



## Realsearch of Texas, LLC

P.O. Box 1006, Godley, TX 76044

Ph. 817-937-2655, [www.realsearch.org](http://www.realsearch.org)

TBPLS Firm Registration # 10158200 TBPE Firm Registration # 17968

### Exhibit A ZC#18-029

#### Tract 1

BEING a 1.188 acre tract of land situated in the S.S. Callander Survey, Abstract Number 359, Tarrant County, Texas, and being all of Lot 5R1, Block 1, Golden Acres, an addition to the City of Mansfield, according to the plat recorded in Cabinet A, Slide 12305, Plat Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" capped iron rod set stamped "Realsearch" at the northwest corner of said Lot 5R1, same being the northeast corner of Lot 4R, Block 1, said Golden Acres, and being on the South right-of-way line of Debbie Lane, a 120' public right-of-way, and being at the beginning of a curve to the left;

THENCE 208.72 feet, along said South right-of-way line and with said curve to the left, having a radius of 1957.41 feet, through a central angle of 06 Degrees 06 Minutes 34 Seconds, whose long chord bears North 80 Degrees 45 Minutes 31 Seconds East, a chord length of 208.62 feet, to a 1/2" capped iron rod found;

THENCE South 12 Degrees 20 Minutes 41 Seconds East, continuing along said South right-of-way line, a distance of 20.08 feet, to a 1/2" capped iron rod found;

THENCE North 76 Degrees 28 Minutes 07 Seconds East, continuing along said South right-of-way line, a distance of 32.01 feet, to a 1/2" capped iron rod found, being at the intersection of said South right-of-way line and the West right-of-way line of Towne Crossing Boulevard, a 60' public right-of-way, same being the northeast corner of said Lot 5R1;

THENCE South 00 Degrees 49 Minutes 20 Seconds East, departing said South right-of-way line and along said West right-of-way line, a distance of 221.55 feet, to a 5/8" capped iron rod set stamped "Realsearch" at the southeast corner of said Lot 5R1, same being the northeast corner of Lot 5R2, Block 1, said Golden Acres, from which a 1/2" capped iron rod found at the southeast corner of said Lot 5R2 bears South 00 Degrees 49 Minutes 20 Seconds East, a distance of 120.01 feet;

THENCE North 89 Degrees 46 Minutes 07 Seconds West, departing said West right-of-way line and along the South line of said Lot 5R1, being common with the North line of said Lot 5R2, a distance of 239.59 feet, to a 5/8" capped iron rod set stamped "Realsearch" at the southwest corner of said Lot 5R1, same being the northwest corner of said Lot 5R2, and being on the East line of said Lot 4R, from which a 1/2" capped iron rod found at the southwest corner of said Lot 5R2 bears South 01 Degrees 24 Minutes 50 Seconds East, a distance of 119.68 feet;

THENCE North 01 Degrees 24 Minutes 50 Seconds West, departing said common line and along the West line of said Lot 5R1, being common with the East line of said Lot 4R, a distance of 199.24 feet, to the POINT OF BEGINNING, and containing 1.188 acres or 51,756 square feet of land, more or less.



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### Tract 2

BEING a 0.657 acre tract of land situated in the S.S. Callander Survey, Abstract Number 359, Tarrant County, Texas, and being all of Lot 5R2, Block 1, Golden Acres, an addition to the City of Mansfield, according to the plat recorded in Cabinet A, Slide 12305, Plat Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" capped iron rod found at the southeast corner of said Lot 5R2, same being the northeast corner of Lot 5R2, said Golden Acres, and being on the West right-of-way line of Towne Crossing Boulevard, a 60' public right-of-way;

THENCE North 89 Degrees 40 Minutes 54 Seconds West, along the South line of said Lot 5R2, being common with the North line of said Lot 5R3, a distance of 238.36 feet, to a 1/2" capped iron rod found at the southwest corner of said Lot 5R2, same being the southeast corner of Lot 4R, Block 1, said Golden Acres;

THENCE North 01 Degrees 24 Minutes 50 Seconds West, departing said common line and along the West line of said Lot 5R2, being common with the East line of said Lot 4R, a distance of 119.68 feet, to a 5/8" capped iron rod set stamped "Realsearch" at the northwest corner of said Lot 5R2, same being the southwest corner of Lot 5R1, Block 1, said Golden Acres;

THENCE South 89 Degrees 46 Minutes 07 Seconds East, departing said common line and along the North line of said Lot 5R2, being common with the South line of said Lot 5R1, a distance of 239.59 feet, to a 5/8" capped iron rod set stamped "Realsearch" at the northeast corner of said Lot 5R2, same being the southeast corner of said Lot 5R1, and being on the West right-of-way line of said Towne Crossing Boulevard, from which a 1/2" capped iron rod found at the northeast corner of said Lot 5R1 bears North 00 Degrees 49 Minutes 20 Seconds West, a distance of 221.55 feet;

THENCE South 00 Degrees 49 Minutes 20 Seconds East, departing said common line and along said West right-of-way line, a distance of 120.01 feet, to the POINT OF BEGINNING, and containing 0.657 acres or 28,631 square feet of land, more or less.

Jeremy Luke Deal  
Registered Professional Land Surveyor  
Texas Registration Number 5696

