

EXHIBIT A

Being 0.677 acres of land located in a portion of Lot 3, Block 48, Hillcrest Addition, an addition to the City of Mansfield, Tarrant County, Texas according to the plat recorded in Volume 388-40, Page 9. Plat Records, Tarrant County, Texas, and being a portion of the tract of land described in the deed to City of Mansfield, recorded in County Clerk's Instrument No. D197209860, Deed Records, Tarrant County, Texas. Said 0.677 acres of land being more particularly described as follows:

BEGINNING at a 1/2" iron rod stamped "Brittain & Crawford" found at the southwest corner of a tract of land described in the deed to Mansfield Independent School District (MISD), recorded in County Clerk's Instrument No. D224073257, Deed Records, Tarrant County, Texas and said iron rod found lying in the east line of Lot 3R, Block 47, Hillcrest Addition Seventh Installment, an addition to the City of Mansfield, Tarrant County, Texas according to the plat recorded in County Clerk's Instrument No. D198163594, Deed Records, Tarrant County, Texas;

THENCE along the south line of said MISD tract as follows:

1. N81°47'44"E, a distance of 75.00 feet to a 1/2" iron rod stamped "Brittain & Crawford" found;
2. S08°07'25"E, a distance of 32.90 feet to a 1/2" iron rod stamped "Brittain & Crawford" found;
3. S74°43'20"E, a distance of 324.26 feet to a 1/2" iron rod stamped "Brittain & Crawford" found;
4. S07°59'10"E, a distance of 75.54 feet to a 1/2" iron rod stamped "Beasley RPLS 6066" set in the south line of said City of Mansfield tract and lying in the north line of Southern Pacific Railroad Company;

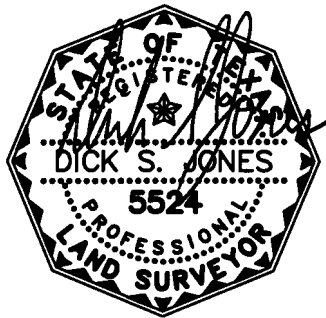
THENCE N74°46'04"W, along the said south line, a distance of 405.64 feet to a 1/2" iron rod stamped "Brittain & Crawford" found at the southeast corner of said Lot 3R;

THENCE N08°07'49"W, along the east line of said Lot 3R, a distance of 76.31 feet to the point of beginning, containing 0.677 acres of land.

The bearings recited hereon are oriented to NAD83 Texas North Central Zone.

SHEET 1 of 2
SEE 8-1/2"X11" PLAT ATTACHED

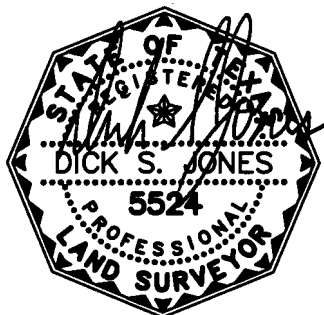
Dick S. Jones
Registered Professional
Land Surveyor No. 5524





Lot 3R, Block 47
Hillcrest Addition, Seventh Installment
CC# D198163594
D.R.T.C.T.

POINT OF
BEGINNING



DICK S. JONES
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 5524

Prepared 11 July 2025

**HERBERT S.
BEASLEY**

REGISTERED PROFESSIONAL SURVEYORS

LAND SURVEYORS L.P.

• LAND • TOPOGRAPHIC
• CONSTRUCTION SURVEYING
FIRM NO. 10094900
METRO 817-429-0194
FAX 817-446-5488
hsbeasley@msn.com

P. O. BOX 8873
FORT WORTH, TEXAS 76124

Mansfield Independent
School District
CC# D224073257
D.R.T.C.T.

Remainder Portion
Lot 3, Block 48
Hillcrest Addition
V.388-40, P.9
P.R.T.C.T.

City of Mansfield
CC# D197209860
D.R.T.C.T.

City of Mansfield
CC# D197209860
D.R.T.C.T.

29,480 sq. ft.
0.677 ac.

SOUTHERN PACIFIC RR COMPANY

LEGEND NOTES:

CM - Controlling Monument.
IRF - Iron Rod Found.
IRS - Iron rod stamped "Beasley
RPLS 6066" set
Fnd - Found.
UE - Utility Easement.
B&C - Brittain-Crawford

Basis of Bearing - NAD 83 (2011)(Epoch: 2010.0000)
Geoid 18, Texas North Central Zone, City of Mansfield
GPS monument 1-07. Grid bearings & Surface distances.
Grid Scale Factor = 0.9999083719

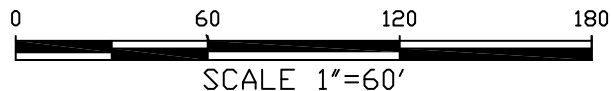


EXHIBIT B

**SURVEY MAP
OF
0.677 ACRES OF LAND
LOCATED IN BLOCK 48, LOT 3
HILLCREST ADDITION**

SHEET 2 OF 2