

**FIELD NOTES FOR THE RE-ZONING OF 35.565 ACRES TO SF 7.5/16
FROM CURRENT EXISTING ZONING CATEGORIES OF PR, SP, C-2 & C-3**

BEING A 38.044 ACRE TRACT OF LAND SITUATED IN THE L.H. STEPHENS SURVEY ABSTRACT NO.785, AND THE D. DELAY SURVEY ABSTRACT NO. 421, CITY OF MANSFIELD, JOHNSON COUNTY, TEXAS AND BEING PART OF THAT CERTAIN TRACT OF LAND AS DESCRIBED IN A DEED TO ORVILLE A. LYLES JR. ET AL., AS RECORDED IN BOOK 2135 DEED RECORDS, JOHNSON COUNTY, TEXAS AND IN A DEED TO CHARLES D. LUMMUS AS RECORDED IN BOOK 3632, PAGE 416 DEED RECORDS JOHNSON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8 INCH IRON ROD FOUND FOR THE MOST WESTERLY CORNER OF THE MISO CRAWFORD TREESE ADDITION LOT 1 BLOCK 1 AS RECORDED IN CABINET C SLIDE 146 OF THE PLAT RECORDS, JOHNSON COUNTY TEXAS.

THENCE SOUTH 55 DEGREES 32 MINUTES 18 SECONDS EAST ALONG THE SOUTHWEST LINE OF SAID LOT 1 BLOCK 1 AND ALONG THE NORTHEAST RIGHT OF WAY OF SOUTH MAIN STREET (BUSINESS 287, A CALLED 100 FOOT RIGHT OF WAY) AND PASSING THE MOST SOUTHERLY CORNER OF SAID LOT 1 BLOCK 1 OF LONE STAR RANCH PHASE 1 AT A DISTANCE OF 1,112.17 FEET AND PASSING THE MOST SOUTHERLY CORNER OF LOT 1 BLOCK 6 AT A DISTANCE OF 1,412.17 OF THE LONE STAR RANCH PHASE 1 AS RECORDED IN BOOK 10 PAGE 483 FEET OF THE PLAT RECORDS OF JOHNSON COUNTY, TEXAS AND CONTINUING ALONG THE NORTHEAST RIGHT OF WAY SAID SOUTH MAIN STREET FOR A TOTAL DISTANCE 2,492.17 TO THE **POINT OF BEGINNING.**

THENCE NORTH 34 DEGREES 27 MINUTES 32 SECONDS EAST DEPARTING THE NORTHEAST RIGHT OF WAY OF SOUTH MAIN STREET (BUSINESS 287), A DISTANCE OF 607.18 FEET TO A POINT FOR CORNER.

THENCE NORTH 59 DEGREES 54 MINUTES 54 SECONDS EAST A DISTANCE OF 1,101.40 FEET TO A POINT FOR CORNER SAID POINT BEING ON THE MOST SOUTHERLY LINE OF THE PLAINCO PROPERTY L.P. TRACT.

THENCE SOUTH 29 DEGREES 55 MINUTES 53 SECONDS EAST ALONG THE MOST SOUTHERLY LINE OF SAID PLAINCO PROPERTY L.P. TRACT. A DISTANCE OF 747.31 FEET TO A POINT FOR CORNER.

THENCE SOUTH 60 DEGREES 04 MINUTES 07 SECONDS WEST DEPARTING THE MOST SOUTHERLY LINE OF SAID PLAINCO PROPERTY L.P. TRACT AND GENERALLY FOLLOWING AN EXISTING FENCE A DISTANCE OF 464.64 FEET TO A POINT FOR CORNER.

THENCE SOUTH 31 DEGREES 07 MINUTES 32 SECONDS EAST, GENERALLY FOLLOWING AN EXISTING FENCE, A DISTANCE OF 694.62 FEET TO A POINT FOR CORNER.

THENCE SOUTH 58 DEGREES 52 MINUTES 28 SECONDS WEST A DISTANCE OF 628.82 FEET TO A POINT FOR CORNER, SAID POINT BEING ON THE NORTHEAST RIGHT OF WAY OF SAID SOUTH MAIN STREET (BUSINESS 287).

THENCE NORTH 55 DEGREES 32 MINUTES 18 SECONDS WEST, CONTINUING ALONG THE NORTHEAST RIGHT OF WAY OF SAID SOUTH MAIN STREET (BUSINESS 287), A DISTANCE OF 1319.04 TO THE **POINT OF BEGINNING AND CONTAINING 38.044 ACRES, MORE OR LESS.**

SAVE AND EXCEPT A 2.479 ACRE TRACT KNOWN AS FREIGHT TRAIN UNIT WELL NO. 111 AS RECORDED IN BOOK 4486, PAGE 238 R.P.R.J.C.T LEAVING A TOTAL ACREAGE OF 35.565 ACRES OF LAND, MORE OR LESS.

GENERAL NOTES

1. Property corners are marked with ½ inch iron rods with plastic caps stamped "USA INC" unless otherwise noted.
2. Bearings are based on the most Southeasterly line of Lone Star Ranch Phase One as recorded in Book 10, Page 483 of the Plat Records Johnson County, Texas and in County Clerk File # 2012000017105 of the County Clerk's Records Johnson County, Texas.
3. Plotting this property on F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48251C0125J, revised December 4, 2012, indicates that this tract lies within Zone "X" (unshaded) which is outside the limits of the delineated flood plain.



USA PROFESSIONAL SERVICES GROUP, INC.
TEXAS BOARD OF PROFESSIONAL ENGINEERS REGISTERED ENGINEERING FIRM F-1845
TEXAS BOARD OF PROFESSIONAL LAND SURVEYING REGISTERED SURVEYING FIRM 101074-00
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EXHIBIT **A**
LEGAL DESCRIPTION

USAI 2013004.00
OCTOBER 22, 2014