



EXHIBIT "A"
LEGAL DESCRIPTION FOR
TRACT 3
PROPOSED ZONING – "MF-2"

All that certain lot, tract, or parcel of land, situated in a portion of the Dennis Dykes Survey, Abstract No. 229 and the Martha A. Huff Survey, Abstract No. 353, City of Burleson, Johnson County, Texas, being part of Lot 1, Block 2 of the Hooper Business Park recorded in Instrument No. 2025-174 of the Plat Records of Johnson County, Texas (PRJCT) and being more completely described as follows, to-wit:

BEGINNING at a steel fence post found for the East corner of said Hooper Business Park, the North corner of a called 62.131 acre tract described in a deed to Burleson Development, Inc. recorded in Instrument No. 2017-24891 (DRJCT), and being the the Southwest line of a called 127.399 acre tract described in a deed to MCP18 LLC recorded in Instrument No. 2025-28910 (DRJCT);

THENCE South 46 deg. 51 min. 45 sec. West departing said southwest line, continue along the Southeast line of said Hooper Business Park and the Northwest line of said 62.131 acre tract, a distance of 39.48 feet to the most easterly Southeast corner of Lot 1, Block 2, and the North right-of-way line of Lakewood Drive of said Hooper Business Park;

THENCE North 45 deg. 32 min. 35 sec. West departing said Southeast and Northwest lines continue along the Southwest line of said Lot 1 and said North right-of-way line, a distance of 82.19 feet to a Point of Curvature of a tangent circular curve to the left, having a radius of 2,060.00 feet, a central angle of 28 deg. 32 min. 13 sec., and being subtended by a chord which bears North 59 deg. 48 min. 41 sec. West - 1,015.44 feet;

THENCE in a northwesterly direction along said Southwest line, North right-of-way line, and curve to the left, an arc distance of 1,026.01 feet;

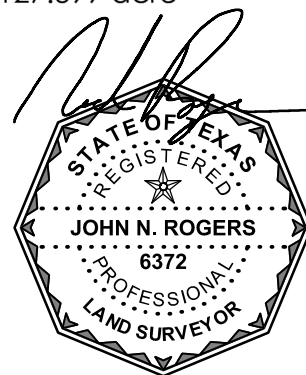
THENCE North 15 deg. 51 min. 29 sec. East non-tangent to said curve and departing said Southwest line and North right-of-way line, a distance of 147.52 feet;

THENCE North 48 deg. 13 min. 27 sec. East, a distance of 234.67 feet to a point in the Northeast line of said Hooper Business Park and the Southwest line of said 127.399 acre tract;

THENCE South 41 deg. 46 min. 33 sec. East along said Northeast and Southwest lines, a distance of 1,125.59 feet to the **POINT OF BEGINNING**, containing 178,844 square feet or 4.106 acres of land, more or less.

Bearings are referenced to Texas State Plane Coordinates, North Central Zone, NAD83(2011), U.S. Survey Feet, as derived from GPS/OPUS observations.

Exhibit map attached and made a part hereof.



4/29/2026

CURVE TABLE

CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	2060.00'	1026.01'	28°32'13"	N59°48'41"W	1015.44'

LINE TABLE

LINE #	BEARING	DISTANCE
L14	S46°51'45"W	39.48'
L15	N45°32'35"W	82.19'
L16	N15°51'29"E	147.52'
L17	N48°13'27"E	234.67'

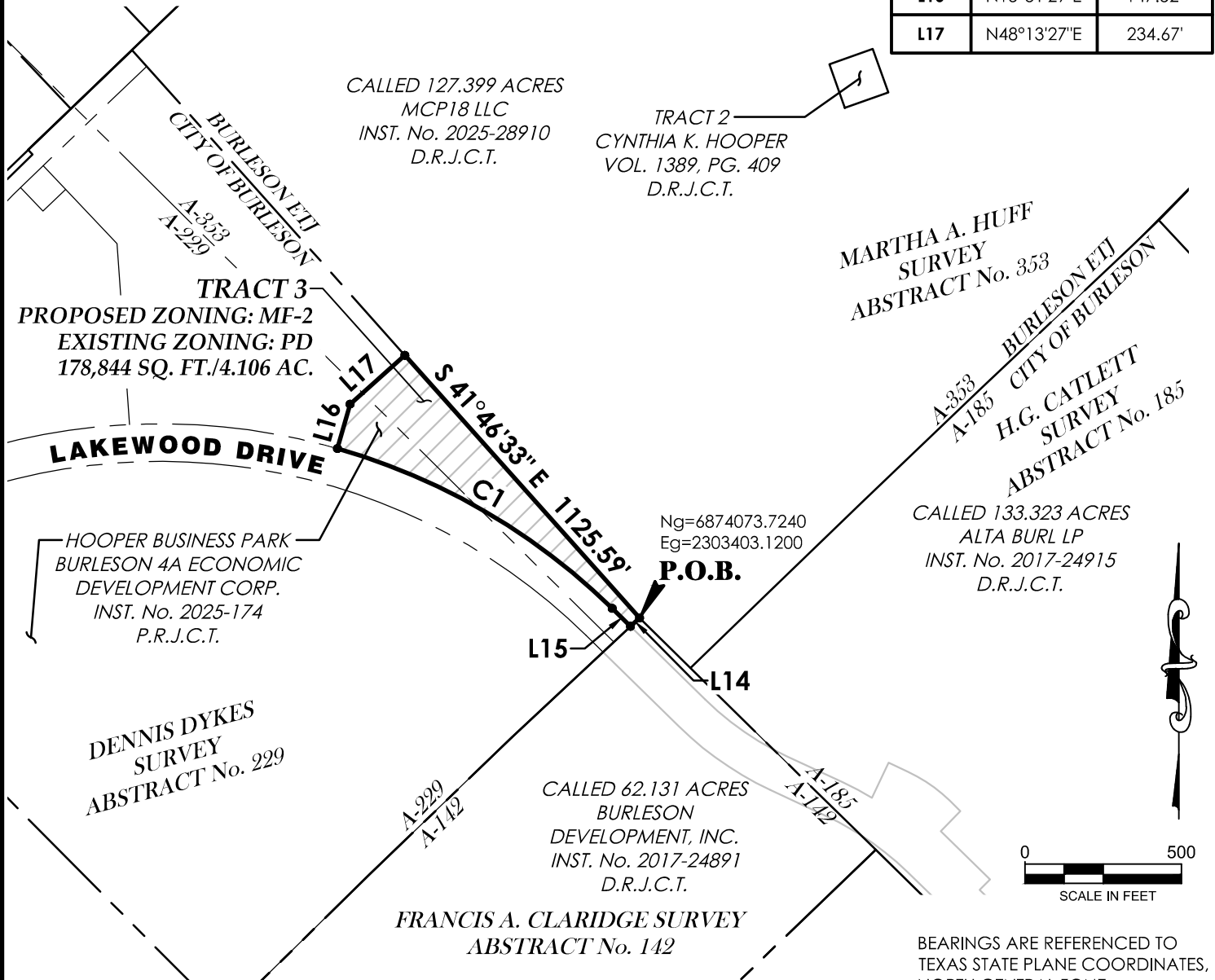


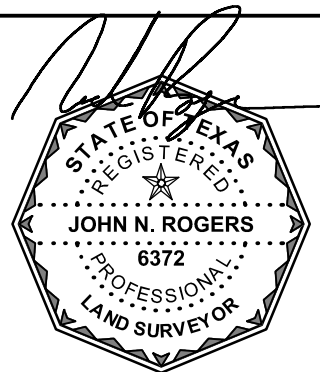
EXHIBIT "A" MAP SHOWING PROPOSED ZONING MF-2 EXHIBIT, SITUATED IN A PORTION OF THE

DENNIS DYKES SURVEY, ABSTRACT NO. 229 &
MARTHA A. HUFF SURVEY, ABSTRACT NO. 353
CITY OF BURLESON, JOHNSON COUNTY, TEXAS

BEARINGS ARE REFERENCED TO
TEXAS STATE PLANE COORDINATES,
NORTH CENTRAL ZONE,
NAD83(2011), U.S. SURVEY FEET, AS
DERIVED FROM GPS/OPUS
OBSERVATIONS.



Job No.:	10745	Scale:	1"=500'	Sheet
Drafted:	T.A.D.	Checked:	J.N.R.	8
Surveyed on the Ground:	08/29/2025			of
Date Prepared:	02/13/2026			8
Revised:	.	Revised:	.	



Date Signed: 4/29/2026



LEGAL DESCRIPTION FOR
MCP18 LLC SWAP LAND

All that certain lot, tract, or parcel of land, situated in a portion of the J. G. Reavis Survey, Abstract No. 726, and the Martha A. Huff Survey, Abstract No. 353, Johnson County, Texas, being part of that certain called 127.399 acre tract described as Tract 1 in a deed to MCP18 LLC recorded in Instrument No. 2025-28910 of the Deed Records of Johnson County, Texas (DRJCT), and being more completely described as follows, to-wit:

BEGINNING at a 1/2" rebar capped found stamped "RPLS 5544" for the West corner of said 127.399 acre tract, the North corner of the Hooper Business Park recorded in Instrument No. 2025-174 of the Plat Records of Johnson County, Texas (PRJCT), being in the Southeast line of a called 5.00 acre tract as described in a deed to Donald Dewaye Mauldin & Sarah Elizabeth Mauldin recorded in Instrument No. 2017-11914 (DRJCT), and being in the North right-of-way line of County Road 1019 (variable width right-of-way);

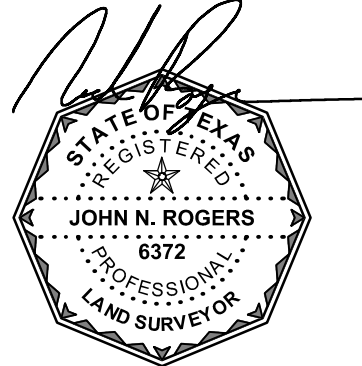
THENCE North 46 deg. 02 min. 41 sec. East along said Southeast line and North right-of-way line, at 80.23 feet pass a 1/2" rebar found for the Southeast corner said 5.00 acre tract and the Southwest corner of a called 12.0 acre tract as described in a deed to Jeffrey Alan Grove and Lorra Jean Grove recorded in Volume 1705, Page 500 (DRJCT), continue along said North right-of-way line and the Southeast line of said 12.0 acre tract a total distance of 141.85 feet, from which a 5/8" rebar found for the most westerly Northwest corner of said 127.399 acre tract bears North 46 deg. 02 min. 41 sec. East – 1,279.92 feet;

THENCE South 41 deg. 46 min. 33 sec. East departing said Southeast line and North right-of-way line, a distance of 1,314.05 feet;

THENCE South 48 deg. 13 min. 27 sec. West, a distance of 141.75 feet to the Southwest line of said 127.399 acre tract and the Northeast line of said Hooper Business Park, from which a steel post found for a corner in the Southwest line of said 127.399 acre tract and the East corner of said Hooper Business Park bears South 41 deg. 46 min. 33 sec. East – 1,125.59 feet;

THENCE North 41 deg. 46 min. 33 sec. West along said Northeast and Southwest lines, a distance of 1,308.65 feet to the **POINT OF BEGINNING**, containing 185.884 square feet or 4.267 acres of land, more or less.

Bearings are referenced to Texas State Plane Coordinates, North Central Zone, NAD83(2011), U.S. Survey Feet, as derived from GPS/OPUS observations.



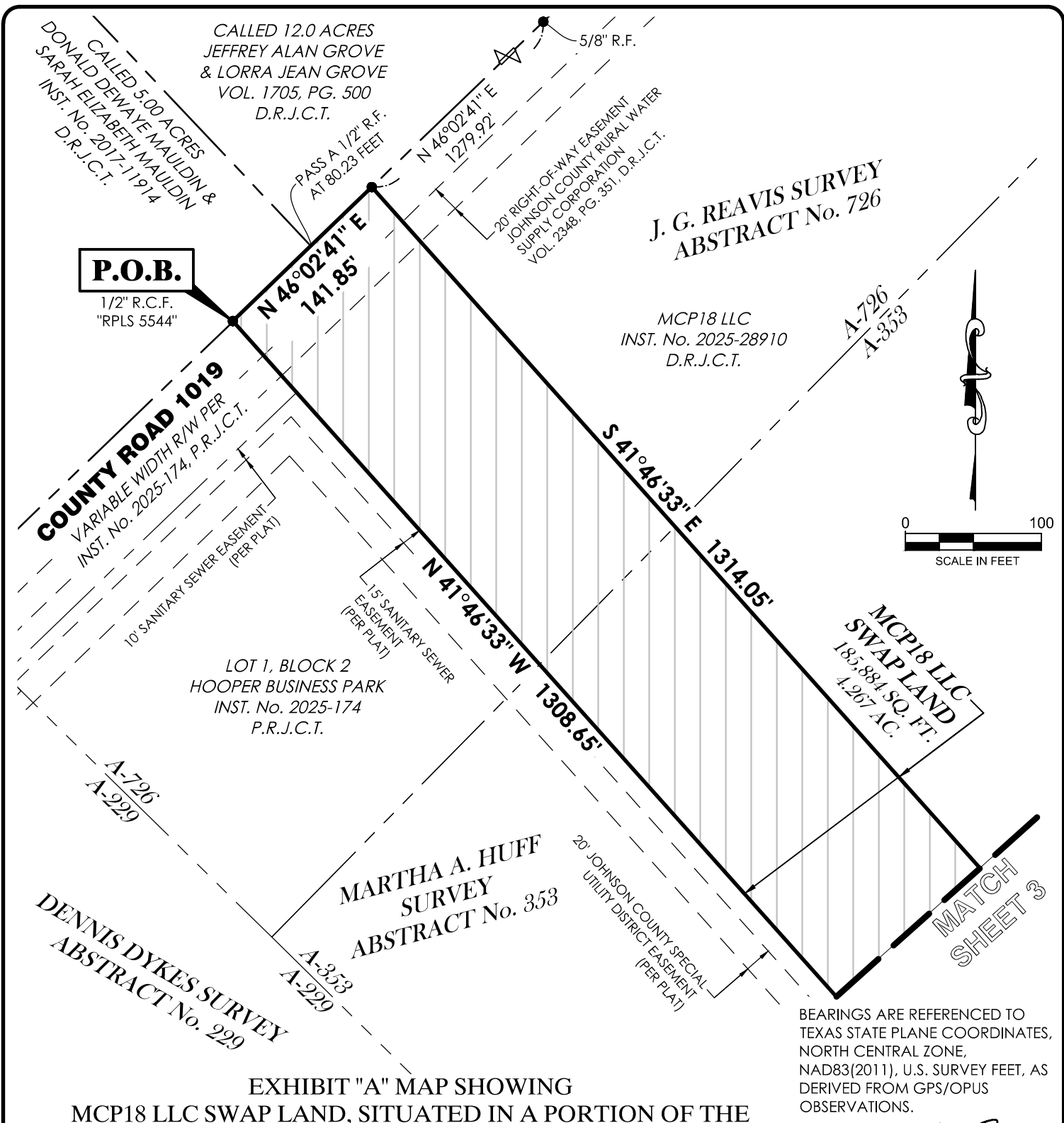
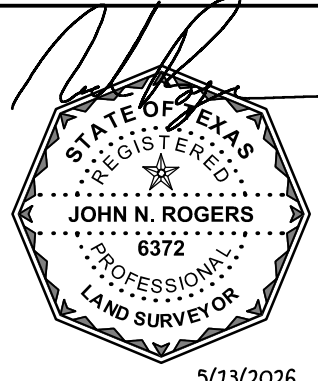


EXHIBIT "A" MAP SHOWING
MCP18 LLC SWAP LAND, SITUATED IN A PORTION OF THE
J. G. REAVIS SURVEY, ABSTRACT NO. 726
THE MARTHA A. HUFF SURVEY, ABSTRACT No. 353
JOHNSON COUNTY, TEXAS



Job No.:	10745	Scale:	1"=100'	Sheet 2 of 3	
Drafted:	T.A.D.	Checked:	J.N.R.		
Surveyed on the Ground:					
Date Prepared:					05/13/2026
Revised:		Revised:			



MATCH SHEET 2

MCP18 LLC
SWAP LAND
185,884 SQ. FT.
4.267 AC.

MCP18 LLC
INST. No. 2025-28910
D.R.J.C.T.

20' JOHNSON COUNTY
SPECIAL UTILITY
DISTRICT EASEMENT
(PER PLAT)

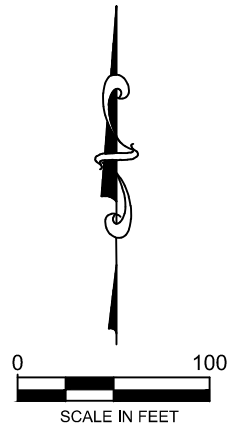
LOT 1, BLOCK 2
HOOPER BUSINESS PARK
INST. No. 2025-174
P.R.J.C.T.

15' SANITARY SEWER EASEMENT
(PER PLAT)

DENNIS DYKES SURVEY
ABSTRACT No. 229

A-353
A-229

MARTHA A. HUFF SURVEY
ABSTRACT No. 353



S 41°46'33" E 1314.05'
S 48°13'27" W 141.75'
S 41°46'33" E 1125.59'

STEEL FENCE
POST FOUND

BEARINGS ARE REFERENCED TO
TEXAS STATE PLANE COORDINATES,
NORTH CENTRAL ZONE,
NAD83(2011), U.S. SURVEY FEET, AS
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