

# Exhibit "A"

**BEING** a tract of land situated in the Eliza Oxer Survey, Abstract Number 1031, Parker County, Texas, and being all of Tracts 1-3 as described by deed to Dustin Kyle Haney and Jayme Lynne Haney as recorded in Document Number 202200494, Deed Records, Parker County, Texas (D.R.P.C.T.), and being more particularly described by metes and bounds as follows: Bearings referenced to U.S. State Plane Grid 1983 - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values.)

**BEGINNING** at a found 1/2-inch capped iron rod marked "CTL5" for the northwest corner of the said Haney tracts, same being the most northerly corner of Lot 7, Block 1, West Oaks Homesites, Section 3, an addition to Parker County, Texas as shown on the plat recorded in Volume 360A, Page 48, Plat Records, Parker County, Texas (P.R.P.C.T.), and being the most easterly corner of Lot 6 of said Block 1, and also being in the south right-of-way line of East Bankhead Highway (a variable width right-of-way);

**THENCE** North 86°59'14" East, with the common line between the said Haney tracts and the said south right-of-way line, passing at a distance of 28.75 feet a found 1/2-inch iron rod, being the northwest corner of the aforesaid Haney Tract 1, same being the most northerly northeast corner of the aforesaid Haney Tract 3, then continuing in all for a total distance of 633.84 feet to a found 1/2-inch iron rod for the northeast corner of the aforesaid Haney Tract 2, same being the northwest corner of a tract of land as described by deed to Stillwater Meadow, LLC as recorded in Document Number 201522788, D.R.P.C.T.;

**THENCE** with the common line between the said Haney tracts and the said Stillwater Meadow, LLC tract the following courses and distances:

South 08°57'20" East, a distance of 275.39 feet to a found 1/2-inch iron rod;

South 04°31'02" West, a distance of 551.53 feet to a found 1/2-inch iron rod for the southeast corner of the said Haney Tract 1, same being the southwest corner of the said Stillwater Meadow, LLC tract, and being in the north line of the aforementioned Haney Tract 3;

North 89°25'19" East, a distance of 170.89 feet to a set 5/8-inch capped iron rod marked "BHB INC" for the northeast corner of the said Haney Tract 3, same being the southeast corner of the said Stillwater Meadow, LLC tract, and being in the west line of Lot 15, Block 1, Shadow Creek Ranch, an addition to Parker County, Texas as shown on the plat recorded in Volume 2088, Page 1115, P.R.P.C.T.;

**THENCE** South 04°48'06" West, with the common line between the said Haney tracts and said Lot 15, a distance of 232.66 feet to a found 1/2-inch iron rod;

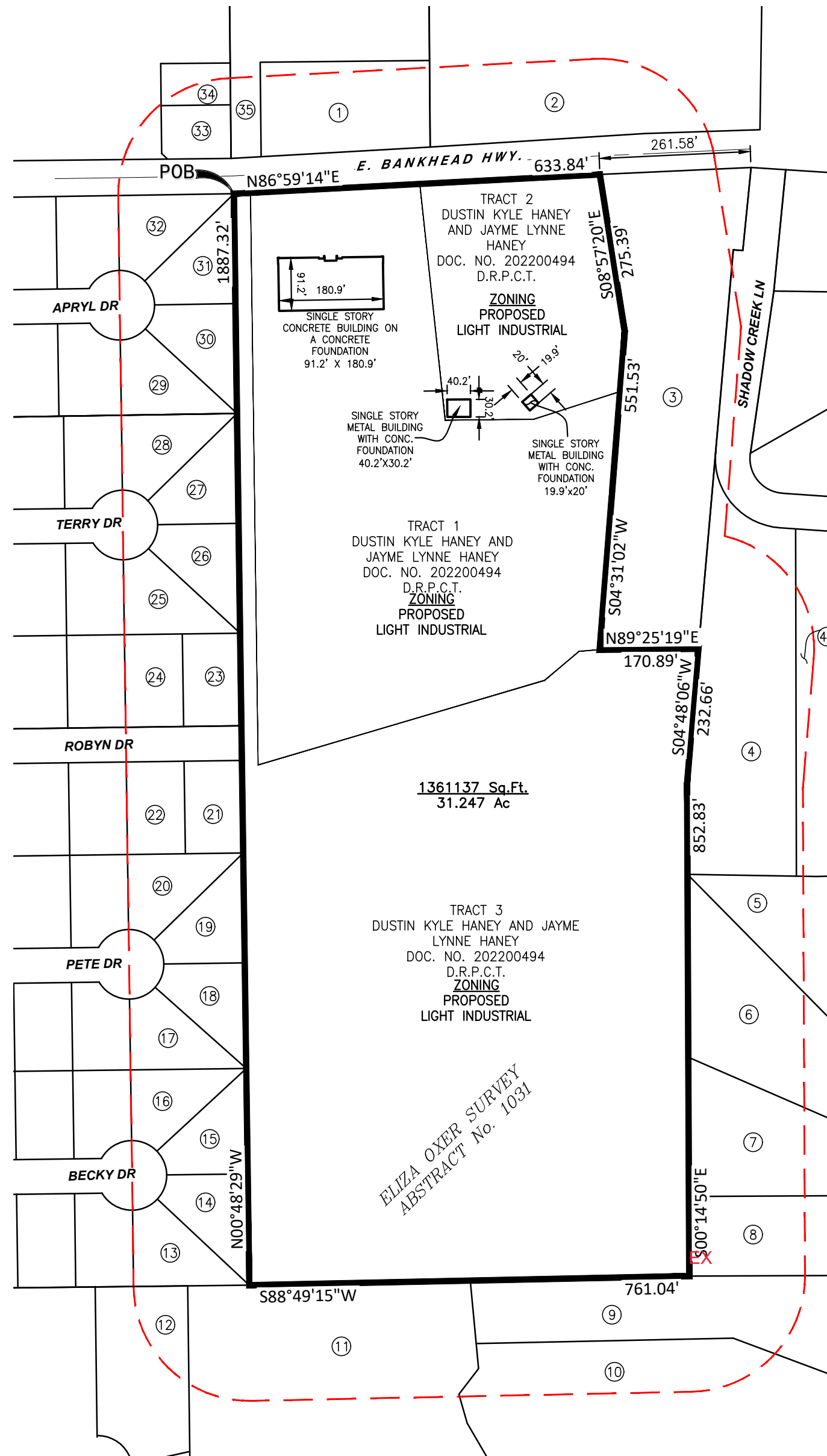
**THENCE** South 00°14'50" East, continuing with the said common line, passing at a distance of 158.15 feet, a point for the southwest corner of said Lot 15, same being the northwest corner of Lot 12, Block 1, Shadow Creek Phase II, an addition to Parker County, Texas as shown on the plat recorded in Cabinet C, Page 341, P.R.P.C.T., same being the most northerly corner of Lot 13 of said Block 1, Shadow Creek Phase II, and now continuing with the common line between the said Haney tracts and said Shadow Creek Phase II in all for a total distance of 852.83 feet to a found 1/2-inch iron rod for the southeast corner of the aforesaid Haney Tract 3, same being the southwest corner of Lot 15 of said Block 1, Shadow Creek Phase II, and being in the north line of Lot 16 of said Block 1, Shadow Creek Phase II;

**THENCE** South 88°49'15" West, continuing with the common line between the said Haney Tracts and said Shadow Creek Phase II, passing at a distance of 378.98 feet, a point for the northwest corner of said Lot 16, same being the northeast corner of a remainder tract of land as described by deed to Bailey Ranch, a Texas Limited Partnership as recorded in Volume 2018, Page 163, D.R.P.C.T. and now continuing with the common line between the said Haney tracts and the said Bailey Ranch tract, in all for a total distance of 761.04 feet to a found 1/2-inch capped iron rod marked "CARTER ALEDO" for the southwest corner of the said Haney Tract 3, same being the southeast corner of Lot 35, Block 2, West Oaks Homesites, Section 1, an addition to Parker County, Texas as shown on the plat recorded in Volume 360A, Page 34, P.R.P.C.T., and being the southeast corner of Lot 34 of said Block 2;

**THENCE** North 00°48'29" West, with the common line between the said Haney tracts and said West Oaks Homesites, Section 1, passing at a distance of 1507.28 feet, a point for the northeast corner of said West Oaks Homesites, Section 1, same being the southeast corner of the aforementioned Block 1, West Oaks Homesites, Section 3 from which a found 1/2-inch iron rod bears North 88°55'59" West, a distance of 1.88 feet, and now continuing with the common line between the said Haney tracts and the said West Oaks Homesites, Section 3 in all for a total distance of 1887.32 feet to the **POINT OF BEGINNING** and containing 1,361,137 feet or 31.247 acres of land more or less.

### LEGEND

- D.R.P.C.T.....Deed Records, Parker County, Texas
- O.P.R.T.C.T.....Official Public Records, Parker County, Texas
- PCAD.....Parker County Appraisal District
- P.O.B.....Point of Beginning
- P.R.P.C.T.....Plat Record, Parker County, Texas
- Ⓢ.....Adjacent Property Owner
- 200' Property Buffer



ADJACENT PROPERTY OWNERS WITHIN 200 FT. OF SUBJECT PROPERTY					
TR.	OWNER NAME	LOT BLK.	RECORDING INFO.	PCAD ID.	EXIST. ZONING/LAND USE
1	RANCH HOUSE STORAGE LLC	2 A	BOX 4 STORAGE AND RETAIL, CAB. E, SLID 575	R000113299	COMMERCIAL
2	MAGELLAN PIPELINE TERMINALS LP		VOL. 2563, PG. 1768 (D.R.P.C.T.)	R000049729	COMMERCIAL
3	STILLWATER MEADOW LLC		DOC. NO. 201522788 (O.P.R.P.C.T.)	R000049758	RESIDENTIAL
4	TIMOTHY & SHARON GOLDBERG	15 1	SHADOW CREEK RANCH PH I CAB. B, SLIDE 784	R000082311	RESIDENTIAL
4B	TIMOTHY E & KAREN F MAUSER	14R 1	SHADOW CREEK RANCH, PH I CAB. C, SLIDE 340	R000082416	RESIDENTIAL
5	CRAIG & SOPHIE OWENS	12	SHADOW CREEK RANCH PH. II, CAB. C, SLIDE 341	R000087078	RESIDENTIAL
6	JENICA ROSE-STINE	13	SHADOW CREEK RANCH PH. II, CAB. C, SLIDE 341	R000089364	RESIDENTIAL
7	KEITH & PAMELA HARDY	14	SHADOW CREEK RANCH PH. II, CAB. C, SLIDE 341	R000088386	RESIDENTIAL
8	STACI & GABRIEL MOORE	15	SHADOW CREEK RANCH PH. II, CAB. C, SLIDE 341	R000087122	RESIDENTIAL
9	DAVID & ALICIA LUFFEY	16	SHADOW CREEK RANCH PH. II, CAB. C, SLIDE 341	R000087142	RESIDENTIAL
10	CHRIS & DEIRDRE BABCOCK	17	SHADOW CREEK RANCH PH. II, CAB. C, SLIDE 341	R000089365	RESIDENTIAL
11	BAILEY RANCH		VOL. 2018, PG. 163 (D.R.P.C.T.)	NA	AG
12	ADRIAN & RONDA PARK	7	INDIAN SPRINGS CAB. B, SLIDE 229	R000013223	RESIDENTIAL
13	JERRI LOHMANN	34 2	WEST OAK HOME SITES, SECTION I, VOL. 360A, PG. 34	R000030813	RESIDENTIAL
14	JERRI LOHMANN	35 2	WEST OAK HOME SITES, SECTION I, VOL. 360A, PG. 34	R000030813	RESIDENTIAL
15	RICHARD MINNICH	33 2	WEST OAK HOME SITES, SECTION I, VOL. 360A, PG. 34	R000030812	RESIDENTIAL
16	MARY BUCHANAN	32 2	WEST OAK HOME SITES, SECTION I, VOL. 360A, PG. 34	R000030811	RESIDENTIAL
17	JOE & SUSIE SEXTON	18 2	WEST OAK HOME SITES, SECTION I, VOL. 360A, PG. 34	R000030797	RESIDENTIAL
18	MICHAEL SPELCE	17 2	WEST OAK HOME SITES, SECTION I, VOL. 360A, PG. 34	R000030796	RESIDENTIAL
19	ZACHARY WHITEHEAD & LINDSAY GREENWOOD	16 2	WEST OAK HOME SITES, SECTION I, VOL. 360A, PG. 34	R000093423	RESIDENTIAL
20	DAVID PYLE	15 2	WEST OAK HOME SITES, SECTION I, VOL. 360A, PG. 34	R000030795	RESIDENTIAL
21	DAVID & CAROLE PITTS	2 2	WEST OAK HOME SITES, SECTION I, VOL. 360A, PG. 34	R000030783	RESIDENTIAL
22	DAVID & CAROLE PITTS	2 2	WEST OAK HOME SITES, SECTION I, VOL. 360A, PG. 34	R000030783	RESIDENTIAL
23	BEARCAT RAILHEAD LLC	38 1	WEST OAK HOME SITES, SECTION I, VOL. 360A, PG. 34	R000111360	RESIDENTIAL
24	BEARCAT RAILHEAD LLC	37 1	WEST OAK HOME SITES, SECTION I, VOL. 360A, PG. 34	R000111757	RESIDENTIAL
25	BEARCAT RAILHEAD LLC	24 1	WEST OAK HOME SITES, SECTION I, VOL. 360A, PG. 34	R000030772	RESIDENTIAL
26	JERRI FAY LOHMANN	23 1	WEST OAK HOME SITES, SECTION I, VOL. 360A, PG. 34	R000030771	RESIDENTIAL
27	DAN & JESSICA PENNINGTON	22 1	WEST OAK HOME SITES, SECTION I, VOL. 360A, PG. 34	R000030769	RESIDENTIAL
28	DAN & JESSICA PENNINGTON	21 1	WEST OAK HOME SITES, SECTION I, VOL. 360A, PG. 34	R000030769	RESIDENTIAL
29	WILLIAM & BARBARA GRIFFIN, KATHLEEN YNOSTROSA	9 1	WEST OAK HOMESITES SECTION 3, VOL. 360A, PG. 48	R000030758	RESIDENTIAL
30	CARLOS & CHARLES SMITH	8 1	WEST OAK HOMESITES SECTION 3, VOL. 360A, PG. 48	R000030756	RESIDENTIAL
31	INDIGO CACTUS LLC	7 1	WEST OAK HOMESITES SECTION 3, VOL. 360A, PG. 48	R000030755	RESIDENTIAL
32	INDIGO CACTUS LLC	6 1	WEST OAK HOMESITES SECTION 3, VOL. 360A, PG. 48	R000030755	RESIDENTIAL
33	CTS PARTNER LLC SERIES A	1 A	HUNTERS GLEN, CAB. D, SLIDE 205	R000097848	RESIDENTIAL
34	BRIDGETT R SMITH & PAULA A PATE	2 A	HUNTERS GLEN, CAB. D, SLIDE 205	R000097849	RESIDENTIAL
35	RANCH HOUSE STORAGE LLC	1 A	BOX 4 STORAGE AND RETAIL, CAB. E, SLID 575	R000113298	COMMERCIAL

**BIB**  
**BAIRD, HAMPTON & BROWN**  
 building partners  
 849 Hilleg Drive, Weatherford, TX 76086  
 tbaoc@bhbc.com • 817.586.7575 • bhbc.com  
 TBPELS FIRM #44 • TBPELS FIRM #10194146

**HANEY COMPLEX ADDITION**  
**9744 E BANKHEAD HWY.**  
**WILLOW PARK, TX 76008**  
 CITY OF WILLOW PARK, PARKER COUNTY, TEXAS

**REZONING SITE PLAN:**

NO.	DESCRIPTION	DATE

**PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.**

PROJECT NUMBER:  
 DATE: 02/02/2024 DRAWN BY: GCW  
 DESIGN BY: SC CHECKED BY: BHB  
 SHEET

2.05.2024 1:38PM F:\jbb\2023\810\XXX Haney Complex\01 Design & Drafting\01 Survey\09 Zoning\Zoning.dwg 18X24 ZONING EXHIBIT