

EXHIBIT A
ZC#20-XXX
LEGAL DESCRIPTION

Commonly known as 505 W Kimball St, Mansfield Tx 76063

BEING a portion of Block 37, 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 Robert Mitchell and wife, Cynthia Mitchell, recorded in Volume 7781, Page 1515 of the Deed Records of Tarrant County, Texas and more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found at the Southwest corner of said Mitchell Tract, being the Southeast corner of that certain tract of land described in deed to Avante Procurement LLC, recorded in Clerk's File No. D216292894 of the Official Public records of Tarrant County, Texas, lying by deed in the South boundary line of said Block 37, 12.5 feet from the Southwest corner thereof;

THENCE N 04" 29' 40" E, 300.00 feet along the common boundary line between said Mitchell Tract and said Avante Tract to a 1/2-inch iron rod found at the Northwest corner of said Mitchell Tract, lying in the South right-of-way line of West Kimball Street (a called 50-foot wide right-of-way);

THENCE S 85" 17' 00" E, 77.74 feet along the said South right-of-way line of West Kimball Street with the North boundary line of said Mitchell Tract to a 1/2-inch iron rod set with orange plastic cap stamped "R. W. COOMBS RPLS 5294" at the Northeast corner thereof, being the Northwest corner of Lot 1R, Block 37, Original Town of Mansfield, an addition to the City of Mansfield, Texas according to the plat recorded in Volume 388-194, Page 86 of the Plat Records of Tarrant County, Texas;

THENCE S 04" 29' 40" W, 300.00 feet along the common boundary line between said Mitchell Tract and said Lot 1R to a 1/2-inch iron rod found at the Southeast corner of said Mitchell Tract, lying in the South boundary line of aforesaid Block 37;

THENCE N 85" 17' 00" W, 77.74 feet along the South boundary line of said Mitchell Tract and said Block 37 to the PLACE OF BEGINNING, containing 0.535 acre (23,322 square feet) of land.