

***EXHIBIT "A"***  
***50.97' WIDE DRAINAGE EASEMENT***  
***THOMAS J. HANKS SURVEY, ABSTRACT No. 1109***  
***CITY OF MANSFIELD, JOHNSON COUNTY, TEXAS***

**BEING** a 0.667 acre tract of land situated in the Thomas J. Hanks Survey, Abstract No. 1109, Johnson County, Texas, being a portion of Lot 1R, Block 1, MISD 6th Avenue Transportation Addition, an Addition to the City of Mansfield, Johnson County Texas, according to the plat recorded in Instrument No. 2025-177, Drawer Q, Official Records, Johnson County, Texas (ORJCT), and being more particularly described by metes and bounds as follows:

**COMMENCING** at a 1/2 inch capped iron rod stamped "BEASLEY RPLS 4050" found in the north line of said Lot 1R, for the southeast corner of a called 122.221 acre tract of land described in the deed to Bethlehem Baptist Church of Mansfield Incorporation, as recorded in Instrument No. 2023-15520, Official Records, Johnson County, Texas, and for the southwest corner of Lot 1, Block 1, Broseh Industrial Park, an addition to the City of Mansfield, according to the plat recorded in Volume 9, Page 902, Drawer D, Plat Records, Johnson County, Texas; **THENCE** South 59°39'32" West, with the common line of said Lot 1R, and said Bethlehem Baptist Church of Mansfield Incorporation, a distance of 1.48 feet to the **POINT OF BEGINNING**:

**THENCE** over and across said Lot 1R, the following courses and distances:

South 29°58'08" East, a distance of 571.15 feet to a point for corner;

South 60°01'52" West, a distance of 29.47 feet to a point for the beginning of a curve to the right, having a radius of 27.50 feet and a chord which bears South 85°44'41" West, a distance of 23.86 feet;

In a southwesterly direction with said curve to the right, through a central angle of 51°25'38", an arc length of 24.68 feet to a point for the end of said curve to the right;

North 29°58'08" West, a distance of 560.46 feet to a point for corner;

North 59°39'32" East, a distance of 50.97 feet to the **POINT OF BEGINNING** and containing 29,034 Square Feet or 0.667 of an Acre of Land, more or less.

