

**ZONING LIMITS****LEGAL LAND DESCRIPTION**

**BEING** 32.558 acres (1,418,212 square feet) of land in the Daniel Delay Survey, Abstract Number 421, the John Robertson Survey, Abstract Number 1317, the Milton Gregg Survey Abstract Number 555, and the Samuel Mitchell Survey, Abstract Number 1024, City of Mansfield, Tarrant County, Texas, the Daniel Delay Survey, Abstract Number 209, City of Mansfield, Johnson County, Texas; said 32.558 acres (1,418,212 square feet) of land is a portion of land described in a Corrected Deed to Living Church (hereinafter referred to as Living Church tract), Instrument Number 2019-22232, Official Public Records, Johnson County, Texas (O.P.R.J.C.T.) and containing all of that certain tract of land described as Lot 1, R.H. Perry Addition, City of Mansfield, Tarrant County, Texas as recorded in Cabinet B, Slide 1139, Plat Records, Tarrant County, Texas (P.R.T.C.T.); said 32.558 acres (1,418,212 square feet) of land being more particularly described, by metes and bounds, as follows:

**BEGINNING** at a Southwesterly corner of said Living Church tract, same being a Northwesterly corner of that certain tract of land described as Lot 1, Mansfield Lodge Number 331 (hereinafter referred to as the Mansfield Lodge tract), as recorded in Volume 458, Page 127, P.R.T.C.T., same also being the existing Northeasterly right-of-way line of South U.S. Highway 287 (400' right-of-way), as recorded in Volume 5773, Page 917, Deed Records, Tarrant County, Texas;

**THENCE** North 21 degrees 33 minutes 02 seconds West with the common line between said Living Church tract and the existing Northeasterly right-of-way line of said South U.S. Highway 287, a distance of 296.25 feet to the Westerly Northwest corner of said Living Church tract, same being the Westerly Southwest corner of that certain tract of land described Tract 2 in a General Warranty Deed to Conway Madison, LLC (hereinafter referred to as Madison tract), Instrument number D209279400, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.), from which a five-eighths inch capped iron rod stamped "SEMPCO" bears South 63 degrees 52 minutes 46 seconds West, a distance of 0.82 feet;

**THENCE** North 59 degrees 38 minutes 46 seconds East with the common line between said Living Church tract and Madison tract, a distance of 382.54 feet to an angle point in the Northwesterly line of said Living Church tract, same being an angle point in the Southeasterly line of said Madison tract;

**THENCE** South 30 degrees 29 minutes 11 seconds East, continue with the common line between said Living Church tract and said Madison tract, a distance of 141.40 feet to a one-inch iron rod found for corner;

**THENCE** North 59 degrees 44 minutes 41 seconds East, continue with the common line between said Living Church tract and said Madison tract, a distance of 795.69 feet to a one-half inch iron rod found for corner;

**THENCE** North 60 degrees 51 minutes 45 seconds East, continue with the common line between said Living Church tract and said Madison tract, a distance of 183.75 feet to a one-half inch capped iron rod stamped "Wier & Assoc." found for corner;

**THENCE** North 29 degrees 57 minutes 31 seconds West, continue with the common line between said Living Church tract and said Madison tract, a distance of 535.03 feet to a one-half inch capped iron rod stamped "Wier & Assoc." found for corner in the existing Southwesterly right-of-way line of South Mitchell Road (variable width right-of-way);

**THENCE** North 64 degrees 04 minutes 26 seconds East with the common line between said Living Church tract and the existing Southwesterly right-of-way line of South Mitchell Road, a distance of 67.03 feet;

**THENCE** South 62 degrees 34 minutes 06 seconds East, crossing said Living Church tract, a distance of 633.39 feet to the beginning of a curve to the left, whose long chord bears South 71 degrees 50 minutes 28 seconds East, a distance of 204.64 feet;

**THENCE** Easterly, continue crossing said Living Church tract and with said curve to the left having a radius of 635.00 feet, through a central angle of 18 degrees 32 minutes 45 seconds, for an arc distance of 205.54 feet;

**THENCE** South 81 degrees 06 minutes 50 seconds East, continue crossing said Living Church tract, a distance of 298.80 feet to the beginning of a curve to the right, whose long chord bears South 55 degrees 44 minutes 21 seconds East, a distance of 419.97 feet;

**Continued on Page 2:**

Project No. 999-19-056 | Date: 12/13/2019 | Page 1 of 2 | Drawn by: SA | Checked by: MD2

**ZONING LIMITS EXHIBIT**

PORTION OF LIVING CHURCH OUT OF THE  
DANIEL DELAY SURVEY, ABSTRACT NUMBER 421,  
JOHN ROBERTSON SURVEY, ABSTRACT NUMBER 1317,  
MILTON GREGG SURVEY, ABSTRACT NUMBER 555,  
SAMUEL MITCHELL SURVEY, ABSTRACT NUMBER 1024  
CITY OF MANSFIELD, TARRANT COUNTY AND  
DANIEL DELAY SURVEY, ABSTRACT NUMBER 209  
CITY OF MANSFIELD, JOHNSON COUNTY, TEXAS



**ZONING LIMITS****LEGAL LAND DESCRIPTION****Continued from Page 1:**

**THENCE** Southeasterly, continue crossing said Living Church tract and with said curve to the right having a radius of 490.00 feet, through a central angle of 50 degrees 44 minutes 59 seconds, for an arc distance of 434.02 feet;

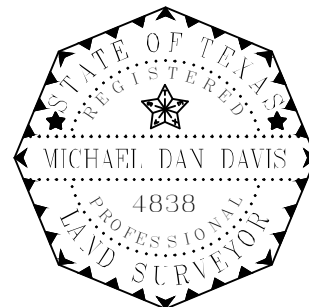
**THENCE** South 30 degrees 00 minutes 00 seconds East, continue crossing said Living Church tract, a distance of 11.86 feet to the Southeasterly line of said Living Church tract, same being the Northwesterly line of that certain tract of land described in a Warranty Deed to Bobby Floyd Havens and wife, Mary Ann Havens, (hereinafter referred to as Havens tract), Volume 458, Page 127, Deed Records, Johnson County, Texas;

**THENCE** South 59 degrees 57 minutes 54 seconds West with the common line between said Living Church tract and said Havens tract, a distance of 1419.86 feet to the Northeasterly corner of that certain tract of land described as Lot A, Block 1, A. Moore U.S. 287 South Additions (hereinafter referred to as Lot A), an addition to the City of Mansfield, Tarrant County, Texas, according to the plat recorded in Instrument Number D183342088, O.P.R.T.C.T., from which a one-half inch iron rod found bears North 30 degrees 17 minutes 41 seconds West, a distance of 3.73 feet;

**THENCE** North 59 degrees 58 minutes 05 seconds West with the common line between said Living Church tract and said Lot A, a distance of 350.50 feet to a Southerly corner in the South line of said Living Church tract, same being the Southeasterly corner of that certain tract of land described in a Warranty Deed with Vendor's Lien to Chun Yu Niu, Wen Mei Niu, Mike Penmu Kao and Ruby Tzumiao Kao (hereinafter referred to as the Niu and Kao tract), as recorded in Instrument Number D187615409, O.P.R.T.C.T.;

**THENCE** North 30 degrees 30 minutes 35 seconds West with the common line between said Living Church tract and said Niu and Kao tract, passing at a distance of 485.03 feet a three-eighths inch iron rod found for the Northerly corner of said Niu and Kao tract, same being the Southeasterly corner of said Mansfield Lodge tract, and continuing with said course for a total distance of 583.90 feet to a one-half inch iron rod found for a Southwesterly corner of said Living Church tract, same also being the Northeasterly corner of said Mansfield Lodge tract;

**THENCE** South 59 degrees 37 minutes 24 seconds West with the common line between said Living Church tract and said Mansfield Lodge tract, a distance of 590.81 feet to the **PLACE OF BEGINNING**, and containing a calculated area of 32.558 acres (1,418,212 square feet) of land.



*[Signature]* 12/13/19

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