

EXHIBIT A
PROPERTY DESCRIPTION FOR ZC#20-003
310 E Broad St, being a portion of Block 10 of the Original Town of Mansfield

BEING a portion of Block 10, Original Town of Mansfield, an addition to the City of Mansfield, Texas according to the plat recorded in Volume 63, Page 53 of the Plat Records of Tarrant County, Texas and being all that certain tract of land described in deed to Ernst Realty Investments, LLC, recorded in Clerk's File No. D217114035 of the Official Public Records of Tarrant County, Texas and more particularly described by metes and bounds as follows:

BEGINNING at a 3/8-inch iron rod found at the Northeast corner of said Block 10 and said Ernst Realty Tract, being the Northwest corner of Block 9, said Original Town of Mansfield, and that certain tract of land described in deed to Patterson Insurance Agency, Inc., recorded in Volume 15299, Page 217 of the Deed Records of Tarrant County, Texas and lying in the South right-of-way line of East Broad Street (a called 100-foot wide right-of-way);

THENCE S 05° 15' 17" W, 149.55 feet along the common boundary line between said Ernst Realty Tract and said Patterson Tract with the common line between said Blocks 9 and 10 to a point at the Southeast corner of said Ernst Tract, being the Northeast corner of that certain tract of land described in deed to Lorenzo Castillo and wife, Maria Castillo, recorded in Volume 12739, Page 585 of the Deed Records of Tarrant County, Texas;

THENCE N 85° 12' 33" W, 109.96 feet along the common boundary line between said Ernst Realty Tract and said Castillo Tract to a 5/8-inch iron rod found at the Southwest corner of said Ernst Realty Tract, lying in the East boundary line of that certain tract of land described in deed to Mary Ann Eubank, recorded in Volume 12605, Page 1309 of the Deed Records of Tarrant County, Texas;

THENCE N 04° 58' 37" E, 149.81 feet along the common boundary line between said Ernst Realty Tract and said Eubank Tract to an "X" cut in concrete found at the Northwest corner of said Ernst Realty Tract, lying in the aforesaid South right-of-way line of East Broad Street and lying S 85° 04' 26" E, 290.16 feet along said right-of-way line from an "X" cut on top of a concrete retaining wall at its intersection with the East right-of-way line of Pond Street;

THENCE S 85° 04' 26" E, 110.68 feet along the North boundary line of said Ernst Realty Tract with the said South right-of-way line of East Broad Street to the PLACE OF BEGINNING, containing 0.379 acre (16,511 square feet) of land.



SURVEYED ON THE GROUND
JANUARY 23, 2020

A handwritten signature in black ink, appearing to read "Ronald W. Coombs", written over a horizontal line.

RONALD W. COOMBS, R.P.L.S.
STATE OF TEXAS No. 5294