

EXHIBIT A ZC# 19-012

LEGAL LAND DESCRIPTION

BEING a portion of that certain tract of land in the Samuel Mitchell Survey, Abstract No. 1024, City of Mansfield, Tarrant County, Texas and in the Samuel Mitchell Survey, Abstract No. 593, City of Mansfield, Johnson County, Texas, described in a Warranty Deed to Bobby Floyd Havens and wife, Mary Ann Havens (hereinafter referred to as Havens tract), as recorded in Volume 458, Page 127, Deed Records, Johnson County, Texas (D.R.J.C.T.), and being more particularly described, by metes and bounds, as follows:

BEGINNING at a three inch pipe found for the Northerly corner of said Havens tract, same being the Southeasterly line of that certain tract of land described as Tract 4 in a Special Warranty Deed to Living Church (hereinafter referred to as Living Church tract), as recorded in Instrument Number D218159009, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.), same also being the existing Southwesterly right-of-way line of South Mitchell Road, also known as County Road 2004 (variable width right-of-way);

THENCE South 30 degrees 35 minutes 21 seconds East, departing the Southeasterly line of said Living Church tract and with the common line between said Havens tract and the existing Southwesterly right-of-way line of said South Mitchell Road, a distance of 903.87 feet to the easterly corner of said Havens tract;

THENCE South 59 degrees 39 minutes 36 seconds West, continue with the common line between said Havens tract and the existing Southwesterly right-of-way line of said South Mitchell Road, pass at a distance of 3.76 feet, the Northerly corner of that certain tract of land described as Lot 1, Block 1, The Ranch (hereinafter referred to as Lot 1), an addition to the City of Mansfield, Johnson County, Texas, according to the plat recorded in Volume 8, Page 208, Plat Records, Johnson County, Texas, and continue with said course and departing the existing Southwesterly right-of-way line of said South Mitchell Road, and the common line between said Havens tract and said Lot 1, pass at a distance of 385.41 feet to the Westerly corner of said Lot 1, same being the most Northerly corner of that certain tract of land described in a Special Warranty Deed to L.R. Ray, Trustee of the L.R. Ray and Tommy A. Ray Trust, Dated January 18, 1994 (hereinafter referred to as L.R. Ray tract), as recorded in Instrument Number 201300007246, Official Public Records, Johnson County, Texas, and continue with said course and the common line between said Havens tract and said L.R. Ray tract, pass at a distance of 685.13 feet, the Northerly Northwest corner of said L.R. Ray tract, same being the Northerly corner of that certain tract of land described as Lot E, Block 1, A. Moore U.S. 287 South Addition (hereinafter referred to as Lot E), an addition to the City of Mansfield, Johnson County and Tarrant County, Texas, according to the plat recorded in Instrument Number D183342088, O.P.R.T.C.T., and continue with said course and the common line between said Havens tract and said Lot E for a total distance of 1433.99 feet to a one-half inch iron rod found in concrete for the Southerly corner of said Havens tract, same being the Easterly corner of that certain tract of land described as Lot C, Block 1, A. Moore U.S. 287 South Addition (hereinafter referred to as Lot C), an addition to the City of Mansfield, Johnson County and Tarrant County, Texas, according to the plat recorded in Instrument Number D183342088, O.P.R.T.C.T.;

THENCE North 30 degrees 17 minutes 41 seconds West, departing the Northwesterly line of said Lot E and with the common line between said Havens tract and said Lot C, pass at a distance of 502.35 feet, the Northerly corner of said Lot C, same being the Southeasterly corner of that certain tract of land described as Lot B, Block 1, A. Moore U.S. 287 South Addition (hereinafter referred to as Lot B), an addition to the City of Mansfield, Johnson County and Tarrant County, Texas, according to the plat recorded in Instrument Number D183342088, O.P.R.T.C.T., and continue with said course and the common line between said Havens tract and said Lot B, pass at a distance of 703.95 feet, the Northeasterly corner of said Lot B, same being the Southeasterly corner of that certain tract of land described as Lot A, Block 1, A. Moore U.S. 287 South Addition (hereinafter referred to as Lot A), an addition to the City of Mansfield, Johnson County and Tarrant County, Texas, according to the plat recorded in Instrument Number D183342088, O.P.R.T.C.T. and continue with said course and the common line between said Havens tract and said Lot A for a total distance of 911.48 feet to the Westerly corner of said Havens tract, same being the Northeasterly corner of said Lot A, same also being the Southeasterly line of the aforesaid Living Church tract, from which a one-half inch iron rod found in concrete bears North 30 degrees 17 minutes 41 seconds West, a distance of 3.73 feet;

THENCE North 59 degrees 57 minutes 54 seconds East with the common line between said Havens tract and said Living Church tract, a distance of 1429.36 feet to the **PLACE OF BEGINNING**, and containing a calculated area of 29.832 acres or (1,299,475 square feet) of land.

Michael Dan Davis

DATE:

Registered Professional Land Surveyor No. 4838

BANNISTER ENGINEERING, LLC

REGISTRATION NO. 10193823



Project No. 090-19-012 | Date: 7/31/2019 | Page 1 of 1 | Drawn by: SA | Checked by: MD2

ZONING LIMITS EXHIBIT

ALL OF BOBBY FLOYD HAVENS AND MARY ANN HAVENS
OUT OF SAMUEL MITCHELL SURVEY, ABSTRACT NO. 1024
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS
& SAMUEL MITCHELL SURVEY, ABSTRACT NO. 593
CITY OF MANSFIELD, JOHNSON COUNTY, TEXAS

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