

## EXHIBIT A for ZC#17-015

### FIELD NOTES

0.505 acres of land  
a portion of  
Block 31

### **Original Town of Mansfield**

Tarrant County  
Texas

All that certain lot, tract, or parcel of land lying and being a portion of Block 31, Original Town of Mansfield, Tarrant County, Texas, and being a portion of that certain tract of land conveyed by Timothy Dickey, a single person, to Harris Cook Properties according to the General Warranty Deed on May 22, 2017, the County Clerk instrument number ascribed thereto being D217117655, as filed of record in the Official Public Records of Tarrant County, Texas, and all of that certain tract of land conveyed by Gumaro A. Lavander, an unmarried person, to Harris Cook Properties on August 19, 2015, according to the Warranty Deed with Vendor's Lien, the County Clerk instrument number ascribed thereto being D215191806, as filed of record in the Official Public Records of Tarrant County, Texas and all of that certain tract of land conveyed by Mary Ethyl Dunagan, an unmarried woman, to Harris Cook Properties on March 24, 2017, according to the General Warranty Deed with Vendor's Lien, the County Clerk instrument number ascribed thereto being D217075963, as filed of record in the Official Public Records of Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron rod with a yellow plastic cap marked "GSW Surveyors" (State Plane Coordinate, North: 6,889,767.72 feet and East: 2,385,988.31 feet Texas North Central Zone, based upon the North American Datum of 1983 (2011)[Epoch:2010.0000]) set in the south line of that certain tract of land conveyed by Matthew L. Howton and spouse, Frances C. Howton, to Timothy Dickey, a single person, according to the Warranty Deed with Vendor's Lien on May 15, 2001, the County Clerk instrument number ascribed thereto being D201115644, as filed of record in the Official Public Records of Tarrant County, Texas, said point being in a chain link fence line, for the southeast corner of this tract, and being in the north line of that certain tract of land conveyed by Robert J. Robertson and wife, Judy D. Robertson, to Celestino Donjuan and wife, Maria Guadalupe Donjuan according to the Warranty Deed with Vendor's Lien dated July 1, 2009, the County Clerk instrument number ascribed thereto being D209181922, as filed of record in the Official Public Records of Tarrant County, Texas, said point also being the southeast corner of the said Dickey to Harris Cook tract, for the southeast corner of this tract, from which a 1/2" iron rod found, the northeast corner of said Donjuan tract, bears N 85°32'16" W, a distance of 7.67 feet;

THENCE N 85°32'16" W, along the north line of said Donjuan tract and along the south line of said Dickey tract, and along the south line of said Dickey to Harris Cook tract, a distance of 110.21 feet to a 1/2" iron rod with a yellow plastic cap marked "GSW Surveyors" set in the west line of said Block 31 and in the east line of South 3<sup>rd</sup> Street, said point being the

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southwest corner said Dickey tract and the southwest corner of said Dickey to Harris Cook tract and the northwest corner of said Donjuan tract, for the southwest of this tract;

THENCE N 04°00'38" E, along the west line of said block, the east line of said street, and along the west line of said Dickey tract and along the west line of said Dickey to Harris Cook tract, at a distance of 99.61 feet pass a 5/8" iron rod with a yellow plastic cap marked "Moss," the northwest corner of said Dickey tract and said Dickey to Harris Cook tract and the southwest corner of said Dunagan to Harris Cook tract, continuing along the west line of Block 31 and along the east line of said street and along the west line of said Dunagan to Harris Cook tract, in all a distance of 200.26 feet to a 1/2" iron rod with a yellow plastic cap marked "GSW Surveyors" set at the intersection of the east line of said South 3<sup>rd</sup> Street and the south line West Kimball Street, said point being the northwest corner of said Block 31 and being the northwest corner of said Dunagan to Harris Cook tract, for the northwest corner of this tract;

THENCE S 84°54'33" E, along the north line of said Block 31, and along the south line of said street, and along the north line of said Dunagan to Harris Cook tract, at a distance of 56.11 feet pass the northeast corner of the Dunagan to Harris Cook tract and the northwest corner of said Lavander to Harris Cook tract, continuing along the north line of said Block 31, and along the south line of said street and along the north line of said Lavander to Harris Cook tract, in all a distance of 110.23 feet to a 1/2" iron rod with a yellow plastic cap marked "GSW Surveyors" set for the northeast corner of said Lavander to Harris Cook tract, for the northeast corner of this tract;

THENCE S 04°00'38" W, along the east line of said Lavander to Harris Cook tract, at a distance of 99.19 feet pass a 1/2" iron rod with a red plastic cap marked "B+D" found, the southeast corner of said Lavander to Harris Cook tract, and the southwest corner of that certain tract of land conveyed by Jesus L. Orona and wife Maria E. Orona to Avante Procurement, LLC, on November 4, 2016 according to the General Warranty Deed, the County Clerk instrument number ascribed thereto being D216266519, as filed of record in the Official Public Records of Tarrant County, Texas, in all a distance of 199.04 feet to the PLACE OF BEGINNING, and containing 0.505 acres of land, more or less.



