

EXHIBIT "A"
Case Number DS 20-002

BEING a tract of land situated in the S.S. Callander Survey, Abstract No. 359, City of Mansfield, Tarrant County, Texas and being part of a called 28.721 acre tract of land described in the Special Warranty Deed to Glenn M. Day III, Mary Angelyn Day Englert, Margaret Ann Day Samson and Elizabeth Jean Day Cooper, recorded in Instrument No. D208367819, Official Public Records, Tarrant County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2-inch iron rod found for the common north west corner of said 28.721 acre tract and south corner of a called 1.744 acre tract of land described in the Constable's Deed to Doraco Brothers LLC, recorded in Instrument No. D215290961, Official Public Records, Tarrant County, Texas, and being more particularly described in the Corrected Special Warranty Deed to Texas Evergreen Corporation recorded in Instrument No. D210276021, Official Public Records, Tarrant County, Texas, and being in the east right-of-way line of State Highway 157 (a called 100-foot right-of-way);

THENCE North 59°14'58" East, with the common line of said 1.744 acre tract and 28.721 acre tract of land, a distance of 13.58 feet to the **POINT OF BEGINNING**;

THENCE North 59°14'58" East, continuing with the common line of said 1.744 acre tract and 28.721 acre tract of land, a distance of 371.51 feet to a point for corner, from which a 1/2-inch iron rod for the north corner of said 28.721 acre tract bears North 59°14'58" East, a distance of 600.46 feet;

THENCE over and across said 28.721 acre tract of land, the following courses and distances:

South 25°03'05" East, a distance of 248.23 feet to a point for corner;

South 64°56'55" West, a distance of 84.00 feet to a point for corner;

South 25°03'05" East, a distance of 318.00 feet to point for corner;

South 64°56'55" West, a distance of 116.02 feet to point for corner;

South 55°03'05" East, a distance of 31.18 feet to point for corner;

South 64°56'55" West, a distance of 221.70 feet to point for corner;

North 55°03'05" West, a distance of 31.18 feet to point for corner;

South 64°56'55" West, a distance of 4.62 feet to the beginning of a tangent curve to the left having a central angle of 20°30'42", a radius of 215.00 feet, a chord bearing and distance of South 54°41'34" West, 76.56 feet;

In a southwesterly direction, with said curve to the left, an arc distance of 76.97 feet to a point for corner;

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South 44°26'13" West, a distance of 82.79 feet to the beginning of a tangent curve to the right having a central angle of 39°53'36", a radius of 135.00 feet, a chord bearing and distance of South 64°23'01" West, 92.11 feet;

In a southwesterly direction, with said curve to the right, an arc distance of 94.00 feet to a point for corner;

South 84°19'49" West, a distance of 13.85 feet to a point for corner;

North 49°59'29" West, a distance of 20.96 feet to the beginning of a non-tangent curve to the right having a central angle of 15°55'10", a radius of 1849.88 feet, a chord bearing and distance of North 3°52'44" East, 512.33 feet;

In a northeasterly direction, with said curve to the right, an arc distance of 513.98 feet to a point for corner;

North 11°50'18" East, a distance of 126.14 feet to the **POINT OF BEGINNING** and containing 6.486 acres or 282,538 square feet of land.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.