

ZC#19-015

EXHIBIT "A"

LEGAL LAND DESCRIPTION:

BEING A PORTION OF LOT 1, BLOCK 16, ORIGINAL TOWN OF MANSFIELD, TARRANT COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 63, PAGE 53, DEED RECORDS OF TARRANT COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN INSTRUMENT NO. D205041277, DEED RECORDS, TARRANT COUNTY, TEXAS, AND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A CAPPED IRON PIN SET IN THE NORTH LINE OF E. BROAD STREET AND THE EAST LINE OF A 15' ALLEY FOR THE SOUTHWEST CORNER OF A TRACT BEING DESCRIBED, SAID POINT BEING THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 16, ORIGINAL TOWN OF MANSFIELD;

THENCE NORTH 150.24 FEET ALONG THE EAST LINE OF SAID 15' ALLEY TO A 3/8" IRON PIN FOUND FOR THE NORTHWEST CORNER OF TRACT BEING DESCRIBED, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF A PORTION OF SAID LOT 1, BLOCK 16 ORIGINAL TOWN OF MANSFIELD, AS DESCRIBED IN DEED RECORDED IN VOLUME 11312, PAGE 1286, DEED RECORDS, TARRANT COUNTY, TEXAS;

THENCE NORTH 81 DEGREES 00 MINUTES 00 SECONDS EAST 68.00 FEET ALONG THE SOUTH LINE OF SAID TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN VOLUME 11312, PAGE 1286 TO A 1/2" IRON PIN FOUND FOR THE SOUTHEAST CORNER OF SAID TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN VOLUME 11312, PAGE 1286;

THENCE NORTH 50.00 FEET ALONG THE EAST LINE OF SAID TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN VOLUME 11312, PAGE 1286 TO A 1/2" IRON PIN FOUND IN THE SOUTH LINE OF A PORTION OF SAID LOT 1, BLOCK 16, ORIGINAL TOWN OF MANSFIELD, AS DESCRIBED IN DEED RECORDED IN VOLUME 8038, PAGE 1151, PAGE 1151, DEED RECORDS, TARRANT COUNTY, TEXAS, FOR THE MOST NORTHERLY NORTHWEST CORNER OF TRACT BEING DESCRIBED AND THE NORTHEAST CORNER OF SAID TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN VOLUME 11312, PAGE 1286;

THENCE NORTH 81 DEGREES 00 MINUTES 00 SECONDS EAST 57.40 FEET ALONG THE SOUTH LINE OF SAID TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN VOLUME 8038, PAGE 1151 TO A 1/2" IRON PIN FOUND IN THE WEST LINE OF A PORTION OF SAID

LOT 1, BLOCK 16, ORIGINAL TOWN OF MANSFIELD, AND BEING DESCRIBED IN DEED RECORDED IN VOLUME 9990, PAGE 1990, DEED RECORDS, TARRANT COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF TRACT BEING DESCRIBED AND THE SOUTHEAST CORNER OF SAID TRACT OF LAND AS DESCRIBED IN VOLUME 8038, PAGE 1151;

THENCE SOUTH 04 DEGREES 07 MINUTES 00 SECONDS EAST 198.50 FEET ALONG THE WEST LINE OF SAID TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN VOLUME 9990, PAGE 1990 TO A CAPPED IRON PIN SET IN THE IN THE NORTH R.O.W. LINE OF E. BROAD STREET FOR THE SOUTHEAST CORNER OF TRACT BEING DESCRIBED, SAID POINT ALSO BEING LOCATED IN A CURVE TO THE RIGHT WITH A RADIUS OF 856.50 FEET;

THENCE SOUTHWESTERLY ALONG SAID R.O.W. AND CURVE TO THE RIGHT 77.28 FEET TO A CAPPED IRON PIN SET FOR THE END OF SAID CURVE, WHOSE CHORD BEARS 77.25 FEET SOUTH 72 DEGREES 04 MINUTES 28 SECONDS WEST;

THENCE SOUTH 81 DEGREES 00 MINUTES 00 SECONDS WEST 64.54 FEET AND CONTINUING ALONG SAID R.O.W. TO THE POINT OF BEGINNING AND CONTAINING 0.516 ACRES OF LAND, MORE OR LESS