

EXHIBIT A  
ZC#18-030  
LEGAL DESCRIPTION  
SUNSET CROSSING  
27.86 ACRES  
105 SINGLE FAMILY LOTS

Being all that tract or parcel of land out of the A.N. Curry survey, A-332 in Tarrant County, Texas and being more particularly described as follow:

BEGINNING at a found 1/2" iron rod with cap stamped "N.D.M. 2609" at the southwest corner of called 8.9385 acres tract conveyed to Robert John Albright as recorded in volume 11543, Page 302, Official Property Record Of Tarrant County, Texas (O.P.R.T.C.T.), said point being the southeast corner of called 3.9892 acre tract conveyed to CW-Pemberley recorded in Instrument Number D214185771, O.P.R.T.C.T., said point also being on the north line of Lot 1, Block 1 of Howard Addition recorded in Cabinet B, Page 1069, O.P.R.T.C.T.;

THENCE North 28 degrees 41 minutes 00 seconds West, with the west line of said 8.9385 acres tract and the east line of said 3.9892 acre tract, a distance of 661.06 feet to a 1/2" iron rod found at the northwest corner of said 8.9385 acres tract, said point also being in the northeast corner of said 3.9892 acre tract;

THENCE South 58 degree 28 minutes 43 seconds West, with the south line of a called 8.4563 acres tract conveyed to James Franklin Slack and Yvonne Slack as recorded in Instrument No. D210256701, O.P.R.T.C.T., a distance of 264.19 feet to a 2" iron pipe found for corner at the southwest corner of said Slack tract;

THENCE North 28 degree 39 minutes 35 seconds West departing said Southerly line and along the Easterly line of said Slack tract, a distance of 662.43 feet to a 1/2" inch iron rod found for corner, said corner lying in the common line of the Henry Brandenburg Survey, Abstract No. 129, and said A.N. Curry Survey, said point also being in the south Right-Of-Way line of Grand Meadow Boulevard (a 70' R.O.W);

THENCE North 59 degree 58 minutes 12 seconds East, with the South line of said Grand Meadow Boulevard and the north line of said Slack tract, passing at a distance of 839.53 feet the northwest corner of a called 3.000 acres tract conveyed to Johnson Collins and Brenda S. Collins recorded in Volume 7317, Page 2189, O.P.R.T.C.T., a total distance of 1032.18 feet to a found 1/2" iron rod for a corner, said corner also being in the northeast corner of said Collins tract, said corner also being the northwest corner of Lot 1, Block 1 of Day Miar Addition as recorded in Instrument No. D217116873, O.P.R.T.C.T.;

THENCE South 31 degree 26 minutes 48 seconds East, with the West line of said Lot 1 of Day Miar Addition and the east line of said 3.000 acre tract, a distance of 636.70 feet to a found 5/8" iron rod at the southwest corner of said Lot 1, the southeast corner of said 3.000 acre tract and on the north line of a called 1.3 acre tract conveyed to Robert J. Albright & Patricia Ann Albright recorded in Volume 6454, Page 93, O.P.R.T.C.T.,

THENCE North 58 degree 33 minutes 12 seconds East, along the south line of said Lot 1 and the north line of said 1.3 acres tract, a distance of 216.55 feet to a mag nail found for the northeast

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corner of said 1.3 acres tract, said corner being in the west Right-Of-Way line of called Day Miar Road (a variable width R.O.W);

THENCE South 21 degree 42 minutes 57 seconds East, with the west Right-Of-Way line of said Day Miar Road, a distance of 32.55 feet to a found 1/2" iron rod with cap stamped "N.D.M. 2609"

THENCE South 31 degree 02 minutes 23 seconds East, with the west Right-Of-Way line of said Day Miar Road, a distance of 312.20 feet to the found 5/8" iron rod for a corner, also said being the southeast corner of said 3.30 acre tract;

THENCE South 58 degree 33 minutes 12 seconds West, departing said westerly line and along the corner of south line of said 3.30 acres tract, a distance of 455.85 feet to a 1/2" iron rod found for corner, said point also being the northwest corner of the Enrique Alejandra Addition, an addition to the City of Mansfield, Texas as recorded in Instrument No. D209120981, O.P.R.T.C.T.;

THENCE South 31 degree 31 minutes 58 seconds East along the west line of said Alejandra Addition, a distance of 315.40 feet to a 2" pipe found corner, said point also being north line of said Lot 1 of Howard Addition;

THENCE South 58 degree 27 minutes 34 seconds West along the north line of said Lot 1 of Howard Addition, a distance of 585.30 feet to the point of Beginning and containing 27.86 acres or 1213581.60 sq. Ft of land, more or less.