

LEGAL DESCRIPTION

ZC#19-006

EXHIBIT "A"

33.495 Acres

Being all that certain lot, tract or parcel of land situated in the S. Mitchell Survey, Abstract Number 593 and Abstract Number 1024, City of Mansfield, Johnson County and Tarrant County, Texas, and being part of that certain called 110.120 acre tract of land described as Tract 1 in deed to Sowell Reserve Associates, L.P., recorded in Document Number D214209293 of the Official Public Records of Tarrant County, Texas, being part of that certain called 5.954 acre tract of land described in deed to Sowell Reserve Associates, L.P. recorded in Document Number D214209294 of the Official Public Records of Tarrant County, Texas, being all of that certain called 6.00 acre tract of land described in deed to William C. Bryant and wife, Debbie T. Bryant recorded in Volume 2557, Page 741 of the Real Property Records of Johnson County, Texas and being more particularly described as follows:

BEGINNING at the southwest corner of said Tract 1, and being in the intersection of Mathis Road and Mitchell Road;

THENCE N 30°47'58" W in Mitchell Road and the southwesterly line of said Tract 1 passing at 951.9 feet the south corner of said 5.954 acre tract and continuing with the west line thereof for a total distance of 1377.93 feet;

THENCE N 59°15'33" E, passing at 417.3 the east line of said 5.954 acre tract and the west line of said tract 1, continuing for a total distance of 807.35 feet;

THENCE S 75°43'12" E, 28.27 feet;

THENCE S 30°41'58" E, 257.86 to a point of curvature;

THENCE with the arc of a curve to the left, having a radius of 375.00 feet, a central angle of 44°17'44", whose chord bears S 52°50'50" E, 282.75 feet, an arc length of 289.91 feet;

THENCE S 75°08'16" E, 296.68 feet to a point for curvature;

THENCE with the arc of a curve to the right, having a radius of 325.00 feet, a central angle of 44°35'51", whose chord bears S 52°50'21" E, 246.63 feet, an arc length of 252.97 feet;

THENCE S 30°32'26" E, 429.76 feet to the south line of said tract 1 and being in said Mathis Road;

THENCE S 60°47'40" W, in said Mathis Road and with the south line of said Tract 1, passing at 139.5 feet the east corner of said 6.00 acre tract, continuing with the south line thereof, passing at 535.5 feet the south corner thereof, continuing with the south line of said Tract 1 a total distance of 1231.48 feet to the POINT OF BEGINNING and containing approximately 33.495 acres of land.