

EXHIBIT "A"

LEGAL DESCRIPTION

BEING all that parcel of land situated in Johnson County, Texas, being a part of the M. D. Dickey Survey, Abstract No. 195, being a part of that called 75 acre tract of land described in deed to Bryan T. Adkison recorded in County Clerk's Document Number D211091035, Deed Records Tarrant County, Texas, and being further described as follows:

BEGINNING at a one-half inch iron rod found at the most westerly northwest corner of said 75 acre tract of land and being in the easterly right-of-way line of Lillian Road (a variable width right-of-way);

THENCE North 26 degrees 23 minutes 57 seconds East, 355.93 feet along the northwesterly line of said 75 acre tract of land and along the easterly right-of-way line of Lillian Road;

THENCE South 89 degrees 59 minutes 36 seconds East, 1,311.62 feet to a point for corner;

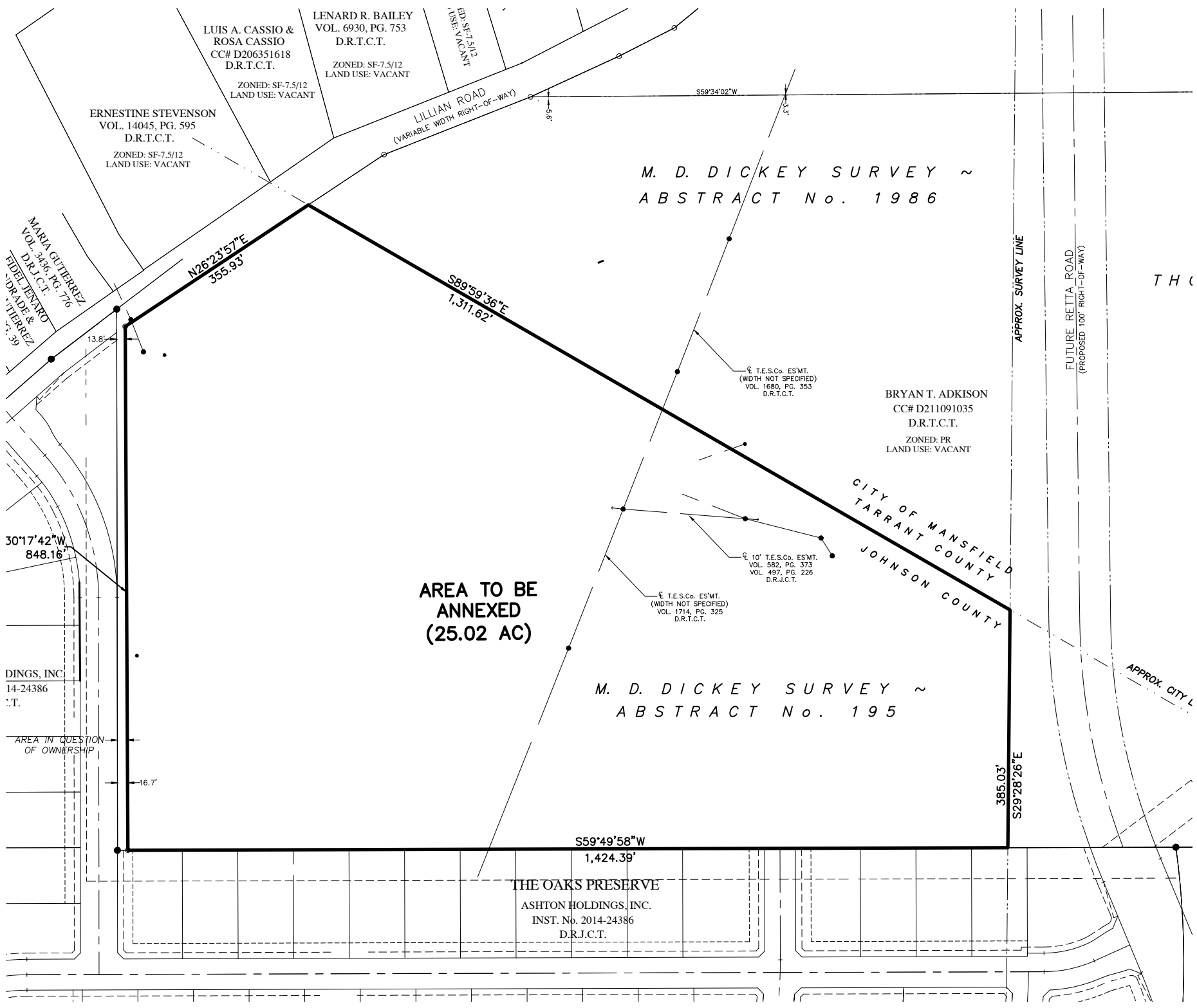
THENCE South 29 degrees 28 minutes 26 seconds East, 385.03 feet to a point in the south line of said 75 acre tract of land;

THENCE South 59 degrees 49 minutes 58 seconds West, 1,424.39 feet to a one-half inch iron rod found at the southwest corner of said 75 acre tract of land;

THENCE North 30 degrees 17 minutes 42 seconds West, 848.16 feet to the POINT OF BEGINNING and containing 25.02 acres of land.

"This document was prepared under 22 TAC 663.23, 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."





LUIS A. CASSIO &
ROSA CASSIO
CC# D206351618
D.R.T.C.T.
ZONED: SF-7.5/12
LAND USE: VACANT

LENARD R. BAILEY
VOL. 6930, PG. 753
D.R.T.C.T.
ZONED: SF-7.5/12
LAND USE: VACANT

ERNESTINE STEVENSON
VOL. 14045, PG. 595
D.R.T.C.T.
ZONED: SF-7.5/12
LAND USE: VACANT

MARIA GUTIERREZ
VOL. 3436, PG. 776
D.R.J.C.T.
FIDEL J. GUTIERREZ &
DORA GUTIERREZ
CC# 14-24386

30°17'42"W
848.16'

DINGS, INC.
14-24386
D.R.J.C.T.

AREA IN QUESTION
OF OWNERSHIP

16.7'

LILLIAN ROAD
(VARIABLE WIDTH RIGHT-OF-WAY)

S59°34'02"W

M. D. DICKEY SURVEY ~
ABSTRACT No. 1986

N26°23'57"E
355.93'

S89°59'36"E
1,311.62'

6" T.E.S.Co. ES'WT.
(WIDTH NOT SPECIFIED)
VOL. 1680, PG. 353
D.R.T.C.T.

BRYAN T. ADKISON
CC# D211091035
D.R.T.C.T.
ZONED: PR
LAND USE: VACANT

CITY OF MANSFIELD
TARRANT COUNTY
JOHNSON COUNTY

6" T.E.S.Co. ES'WT.
(WIDTH NOT SPECIFIED)
VOL. 1714, PG. 325
D.R.T.C.T.

6" 10' T.E.S.Co. ES'WT.
VOL. 582, PG. 373
VOL. 497, PG. 226
D.R.J.C.T.

AREA TO BE
ANNEXED
(25.02 AC)

M. D. DICKEY SURVEY ~
ABSTRACT No. 195

S59°49'58"W
1,424.39'

THE OAKS PRESERVE
ASHTON HOLDINGS, INC.
INST. No. 2014-24386
D.R.J.C.T.

385.03'
S29°28'26"E

APPROX. SURVEY LINE

FUTURE RETIA ROAD
(PROPOSED 100' RIGHT-OF-WAY)

APPROX. CITY LINE

THC