

# EXHIBIT A

## SUP# 20-019

BEING a 1.72 acre tract of land out of the ELIZABETH MCANIER SURVEY, ABSTRACT NUMBER 1005 AND THE RICHARD BRATTON SURVEY, ABSTRACT NUMBER 114, situated in Tarrant County, Texas and being a portion of called 65.432 acre tract of land conveyed to Steve Clare Horning-Lockwood by deed of record in Volume 10631, Page 2330 of the Real Property Records of Tarrant County, Texas and being more particularly described by metes and bounds as follows:

**BEGINNING**, at a 1/2 inch iron rod with yellow plastic cap stamped "WIER AND ASSOCIATES" found at the North end of a right-of-way return at the intersection of the West right-of-way line of Matlock Road (right-of-way width varies) and the North right-of-way line of East Broad Street (right-of-way width varies), being the most Easterly Southeast corner of said 65.432 acres and hereof;

**THENCE**, along said right-of-way return, being the common East line of said 65.432 acre tract, along a non-tangent curve to the right, having a radius of 58.00 feet, a chord bearing of S20°15'55"W, a chord length of 89.70 feet, a delta angle of 101°17'37", an arc length of 102.54 feet to a 1/2 inch iron rod with yellow plastic cap stamped "WIER AND ASSOCIATES" found at the end of said curve, being the most Southerly Southeast corner of said 65.432 acre tract and hereof;

**THENCE**, along the North right-of-way line of East Broad Street, being the common South line of said 65.432 acre tract, along a compound curve to the right, having a radius of 940.00 feet, a chord bearing of S78°25'43"W, a chord length of 259.10 feet, a delta angle of 15°50'36", an arc length of 259.93 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set for the Southwest corner hereof, from which an X-cut found bears, along a chord, N70°24'45"W, a distance of 741.73 feet;

**THENCE**, leaving the North right-of-way line of East Broad Street, over and across said 65.432 acre tract, the following four (4) courses and distances:

1. N06°58'12"W, a distance of 281.99 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set for the Northwest corner hereof;
2. N85°39'47"E, a distance of 140.77 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the point of curvature of a non-tangent curve to the left;
3. Along said non-tangent curve to the left, having a radius of 150.00 feet, a chord bearing of N72°35'59"E, a chord length of 68.55 feet, a delta angle of 26°25'02", an arc length of 69.16 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the end of said curve;
4. N59°23'28"E, a distance of 21.18 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the curving West right-of-way line of Matlock Road, being the common East line of said 65.432 acre tract, for the Northeast corner hereof, from which a 1/2 inch iron rod with yellow plastic cap

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stamped "WIER AND ASSOCIATES" found bears, along a chord, N28°32'21"W, a distance of 24.50 feet;

**THENCE**, along the curving West right-of-way line of Matlock Road, being the common East line of said 65.432 acre tract, the following three (3) courses and distances:

1. Along a non-tangent curve to the right, having a radius of 502.11 feet, a chord bearing of S24°20'22"E, a chord length of 49.08 feet, a delta angle of 05°36'11", an arc length of 49.10 feet to a 1/2 inch iron rod with yellow plastic cap stamped "WIER AND ASSOCIATES" found at the point of curvature of a reverse curve to the left;
2. Along said reverse curve to the left, having a radius of 526.11 feet, a chord bearing of S25°47'32"E, a chord length of 76.84 feet, a delta angle of 08°22'31", an arc length of 76.91 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the end of said curve;
3. S29°59'23"E, a distance of 82.92 feet to the **POINT OF BEGINNING** and containing an area of 1.72 Acres, or (75,113 Square Feet) of land, more or less.