

Exhibit A
SUP #20-020

TRACT I:

All that certain tract of land situated in the Jacob Back Survey, Abstract No. 126, City of Mansfield, Tarrant County, Texas, known as Lot 3, Block 1, RACETRAC ADDITION, an addition to the City of Mansfield, Tarrant County, Texas, according to the plat recorded in County Clerk's Number D212077312, Deed Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod with cap stamped "RPLS 4838" set for the Southeast corner of said Lot 3, same being the Southwest corner of Lot 2, Block 1, Racetrac Addition, an addition to the City of Mansfield according to the plat thereof recorded in County Clerk's File Number D209171210, Deed Records, Tarrant County, Texas, said iron rod also being in the existing North right-of-way line of East Broad Street (120' right-of-way);

THENCE South 52 degrees 52 minutes 18 seconds West with the Southeast line of said Lot 3 and said existing North right-of-way line of East Broad Street, a distance of 3.59 feet to a 5/8 inch iron rod with cap stamped "RPLS 4838" set for the beginning of a curve to the right whose long chord bears South 53 degrees 21 minutes 27 seconds West, a distance of 21.67 feet;

THENCE Southwesterly, continuing with the Southeast line of said Lot 3 and said existing North right-of-way line of East Broad Street, curving to the right, having a radius of 1140.00 feet, through a central angle of 01 degrees 05 minutes 21 seconds, for an arc distance of 21.67 feet to a 5/8 inch iron rod with cap stamped "RPLS 4838" set for the beginning of a curve to the right whose long chord bears South 61 degrees 23 minutes 50 seconds West, a distance of 66.60 feet;

THENCE Southwesterly, continuing with the Southeast line of said Lot 3 and said existing North right-of-way line of East Broad Street, curving to the right, having a radius of 1126.84 feet, through a central angle of 03 degrees 23 minutes 13 seconds, for an arc distance of 66.61 feet to a 5/8 inch iron rod with cap stamped "RPLS 4838" set for the beginning of a curve to the left whose long chord bears South 61 degrees 45 minutes 30 seconds West, a distance of 53.48 feet;

THENCE Southwesterly, continuing with the Southeast line of said Lot 3 and said existing North right-of-way line of East Broad Street, curving to the left, having a radius of 1149.84 feet, through a central angle of 02 degrees 39 minutes 54 seconds, for an arc distance of 53.48 feet to a 5/8 inch iron rod with cap stamped "RPLS 4838" set for the Southwest corner of said Lot 3, same being the Southeast corner of Lot 4, Block 1, Racetrac Addition, an addition to the City of Mansfield, according to the plat thereof recorded in County Clerk's File Number D212310689, Deed Records, Tarrant County, Texas;

THENCE North 30 degrees 44 minutes 53 seconds West with the common line between said Lot 3 and said Lot 4, a distance of 217.68 feet to the Northwest corner of said Lot 3, same being a common corner with the remaining portion of that certain tract of land described in a deed to 360 Matlock Road Broad Street Partnership, as recorded in Volume 16224, Page 136, Deed Records, Tarrant County, Texas;

THENCE North 56 degrees 23 minutes 04 seconds East with the common line between said Lot 3 and said 360 Matlock Road Broad Street Partnership tract, a distance of 119.99 feet to a 5/8 inch iron rod with cap stamped "RPLS 4838" set for the Northeast corner of said Lot 3;

THENCE South 37 degrees 07 minutes 43 seconds East, continuing with the common line between said Lot 3 and said 360 Matlock Road Broad Street Partnership tract, at a distance of 13.83 feet, pass the Northwest corner of the aforesaid Lot 2, Block 1, Racetrac Addition, and continue with the common line between said Lot 3 and said Lot 2, a total distance of 227.30 feet to the PLACE OF BEGINNING, and containing a calculated area of 0.681 acres (29,645 square feet) of land, more or less.

TRACT II - Easement Estate:

Easement estates as to that land described in County Clerk's File Numbers D207138600, and D209213281; corrected in D212298323, Deed Records of Tarrant County, Texas.