a Warranty Deed to Kevin W. Vann, J.C.D., D.D., Bishop of the Catholic Diocese of Fort Worth and his successors in office (hereinafter referred to as Vann tract), as recorded in Instrument Number D209175324, O.P.R.T.C.T. and being all of that certain tract of land described as Tract 1 and Tract 2 in a Special Warranty Deed to Joseph P. Delaney, Bishop of the Catholic Diocese of Fort Worth and his successors in office (hereinafter referred to as Tract 1 and/ or Tract 2), as recorded in Instrument Number D203465826, O.P.R.T.C.T.; said 12.330 acres (537,084 square feet) of land being more particularly described, by metes and bounds, as follows:

BEGINNING at a three-eighths inch iron rod found for the Southwesterly corner of said Lot 6R, same being the intersection of the existing Northwesterly right-of-way line of Stell Avenue (50' right-of-way), as recorded in Volume 388-96, Page 97, P.R.T.C.T. with the existing Northeasterly right-of-way line of Price Road (60' right-of-way), as recorded in Volume 388-116, Page 96, P.R.T.C.T.;

THENCE North 30 degrees 17 minutes 58 seconds West with the common line between said Lot 6R and the existing Northeasterly right-of-way line of said Price Road, a distance of 121.81 feet;

THENCE North 29 degrees 58 minutes 43 seconds West, continue with the common line between said Lot 6R and the existing Northeasterly right-of-way line of said Price Road, a distance of 430.87 feet to a Northwesterly corner of said Lot 6R, same being the Southerly right-of-way transition from Price Road and Dallas Street (50' right-of-way), as recorded Volume 63, Page 53 and 54, P.R.T.C.T.;

THENCE North 32 degrees 44 minutes 11 seconds East with the common line between said right-of-way transition line and said Lot 6R, a distance of 22.92 feet to a Northwesterly corner of said Lot 6R;

THENCE South 84 degrees 32 minutes 55 seconds East with the common line between the existing South right-f-way line of said Dallas Street and said Lot 6R, a distance of 318.58 feet;

THENCE North 70 degrees 57 minutes 29 seconds East, continue with the common line between the existing South right-f-way line of said Dallas Street and said Lot 6R, a distance of 78.73 feet to the Southwesterly corner of said Dallas Street Abandonment, same being the existing Northeasterly right-of-way line of Waxahachie Street (80' right-of-way), as recorded in Volume 63, Page 53 and 54, P.R.T.C.T.;

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THENCE North 18 degrees 39 minutes 39 seconds West, departing the North line of said Lot 6R and with the common line between said Dallas Street Abandonment and the existing Northeasterly right-of-way line of said Waxahachie Street, a distance of 40.22 feet to the Northwesterly corner of said Dallas Street Abandonment, same being the Southwesterly corner of said Lot 1;

THENCE North 18 degrees 09 minutes 22 seconds West with the common line between said Lot 1 and the existing Northeasterly right-of-way line of said Waxahachie Street, pass at a distance of 200.47 feet, the Westerly Northwest corner of said Lot 1, same being the Southwesterly corner of said Vann tract and continue with said course and with the common line between said Vann tract and the existing Northeasterly right-of-way line of said Waxahachie Street, pass at a distance of 300.47 feet, the Northwesterly corner of said Vann tract, same being the Southwesterly corner of said Tract 2 and continue with said course and the common line between said Tract 2 and the existing Northeasterly right-of-way line of said Waxahachie Street for a total distance of 409.17 feet to the Northwesterly corner of said Tract 2, same being the Southwesterly corner of Block 22 of the Town of Mansfield (hereinafter referred to as Block 22), as recorded in Volume 63, Page 53 and 54, P.R.T.C.T.;

THENCE North 71 degrees 50 minutes 38 seconds East with the common line between said Tract 2 and said Block 22, pass at a distance of 208.70 feet, the Northeasterly corner of said Tract 2, same being the Northerly Northwest corner of said Lot 1 and continue with said course and the common line between said Lot 1 and said Block 22 for a total distance of 400.30 feet to the Northeasterly corner of said Lot 1, same being the Southeasterly corner of said Block 22, same also being the existing Southwesterly right-of-way line of Graves Street (50' right-of-way), as recorded in Volume 388-Z, Page 707, P.R.T.C.T.

THENCE South 18 degrees 08 minutes 39 seconds East with the common line between said Lot 1 and the existing Southwesterly right-of-way line of said Graves Street, a distance of 185.05 feet to the Northwesterly corner of said Graves Street Abandonment;

THENCE North 71 degrees 46 minutes 54 seconds East, departing the Northeasterly line of said Lot 1 and with the common line between said Graves Street Abandonment and the existing Southeasterly right-of-way line of East Dallas Street (40' right-of-way), as recorded Volume 388-Z, Page 707, P.R.T.C.T., a distance of 50.04 feet to the Northeasterly corner of said Graves Street Abandonment, same being the Northwesterly corner of said Lot 3;

THENCE North 71 degrees 50 minutes 38 seconds East with the common line between said Lot 3 and the existing Southeasterly right-of-way line of said East Dallas Street, a distance of 120.00 feet to the Northeasterly corner of said Lot 3, same being the Northeasterly corner of said Tract 1, same also being the intersection of the existing Southeasterly right-of-way line of East Dallas Street with the existing Southwesterly right-of-way line of Sunnyview Drive (50' right-of-way), as recorded in Volume 388-96, Page 97, P.R.T.C.T.;

THENCE South 17 degrees 43 minutes 22 seconds East with the common line between said Tract 1 and the existing Southwesterly right-of-way line of said Sunnyview Drive, a distance of 68.20 feet to the beginning of a curve to the left, whose long chord bears South 21 degrees 34 minutes 10 seconds East, a distance of 131.21 feet;

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THENCE Southerly with the common line between said Tract 1 and the existing Southwesterly right-of-way line of said Sunnyview Drive and with said curve to the left having a radius of 978.43 feet, through a central angle of 07 degrees 41 minutes 22 seconds, for an arc distance of 131.31 feet to the Southeasterly corner of said Tract 1, same being the Northwesterly line of said Lot 6R;

THENCE North 65 degrees 23 minutes 54 seconds East with the common line between said Lot 6R and the existing Southwesterly right-of-way line of said Sunnyview Drive for a distance of 10.37 feet to the beginning of a non-tangent curve to the left, whose long chord bears South 28 degrees 06 minutes 13 seconds East, a distance of 72.93 feet;

THENCE Southeasterly, continue with the common line between said Lot 6R and the existing Southwesterly right-of-way line of said Sunnyview Drive and with said curve to the left having a radius of 978.43 feet, through a central angle of 04 degrees 16 minutes 19 seconds, for an arc distance of 72.95 feet;

THENCE South 30 degrees 17 minutes 46 seconds East, a distance of 225.69 feet to the Easterly Southeasterly corner of said Lot 6R, same being the Northeasterly corner of that certain tract of land described as Block 3, Hillcrest West Addition (hereinafter referred to as Block 3), an addition to the City of Mansfield, Tarrant County, Texas, according to the plat recorded in Volume 388-116, Page 97, P.R.T.C.T.;

THENCE South 66 degrees 46 minutes 27 seconds West, departing the existing Southwesterly right-of-way line of said Sunnyview Drive and with the common line between said Lot 6R and said Block 3, a distance of 670.96 feet to an inner-ell corner of said Lot 6R, same being the Northwesterly corner of said Block 3;

THENCE South 23 degrees 02 minutes 43 seconds East, continue with the common line between said Lot 6R and said Block 3, a distance of 120.00 feet to the Southerly Southeast corner of said Lot 6R, same being the Southwesterly corner of said Block 3, same also being the existing Northwesterly line of the aforesaid Stell Avenue;

THENCE South 66 degrees 39 minutes 36 seconds West with the common line between said Lot 6R and the existing Northwesterly line of said Stell Avenue, a distance of 265.11 feet to the **PLACE OF BEGINNING**, and containing a calculated area of 12.330 acres (537,084 square feet) of land.