

# EXHIBIT "A"

## ZC#18-027

CRESCENT MOON DRINK CAFE

### LEGAL LAND DESCRIPTION:

**BEING** all that certain lot, tract or parcel of land situated in Block 5, original town of Mansfield, according to the plat recorded in Volume 63, Page 53, Plat Records, Tarrant County, Texas, and being described in warranty deed from Michael Steele Gibson, trustee, to David d Leddy. and wife Linda G. Leddy, dated February 3, 1997 and recorded in Volume 12663, Page 1544, deed records, Tarrant county, Texas and being more particularly described by metes and bounds as follows:

**BEGINNING** at a found 1/2 inch iron rod for the Southwest corner of the herein described tract of land, same being the Southwest corner of said Block 5 and the intersection of the east right-of-way line of main street (previously known as water street and having a 101 foot wide right-of-way) with the North right-of-way line of East Kimball street (having a 43 foot wide right-of-way and defined in city of Mansfield ordinance recorded in Volume 3145, Page 426, deed records, Tarrant County, Texas);

**THENCE** North 05 degrees 00 minutes 00 seconds East, in the west boundary line of said block 5 and in the east right-of-way line of said main street, a distance of 99.95 feet to a found 1/2 inch iron rod for corner;

**THENCE** North 85 degrees 50 minutes 35 seconds East, departing said main street, over and across said Block 5 and in the common boundary line between said herein described tract of land and that said portion of said Block 5 described in special warranty deed from Michael Steele Gibson, trustee, to Michael Steele Gibson date April 14, 1998 and recorded in Volume 13173, Page 130, deed records, Tarrant County, Texas, a distance of 129.78 feet (129.93 feet by deed) to a found 1/2 inch iron rod for corner;

**THENCE** South 04 degrees 51 minutes 54 seconds West, continuing over and across said Block 5 and in the common boundary line between said herein described tract of land and that certain portion of said Block 5 described in special warranty deed from Raymond C. Thomas to William Carrell Thomas and Alice Faye Thomas Kuykendall, dated December 30, 2011 and recorded under instrument no. D212004089, deed records, Tarrant County, Texas, a distance of 101.94 feet to a found 1/2 inch iron rod for corner, same being in the aforementioned north right-of-way line of East Kimball street;

**THENCE** South 86 degrees 43 minutes 42 seconds West, in the North right of way line of said East Kimball street, a distance of 129.72 feet to the point of beginning and containing 0.2973 acres of land, more or less.