

ST. PETER CHURCH



EXHIBIT "A"

PROPERTY DESCRIPTION

STATE OF TEXAS:
COUNTY OF DENTON:

BEING a tract of land situated in the Lewis Medlin Survey, Abstract No. 830, Denton County, Texas, being those tracts of land as described in deeds to Saint Peter Lutheran Church, recorded in 2009-111646 & 2009-11647, Official Records, Denton County, Texas (ORDCT), being a portion of Lot 1, Block 25 of the final plat of Lot 1X, Block 24 and Lot 1, Block 25, Chadwick Farms Addition, an addition to the City of Fort Worth, Denton County, Texas as recorded in 2010-2, ORDCT, and being more particularly described as follows:

BEGINNING at the most southerly clip corner of the intersection of the westerly line of Cleveland-Gibbs Road (120' R.O.W. per 2009-30, ORDCT) and the southwesterly line of Chadwick Parkway (60' R.O.W. per 2009-30, ORDCT);

THENCE along the westerly line of said Cleveland-Gibbs Road and the east line of said Lot 1, Block 25, as follows:

Southwesterly, along a curve to the left, having a radius of 1860.00 feet, a central angle of 19°39'50", an arc distance of 638.35 feet, and a chord that bears S 28°32'08" W, 635.22 feet to the end of said curve;

S 18°42'13" W, tangent to said curve, a distance of 22.35 feet to the most southerly corner of said Lot 1, Block 25 and the most easterly corner of said Lot 1X, Block 24 of said Chadwick Farms Addition;

THENCE departing the westerly line of said Cleveland-Gibbs Road, along the line common to the southerly and westerly line of said Lot 1, Block 25 and the easterly line of said Lot 1X, Block 24, as follows:

N 74°09'27" W, a distance of 272.49 feet;

N 53°46'13" W, a distance of 144.99 feet;

N 26°43'21" W, a distance of 113.17 feet;

N 36°18'19" W, a distance of 406.87 feet;

N 36°01'20" W, a distance of 26.19 feet to the northwest corner of said Saint Peter Lutheran Church tract recorded in 2009-11647, ORDCT;

THENCE N 70°53'08" E, departing the easterly line of said Lot 1X, Block 24, across said Lot 1, Block 25, along the northerly line of said Saint Peter Lutheran Church tracts, a distance of 750.46 feet to a point in the southwesterly line of said Chadwick Parkway (60' R.O.W. per 2009-218 & 2009-30, ORDCT), being the northeast corner of said Saint Peter Lutheran Church tract recorded in 2009-11646, ORDCT;

THENCE along the southwesterly line of said Chadwick Parkway and the northeasterly line of said Lot 1, Block 25, as follows:

Southeasterly, along a non-tangent curve to the left, having a radius of 1830.00 feet, a central angle of 08°25'54", an arc distance of 269.30 feet, and a chord that bears S 46°11'04" E, 269.06 feet to the end of said curve;

S 50°24'01" E, tangent to said curve, a distance of 119.66 feet;

S 05°56'22" E, a distance of 14.27 feet to the POINT OF BEGINNING and containing 477,561 square feet or 10.963 acres of land.

NOTES:

1. The bearings hereon are referenced to the deed recorded under County Clerk's File No. 99-R0075117 of the Deed Records of Denton County, Texas.

2. This document was prepared under 22TAC 663.21, does not reflect the results of an on the ground survey, and is not to be used convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

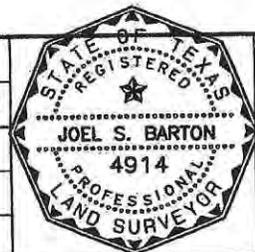
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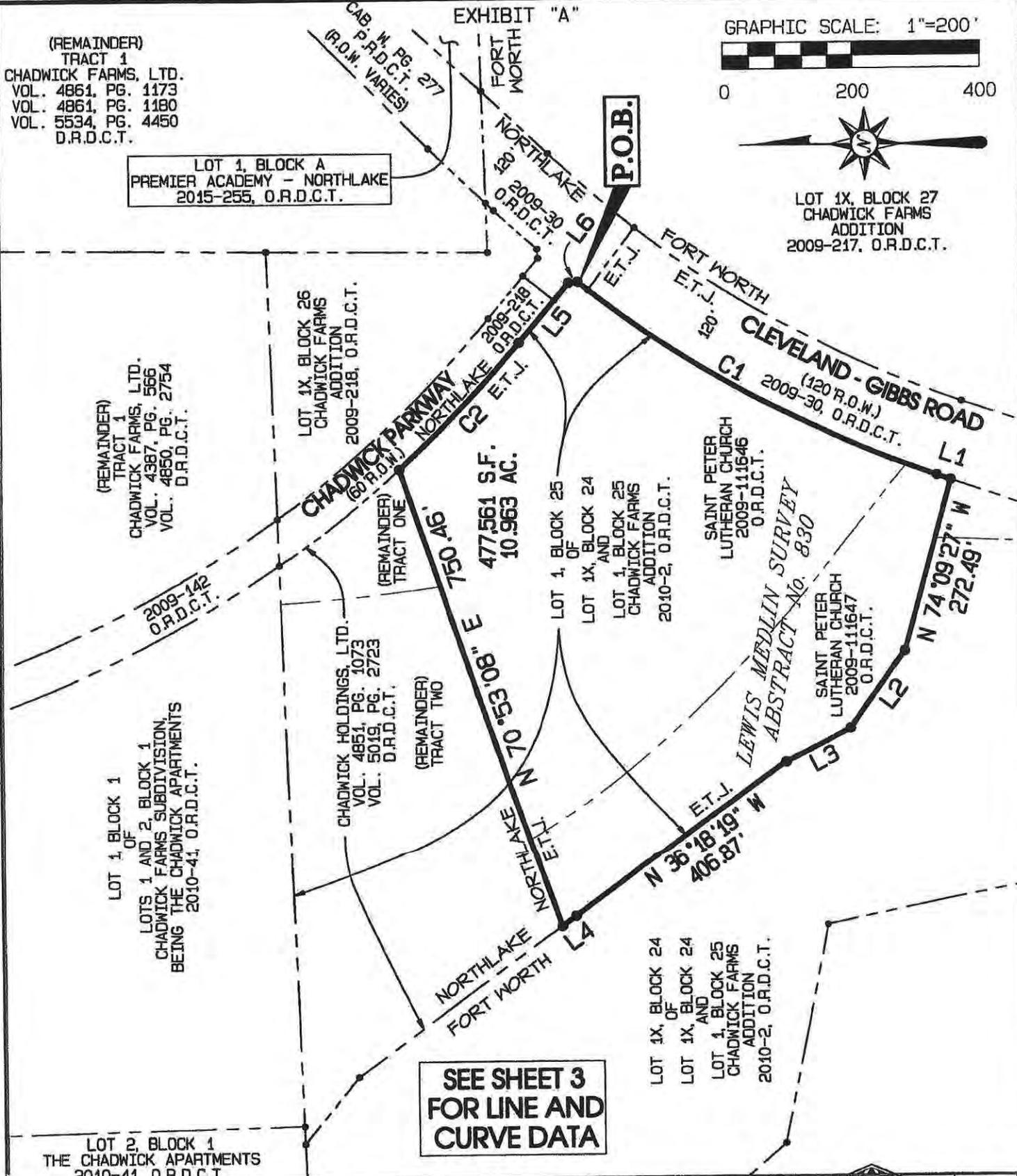
2405 Mustang Drive, Grapevine, TX. 76051
Metro (817) 329-4373
TBPLS FIRM No. 10021700

Joel S. Barton

Scale: NONE
Date: 1/27/2022
Job No.: 10313
Drafted: T. J. M.
Checked: J. S. B.



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Scale: 1"=200'
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EXHIBIT "A"

LINE DATA

LINE	BEARING	DISTANCE
L1	S18 °42 '13"W	22.35'
L2	N53 °46 '13"W	144.99'
L3	N26 °43 '21"W	113.17'
L4	N36 °01 '20"W	26.19'
L5	S50 °24 '01"E	119.66'
L6	S05 °56 '22"E	14.27'

CURVE DATA

CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	1860.00'	19 °39 '50"	638.35'	S28 °32 '08"W	635.22'
C2	1830.00'	8 °25 '54"	269.30'	S46 °11 '04"E	269.06'

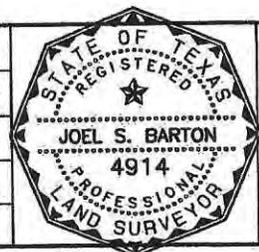
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