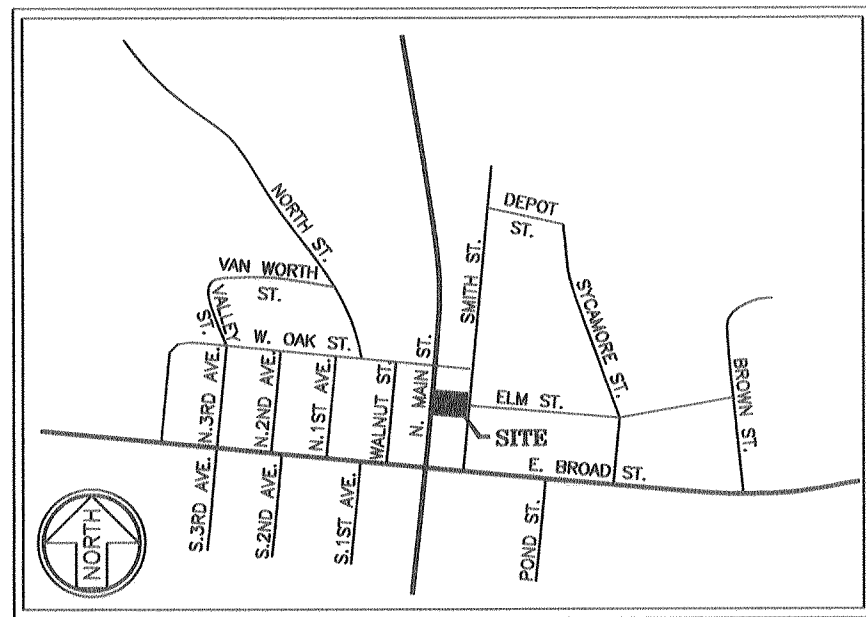


EXHIBIT A

Being all of Lot 2R2, Block 1, Original Town of Mansfield, according to the plat filed in Instrument No. D219192162, Plat Records, Tarrant County, Texas, a copy of which is attached hereto.

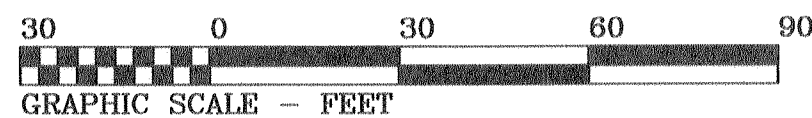
EXHIBIT "A"



VICINITY MAP
NOT TO SCALE

* NOTES *

1. NOTICE: SELLING A PORTION OF ANY LOT IN THE ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW AND CITY ORDINANCE AND IS SUBJECT TO PENALTIES IMPOSED BY LAW.
2. BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL TEXAS ZONE DERIVED FROM CITY OF MANSFIELD MONUMENTS BC-2 & BC-6.
3. NO PORTION OF THIS PROPERTY LIES WITHIN A 100-YEAR FLOOD BOUNDARY LINE ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR THE CITY OF MANSFIELD, TARRANT COUNTY, TEXAS, COMMUNITY PANEL No. 48439C0460 K, MAP REVISED SEPTEMBER 25, 2009.
4. THIS PLAT DOES NOT ALTER OR REMOVE EXISTING COVENANTS OR RESTRICTIONS, IF ANY, ON THIS PROPERTY.
5. PROPERTY CORNERS ARE AS SHOWN HEREON.

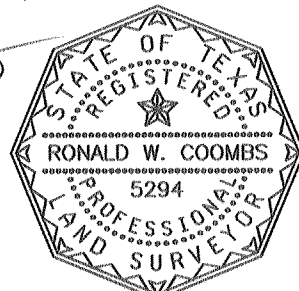


SCALE: 1" = 30'

SURVEYOR'S CERTIFICATE

THIS is to certify that I, RONALD W. COOMBS, a Registered Professional Land Surveyor of the State of Texas, have platted the above subdivision from an actual survey on the ground and that all lot corners, angle points and points of curve shall be properly marked on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

RONALD W. COOMBS, R.P.L.S.
Texas Registration No. 5294



THE REASON FOR THIS REPLAT IS TO
CREATE TWO SEPARATE LOTS

AFTER RECORDING RETURN TO THE CITY OF
MANSFIELD 1200 E. BROAD STREET, MANSFIELD,
TEXAS 76063

THIS PLAT RECORDED IN INSTRUMENT # **D219192162**, T.C.T. DATE: **8-27-19**

IPF DENOTES IRON PIPE FOUND
IRF DENOTES IRON ROD FOUND
IRS DENOTES IRON ROD SET
W/ORANGE PLASTIC CAP STAMPED
"R. W. COOMBS RPLS 5294"
C.M. DENOTES CONTROLLING MONUMENT

STATE OF TEXAS

COUNTY OF TARRANT

WHEREAS, JIMMY R. McCLENDON and wife, MARY E. McCLENDON and JEFF DELAVEGA INVESTMENTS, LLC are the sole owners of Lot 2R, Block 1, Original Town of Mansfield, an addition to the City of Mansfield, Tarrant County, Texas according to the plat recorded in Clerk's File No. D210202307 of the Official Public Records of Tarrant County, Texas and more particularly described by metes and bounds as follows:

BEGINNING at an "X" cut in concrete found at the Northeast corner of said Lot 2R, being the Southeast corner of Lot 1, Block 1, Original Town of Mansfield, an addition to the City of Mansfield, Tarrant County, Texas according to the plat recorded in Volume 63, Page 53 of the Plat Records of Tarrant County, Texas and lying in the West right-of-way line of Smith Street (a 50-foot wide right-of-way);

THENCE S 04° 44' 45" W, 75.00 feet along the said West right-of-way line of Smith Street to an "X" cut in concrete found at the Southeast corner of said Lot 2R, being the Northeast corner of that certain portion of Lot 3, said Block 1 described in deed to 128 N. Main St., LLC recorded in Clerk's File No. D212058022 of the Official Public Records of Tarrant County, Texas;

THENCE N 85° 15' 15" W, 100.00 feet along the South boundary line of said Lot 2R with the North boundary line of said 128 N. Main Tract to a point in a wall at the Southwest corner of said Lot 2R, lying in the East right-of-way line of North Main Street (a called 101-foot wide right-of-way) and from which an "X" cut in concrete found bears N 85° 15' 15" W, 1.00 feet;

THENCE N 04° 44' 45" E, 75.00 feet along the said East right-of-way line of North Main Street to a P.K. Nail found with a yellow plastic cap stamped "GEODATA" at the Northwest corner of said Lot 2R, being the Southwest corner of aforesaid Lot 1;

THENCE S 85° 15' 15" E, 100.00 feet along the common boundary line between said Lots 1 and 2R to the PLACE OF BEGINNING, containing 0.172 acre (7,500 square feet) of land.

STATE OF TEXAS

COUNTY OF TARRANT

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, JIMMY R. McCLENDON and wife, MARY E. McCLENDON and JEFF DELAVEGA INVESTMENTS, LLC, acting by and through the undersigned, its duly authorized agent, being the sole owners of the above described parcel, do hereby adopt the herein above described property as LOTS 2R1 AND 2R2, BLOCK 1, ORIGINAL TOWN OF MANSFIELD, an addition to the City of Mansfield, Tarrant County, Texas and do dedicate to the public use the streets and easements as shown thereon.

WE hereby set our signatures for the purposes herein expressed this the 7th day of

August, 2019.

JIMMY R. McCLENDON

MARY E. McCLENDON

I hereby set my signature for the purposes herein expressed this the 2 day of

August, 2019.

JEFF DELAVEGA INVESTMENTS, LLC

BY: Jeff DeLavega

JEFF DELAVEGA, President

STATE OF TEXAS

COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared JIMMY R. McCLENDON and wife, MARY E. McCLENDON, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 7th day of

August, 2019.

NOTARY PUBLIC

STATE OF TEXAS

STATE OF TEXAS

COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared JEFF DELAVEGA, President of Jeff Delavega Investments, LLC, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purposes and considerations therein expressed in the capacity therein stated and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 2 day of

August, 2019.

NOTARY PUBLIC

STATE OF TEXAS



REPLAT

LOTS 2R1 & 2R2, BLOCK 1
ORIGINAL TOWN OF MANSFIELD

BEING A REVISION OF LOT 2R, BLOCK 1
ORIGINAL TOWN OF MANSFIELD ACCORDING TO
THE PLAT FILED IN CLERK'S FILE No. D210202307
OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS

2 LOTS 0.172 ACRE

JULY 26, 2019

SD# 19-034

OWNER LOT 2R1:
JIMMY AND BETH McCLENDON
27 FOREST DRIVE
MANSFIELD, TEXAS 76063
CONTACT: BETH McCLENDON
PHONE (817) 228-5089
email: bethmcclendon@yahoo.com
CC# D210202307, O.P.R.T.C.T.

OWNER LOT 2R2:
JEFF DELAVEGA INVESTMENTS, LLC
130 N. MAIN STREET
MANSFIELD, TEXAS 76063
CONTACT: JEFF DELAVEGA
PHONE (817) 225-6275
email: hilltopbicycle@gmail.com
CC# D217291312, O.P.R.T.C.T.

SURVEYOR:
COOMBS LAND SURVEYING, INC.
P. O. BOX 6160
FORT WORTH, TEXAS 76115
CONTACT: RON COOMBS, R.P.L.S.
PHONE (817) 920-7600
email: ron.coombs@sbglobal.net

APPROVED BY THE CITY OF MANSFIELD	<u>8/19</u>	2019	<u>Jeff DeLavega</u>
APPROVED BY:	<u>8/19</u>	2019	<u>Jeff DeLavega</u>
ATTEST:			<u>Michael Jones</u>
			PLANNING & ZONING SECRETARY

