

EXHIBIT "A"
ZC# 19-011
LEGAL DESCRIPTION

TRACT I:
Lot 2 Block 36A
508 W. Kimball St

Being a tract of land out of the T.J. Hanks Survey, Abstract No. 644, Tarrant County, Texas, same being that tract of land conveyed to Dortha Andrews and husband, Earl F. Andrews, by deed recorded in Volume 5422, Page 150, Deed Records, Tarrant County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod found for corner, said corner being the Northwest corner of that tract of land conveyed to Ben Hartman, by deed recorded in Volume 12754, Page 68, Deed Records, Tarrant County, Texas, the Northeast corner of that tract of land conveyed to Sallie Gray Maxwell, by deed recorded in Volume 15079, Page 371, Deed Records, Tarrant County, Texas, said corner being in the South line of Alvarado Street (variable width right-of-way);

THENCE South 05 degrees 46 minutes 11 seconds West, along the West line of said Hartman tract, a distance of 150.00 feet to a point for corner at the POINT OF BEGINNING, said corner being the Southwest corner of said Hartman tract, the Southeast corner of said Maxwell tract, and the Northeast corner of that tract of land conveyed to David Gupton and wife, Melva Gupton, by deed recorded in Volume 11632, Page 257, Deed Records, Tarrant County, Texas, from which a 3/8 iron rod found for witness bears North 06 degrees 11 minutes 34 seconds East, a distance of 0.36 feet;

THENCE South 85 degrees 00 minutes 00 seconds East, along the South line of said Hartman tract, a distance of 119.50 feet to a 1/2 inch iron set with plastic yellow cap stamped "CBG Surveying" for corner, said corner being on the South line of said Hartman tract, and the Northwest corner of Tract II, of said Andrews tract;

THENCE South 05 degrees 46 minutes 11 seconds West, along the West line of said Tract II, a distance of 149.87 feet to a 1/2 inch iron set with plastic yellow cap stamped "CBG Surveying" for corner, said corner being the Southwest corner of said Tract II, and in the North line of W. Kimball Street (public right-of-way);

THENCE North 85 degrees 03 minutes 43 seconds West, along the North line of said W. Kimball Street, a distance of 119.50 feet to a 1/2 inch iron set with plastic yellow cap stamped "CBG Surveying" for corner, said corner being in the Northerly line of said W. Kimball Street, and on the East line of said Gupton tract;

THENCE North 05 degrees 46 minutes 11 seconds East, along the East line of said Gupton tract, a distance of 150.00 feet to the POINT OF BEGINNING, and containing 17,915 square feet or 0.41 acres of land.

TRACT II:
Lot A Block 36
506 W. Kimball St

Being a tract of land out of the T.J. Hanks Survey, Abstract No. 644, Tarrant County, Texas, same being that tract of land conveyed to Dortha Andrews and husband, Earl F. Andrews, by deed recorded in Volume 5422, Page 150, Deed Records, Tarrant County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod found for corner, said corner being the Northwest corner of that tract of land conveyed to Ben Hartman, by deed recorded in Volume 12754, Page 68, Deed Records, Tarrant County, Texas, the Northeast corner of that tract of land conveyed to Sallie Gray Maxwell, by deed recorded in Volume 15079, Page 371, Deed Records, Tarrant County, Texas, said corner being in the South line of Alvarado Street (variable width right-of-way);

THENCE South 05 degrees 46 minutes 11 seconds West, along the West line of said Hartman tract, a distance of 150.00 feet to a point for corner, said corner being the Southwest corner of said Hartman tract, the Southeast corner of said Maxwell tract, and the Northeast corner of that tract of land conveyed to David Gupton and wife, Melva Gupton, by deed recorded in Volume 11632, Page 257, Deed Records, Tarrant County, Texas, from which a 3/8 iron rod found for witness bears North 06 degrees 11 minutes 34 seconds East, a distance of 0.36 feet;

THENCE South 85 degrees 00 minutes 00 seconds East, along the South line of said Hartman tract, a distance of 119.50 feet to a 1/2 inch iron set with plastic yellow cap stamped "CBG Surveying" at the POINT OF BEGINNING, said corner being on the South line of said Hartman tract, and the Northeast corner of Tract I, of said Andrews tract;

THENCE South 85 degrees 00 minutes 00 seconds East, along the South line of said Hartman tract, a distance of 60.00 feet to a 1/2 inch iron set with plastic yellow cap stamped "CBG Surveying" for corner, said corner being the Southeast corner of said Hartman tract, the Southwest corner of that tract of land conveyed to Jeffery C. Nall, by deed recorded in Instrument No. D209259258, Deed Records, Tarrant County, Texas, and the Northwest corner of that tract of land conveyed to Curtis D. Wood, by deed recorded in Volume 13129, Page 333, Deed Records, Tarrant County, Texas, from which a 1/2 inch iron rod found for witness bears North 12 degrees 23 minutes 25 seconds East, a distance of 2.38 feet;

THENCE South 05 degrees 46 minutes 11 seconds West, along the West line of said Wood tract, a distance of 149.81 feet to a 1/2 inch iron set with plastic yellow cap stamped "CBG Surveying" for corner, said corner being the Southwest corner of said Wood tract, and in the North line of W. Kimball Street (public right-of-way);

THENCE North 85 degrees 03 minutes 43 seconds West, along the North line of said W. Kimball Street, a distance of 60.00 feet to a 1/2 inch iron set with plastic yellow cap stamped "CBG Surveying" for corner, said corner being in the North line of said W. Kimball Street, and the Southeast corner of said Tract I;

THENCE North 05 degrees 46 minutes 11 seconds East, along the East line of said Tract I, a distance of 149.87 feet to the POINT OF BEGINNING, and containing 8,990 square feet or 0.21 acres of land.