

**EXHIBIT A**  
**ZONING CASE ZC#19-002**

**LEGAL LAND DESCRIPTION:**

BEING 11.820 acres (514,877 square feet) of land in the Treese Crawford Survey, Abstract No. 831, City of Mansfield, Johnson County, Texas, said 11.820 acres (514,877 square feet) of land being all that certain tract of land described in a General Warranty Deed to William B. Mashburn living Trust u/t/d December 13, 2004 (hereinafter referred to as Mashburn tract), as recorded in Book 4082, Page 138, Official Public Records, Johnson County, Texas (O.P.R.J.C.T.) and being all that certain tract of land described in a Warranty Deed to Central Mansfield Church of Christ (hereinafter referred to as Church of Christ tract), as recorded in Instrument Number 2014-19060, O.P.R.J.C.T.; said 11.820 acres (514,877 square feet) of land being more particularly described, by metes and bounds, as follows:

BEGINNING at a one-half inch iron rod found for the Northerly corner of said Mashburn tract, same being the Southeasterly line of that certain tract of land described in a General Warranty Deed to Knapp Sisters Investment, Ltd. (hereinafter referred to as Knapp tract), as recorded in Instrument Number D199244207, Official Public Records, Tarrant County, Texas, same also being the Northerly Northwest corner of that certain tract of land described as Vinewood Addition, an addition to the City of Mansfield, Johnson County, Texas, according to the plat recorded in Volume 4, Page 31, Plat Records, Johnson County, Texas (P.R.J.C.T.);

THENCE South 29 degrees 28 minutes 42 seconds East, departing the Southeasterly line of said Knapp tract and with the common line between said Mashburn tract and said Vinewood Addition, a distance of 919.39 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for the Southeasterly corner of said Mashburn tract, same being the North corner of that certain tract of land described as Vinewood Addition (hereinafter referred as Block 1), an addition to the City of Mansfield, Johnson County, Texas, according to the plat recorded in Volume 8, Page 138, P.R.J.C.T.;

THENCE South 61 degrees 18 minutes 53 seconds West with the common line between said Mashburn tract and said Block 1, a distance of 345.75 feet to the Southerly corner of said Mashburn tract, same being the existing Northeasterly right-of-way line of South Main Street, also known as U.S. 287 Business (100' right-of-way), as recorded in Volume 14, Page 487, District Clerk Condemnation Book, from which a one-half inch iron rod found bears South 61 degrees 21 minutes 48 seconds West, a distance of 0.51 feet;

THENCE North 55 degrees 37 minutes 38 seconds West with the common line between said Mashburn tract and the existing Northeasterly right-of-way line of said South Main Street, pass at a distance of 68.38 feet, the Southwesterly corner of said Mashburn tract, same being the Southerly corner of said Church of Christ tract, from which a one-half iron rod with plastic cap stamped "GRANT" found bears South 53 degrees 37

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minutes 42 seconds West, a distance of 0.27 feet and continue with said course and with the common line between said Church of Christ tract and the existing Northeasterly right-of-way line of said South Main Street for a total distance of 998.65 feet to the Northwesterly corner of said Church of Christ tract, from which a one-half iron rod found bears North 23 degrees 11 minutes 07 seconds East, a distance of 0.48 feet;

THENCE North 59 degrees 17 minutes 33 seconds East, continue with the common line between said Church of Christ tract and the existing Northeasterly right-of-way line of said South Main Street, pass at a distance of 27.57 feet, the existing Northeasterly right-of-way line of said South Main Street, same being the Southerly corner of the remainder of said Knapp tract and continue with said course and the common line between said Church of Christ tract and said Knapp tract for a total distance of 408.84 feet to a one-half iron rod found for the Northerly corner of said Church of Christ tract, same being the Westerly corner of said Mashburn tract;

THENCE North 59 degrees 05 minutes 37 seconds East with the common line between said Mashburn tract and said Knapp tract, a distance of 377.20 feet to the PLACE OF BEGINNING, and containing a calculated area of 11.820 acres (514,877 square feet) of land.



*[Handwritten signature]*  
02/18/19