

**EXHIBIT A**  
**ZC#21-009**  
**ZONING METES & BOUNDS DESCRIPTION**

**BEING** a 146.4801 acre (6,380,673 square foot) tract of land situated in the William Styles Survey, Abstract No. 791, the John Q. Wheeler Survey, Abstract No. 903, and the S.M. Kemp Survey, Abstract No. 492, City of Mansfield, Johnson County, Texas, and being all of a called 144.248 acre tract of land described in Special Warranty Deed to Ira T. Kimbrough and Andree E. Kimbrough Real Estate, LLC, recorded in Instrument No. 2012-12986, Official Public Records, Johnson County, Texas, and being all of a called 43.330 acre tract of land described in General Warranty Deed to Mansfield Independent School District recorded in Volume 3935, Page 293, Deed Records, Johnson County, Texas, and being all of a called 3.151 acre tract of land described in Deed without Warranty to Ira T. Kimbrough and Andree E. Kimbrough Real Estate, LLC recorded in Instrument No. 2020-1749, said Official Public Records, and being more particularly described as follows:

**BEGINNING** at a 2-inch iron pipe found for the southeast corner of the said called 144.248 acre tract;

**THENCE** South 60°34'44" West, along the south line of the said called 144.248 acre tract, a distance of 1708.09 feet to a 1-inch iron pipe found for the southwest corner of the said called 144.248 acre tract, and being in the northeast line of Jessica Drive, (no right-of-way dedication document found);

**THENCE** North 30°17'30" West, along the west line of the said called 144.248 acre tract, at a distance of 2068.31 feet passing the southwest corner of the said called 43.330 acre tract of land, and continuing with the west line of the said called 43.330 acre tract of land in all a total distance of 3437.43 feet to a 1/2-inch iron rod found at the northwest corner of the said called 43.330 acre tract, being at the intersection of said Jessica Drive and Hanks street (no right-of-way dedication document found);

**THENCE** North 66°17'34" East, along the north line of the said called 43.330 acre tract of land, a distance of 1230.23 feet to a 1/2-inch iron rod found for corner;

**THENCE** North 66°32'11" East, continuing along the said north line, at a distance of 249.12 feet passing a 1/2-inch iron rod with cap stamped "R.W. COOMBS RPLS 5294" found at the northeast corner of the said called 43.330 acre tract, and continuing in all a total distance of 940.88 feet to a 1/2-inch iron rod with cap stamped "R.W. COOMBS RPLS 5294" found for corner;

**THENCE** South 30°38'58" East, along the east line of the said called 144.248 acre tract of land, a distance of 59.69 feet to a 1/2-inch iron rod with cap stamped "R.W. COOMBS RPLS 5294" found for corner, being at the northwest corner of the said called 3.151 acre tract of land;

**THENCE** North 62°14'22" East, along the north line of the said called 3.151 acre tract, a distance of 141.75 feet to a 1/2-inch iron rod found in the west right-of-way line of 7th Street, a

70-foot wide right-of-way, being at the beginning of a non-tangent curve to the right having a central angle of  $13^{\circ}04'01''$ , a radius of 965.00 feet, a chord bearing and distance of South  $19^{\circ}26'25''$  East, 219.60 feet;

**THENCE** in a southeasterly direction, along the said west right-of-way line, with said curve to the right, an arc distance of 220.08 feet to a 1/2-inch iron rod found for corner;

**THENCE** South  $12^{\circ}54'24''$  East, continuing along the said west right-of-way line, a distance of 1411.34 feet to a 1/2-inch iron rod with cap found at the beginning of a tangent curve to the left having a central angle of  $11^{\circ}12'47''$ , a radius of 1055.00 feet, a chord bearing and distance of South  $18^{\circ}30'48''$  East, 206.14 feet;

**THENCE** in a southeasterly direction, continuing along the said west right-of-way line, with said curve to the left, an arc distance of 206.47 feet to a 1/2-inch iron rod with cap stamped "GOODWIN & MARSHALL" found at the southeast corner of the said called 3.151 acre tract of land;

**THENCE** South  $60^{\circ}05'53''$  West, along the south line of the said called 3.151 acre tract of land, a distance of 63.87 feet to a 1/2-inch iron rod with cap stamped "GOODWIN & MARSHALL" found at the southwest corner of the said called 3.151 acre tract of land, and being on the east line of the said called 144.248 acre tract of land;

**THENCE** South  $28^{\circ}40'24''$  East, along the said east line, a distance of 38.91 feet to a 1/2-inch iron rod with cap stamped "PACHECO KOCH" found for corner;

**THENCE** South  $29^{\circ}25'24''$  East, continuing along the said east line, a distance of 1341.86 feet to the **POINT OF BEGINNING** and containing 146.4801 acres or 6,380,673 square feet of land, more or less.

This document was prepared under 22 Texas Administrative Code §138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or established interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

Bearing system is based on the Texas Coordinate System of 1983(2011 adjustment), North Central Zone (4202).

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