

EXHIBIT A for ZC#17-017

FIELD NOTES

**0.316 of an acre 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 situated in the City of Mansfield, and being a portion of Block 31, Original Town of Mansfield according to the plat thereof filed of record in Volume 63, Page 53, Plat Records of Tarrant County, Texas, and being that same tract of land conveyed by Geneva B. Galloway, a widow, to Jesus L. Orona and wife Maria E. Orona according to the deed filed of record in Volume 12349, Page 1615, Official Public Records of Tarrant County, Texas, said tract is purported to be that same tract of land conveyed by Jesus L. Orona and wife Maria E. Orona to Avante Procurement, LLC, according to the deed filed of record as Instrument #D216266519 in the Official Public Records of Tarrant County, Texas, and being more particularly by metes and bounds as follows:

BEGINNING at a 1/2" iron rod with yellow plastic cap marked "GSW Surveyors" (State Plane Coordinates, Texas North Central Zone, N: 6,889,966.25 feet, E: 2,386,002.23 feet, based upon the North American Datum of 1983) set in the south line of West Kimball Street, said point being the northeast corner of that certain tract of land conveyed to Harris Cook Properties by Gumaro A. Lavander according to the deed filed of record as Instrument #D215191806, Official Public Records of Tarrant County, Texas, for the northwest corner of this tract;

THENCE S 84°54'33" E, along the north line of said Orona tract and along the south line of said West Kimball Street a distance of 140.03 feet to a 1/2" iron rod with yellow plastic cap marked "GSW Surveyors" set at the intersection of the south line of said West Kimball Street and the west line of South Second Street, the northeast corner of said Orona tract, for the northeast corner of this tract;

THENCE S 04°00'38" W, along the west line of said South Second Street, and along the east line of said Orona tract, a distance of 97.33 feet to a 1/2" iron rod found with yellow plastic cap, the northeast corner of that certain tract of land conveyed to Timothy Dickey according to the deed filed of record in Volume 14903, Page 24, Official Public Records of Tarrant County, Texas, for the southeast corner of this tract;

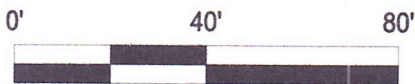
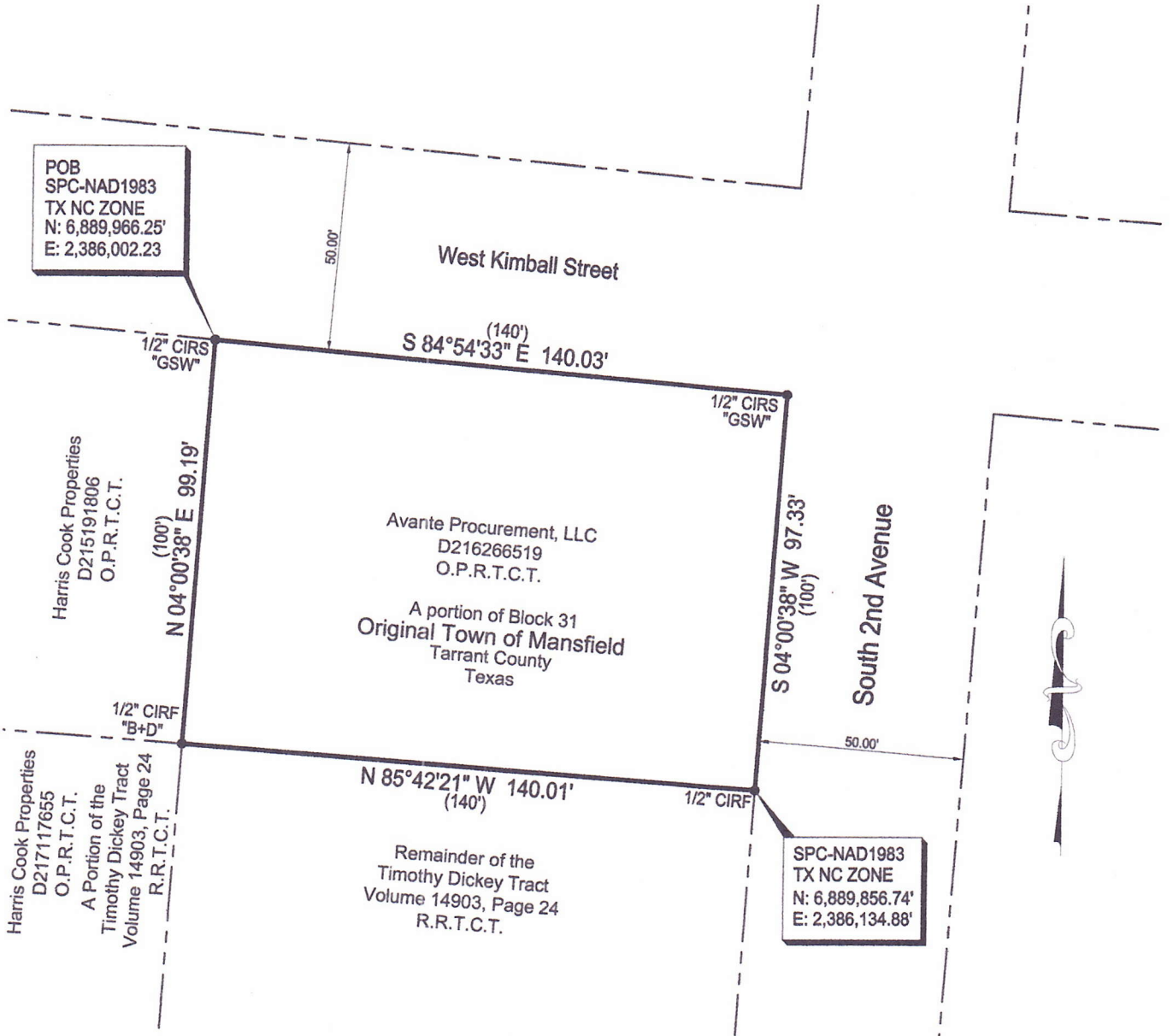
THENCE N 85°42'21" W, along the north line of said Dickey tract and along the south line of said Orona tract, a distance of 140.01 feet to a 1/2" iron rod with red plastic cap marked "B+D" found, the southeast corner of said Harris Cook Properties tract and the northeast corner of another tract of land conveyed to Harris Cook Properties by Timothy Dickey according to the deed filed of record as Instrument #D217117655, for the southwest corner of this tract;

THENCE N 04°00'38" E, along the east line of the Lavander to Harris Cook Properties tract and along the west line of said Orona tract, a distance of 99.19 feet to the place of beginning and containing 0.316 of an acre of land, more or less.



Great Southwestern Land Surveyors, LLC

1305 Brook Arbor Drive • Mansfield • Texas • 76063 • 817-822-3591



Graphic Scale in Feet
1"=40'

I hereby affirm that this plat represents a survey made on the ground on September 9, 2017, and that it substantially conforms to the Professional and Technical Standards of the Texas Board of Professional Land Surveying.

W. Michael Evans

W. Michael Evans

Registered Professional Land Surveyor No. 4715

Notes:

1. Unless otherwise shown hereon, bearings, grid distances, and coordinates shown hereon are referenced to the Texas Coordinate System of 1983, North Central Zone, and are based on the North American Datum of 1983, the combined grid factor is 0.99982219413, and the angle of convergence is 00°44'20".
2. Distances shown hereon that are not indicated to be "Grid" distances are Surface distances.
3. This is a BOUNDARY SURVEY ONLY, and has been made without the benefit of a title commitment letter and the information that would have been contained therein. Therefore, the surveyor associated with the preparation of document is not liable for any muniments of title or easements that may be of record that may not be reflected herein.
4. For a description of this tract, see the field notes attached hereto and, by this reference, made a part hereof.



LEGEND:

- CIRF = Capped Iron Rod Found
- CIRS = Capped Iron Rod Set
- IRF = Iron Rod Found
- ☒ = Water Meter
- ⚡ = Power Pole
- 📡 = Satellite TV Antenna
- ↓ = Down Guy
- — — = Overhead Electric Line
- — — = Overhead Telephone Line
- — — = 6' Wooden Privacy Fence
- — — = 4' Chain Link Fence
- (XXX) = Record Data

BOUNDARY SURVEY
0.316 of an acre of land
and being a portion of
BLOCK 31
Original Town of Mansfield
Tarrant County
Texas
according to the plat filed of record in Volume 63, Page 53,
Plat Records of Tarrant County, Texas

Firm Registration No. 10163400