



Legal Description for: 111 Walnut Street (0.75 Acres)

All that certain lot, tract or parcel of land being a portion of Block 3, Original Town of Mansfield, Tarrant County, Texas, according to the plat thereof recorded in Volume 63, Page 53, of the Deed Records of Tarrant County, Texas, and being that same four tracts of land conveyed by deed to Kenneth M. Kavanagh, and recorded in Volume 11435, Page 2135 of the Deed of Records of Tarrant County, Texas being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod found for corner in the South line of Oak Street, and in the West line of Walnut Street, said iron rod being in the Northeast corner of Lot 3 of said Block 3 of the Original Town of Mansfield.

THENCE (deed call) South, with the West line of said Walnut Street, and with the East line of said Block 3, a distance of 314.00 feet to a one inch pipe found for corner, said corner being the Southeast corner of said Kavanagh tracts;

Thence West, with the South line of Kavanagh tracts, a distance of 100.00 feet to an iron rod found for corner;

THENCE North, with the West line of said Kavanagh tracts, a distance of 189.00 feet to a point for corner, said point being an inside ell corner of said Kavanagh tracts;

THENCE West, 10.00 feet to a point for corner in the West line of said Kavanagh tracts;

THENCE North, with the West line of said Kavanagh tracts, a distance of 125.00 feet to a point for corner, said point being an inside ell corner of said Kavanagh tracts, and being the Northwest corner of said Kavanagh tracts;

THENCE West, with the South line of said Oak Street, and with the North line of said Kavanagh a distance of 100.00 feet to the POINT OF BEGINNING, and containing 32,650 square feet of land, or 0.75 of an acre of land, more or less.





**Covenant**  
Architecture

106 E Church Street  
Weatherford, TX 76086  
(817) 565-9826  
matt@covenantarch.com

Lumberyard  
Food Truck and Bar

111 Walnut Street  
Mansfield, TX 76063

ISSUE DATE  
05-01-2019

EXHIBIT A  
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ZONING CASE NUMBER: ZC#18-007