

# SUP#21-001 EXHIBIT A

## METES AND BOUNDS DESCRIPTION

BEING a tract of land situated in the E. McAnier Survey, Abstract No. 1005, City of Mansfield, Tarrant County, Texas, being part of a tract conveyed to Fifteen Oaks Mansfield, L.P., recorded in Document No. D205288048 of the Official Public Records, Tarrant County, Texas (OPRTCT), and being all of a Tract 2 conveyed to Michael P. Collini, recorded in Document No. D210239946 OPRTCT, and being part of a tract conveyed to First Baptist Church of Mansfield, by deed recorded in Volume 7667, Page 1119 of the Deed Records, Tarrant County, Texas (DRTCT), with the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod found on the east line of Regency Parkway, a 70-foot right-of-way created by the final plat of Section One, McCaslin Business Park, recorded in Document No. D203330304 OPRTCT, for the south corner of a tract conveyed to Michael P. Collini, recorded in Document No. D212112078 OPRTCT;

THENCE along the southeast line thereof, the following:

N 54°56'11" E, 14.22 feet to a 1/2" iron rod found;

A tangent curve to the right having a central angle of 11°52'41", a radius of 1035.00 feet, a chord of N 60°52'31" E - 214.18 feet, an arc length of 214.57 feet to a 1/2" iron rod found;

N 66°48'52" E, 65.10 feet to a 1/2" iron rod found;

A tangent curve to the left having a central angle of 06°41'16", a radius of 965.00 feet, a chord of N 63°28'14" E - 112.57 feet, an arc length of 112.64 feet to a 1/2" iron rod found;

And N 60°07'36" E, 1085.76 feet to a point on the lower northeast line thereof, being on the southwest line of a tract conveyed to Stephen Clare Horning-Lockwood, recorded in Volume 10470, Page 1069 DRTCT;

THENCE S 30°07'32" E, 425.14 feet along the southwest line thereof to a 1/2" iron rod with plastic cap found for the north corner of a right-of-way dedication created by the final plat of Highland Heights Addition;

## SUP#21-001 EXHIBIT A

THENCE S 60°08'03" W, 1031.11 feet along the northwest line of Highland Heights Addition to a 1/2" iron rod found for the east corner of Lot 2, Block 3, McCaslin Business Park, recorded in Document No. D204167038, Official Public Records, Tarrant County, Texas, for a northwesterly corner of Lot 1, Block 1, Highland Heights Addition, recorded in Document No. D216107477 OPRTCT;

THENCE N 29°29'19" W, 243.27 feet along the northeast line of Lot 2, Block 3 to a 1/2" iron rod with plastic cap found for the north corner thereof, being the east corner of said Collini tract;

THENCE S 35°07'57" W, 395.72 feet along the northwest line of Lot 2 to a 1/2" iron rod with plastic cap found on the east line of Regency Parkway, a 70-foot right-of-way created by the final plat of Section One, McCaslin Business Park, recorded in Document No. D203330304 OPRTCT, for the west corner of Lot 2;

THENCE N 54°52'03" W, 76.13 feet along the east line of Regency Parkway to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

THENCE continuing along the east line of Regency Parkway, around a tangent curve to the right having a central angle of 22°21'35", a radius of 785.00 feet, a chord of N 43°41'16" W - 304.40 feet, an arc length of 306.35 feet to the POINT OF BEGINNING with the subject tract containing 560,584 square feet or 12.869 acres of land.