

Date: August 31, 2015

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Fax 214 341 1513 Dallas, Texas 75238



Project: ZC#015-011
Luna Grill Center
Lot 1, Lifetime Mansfield, 1.045 Acre
James Grimsley Survey Abstract No. 578
City of Mansfield, Tarrant County, Texas

PROPERTY METES AND BOUNDS DESCRIPTION:

(The subject property is included in the following property description from Final Plat A12300, approved September 4, 2007, Lot 1 – Lot 4, Lifetime Mansfield, prepared for Weatherford Holland Family Partnership, LP, by John Nall, Jr., Registered Professional Land Surveyor No 1970.)

STATE OF TEXAS:
COUNTY OF TARRANT:

Whereas, WEATHERFORD HOLLAND FAMILY PARTNERSHIP, L.P. is the sole owner of all that certain tract, parcel or lot of land out of the JAMES GRIMSLEY SURVEY A-578 in the City of Mansfield, Tarrant County, Texas that is a remainder parcel described by deed recorded in Volume 5440, Page 27, Deed Records of Tarrant County, Texas and more particularly described as follows:

BEGINNING at a PK nail set at the intersection of the of Hudson Falls Dr. with the northwest line of the said Grimsley survey and having Texas Coordinate System, North Central Texas Zone 1983-2003 datum coordinates of x=2395700.22 and y=6907720.28 feet; and being the west corner of that tract described by deed recorded in CC File No. D203311780, Deed Records of Tarrant County, Texas; said deed references the north corner of the said Grimsley Survey being N 59° 38'E, 2392 feet;

THENCE: with the common line, S 30° 00' 34" E, a distance of 677.79 feet to a point for corner in the northeast line of Debbie Lane as described by deed recorded in Volume 15918, Page 196, Deed Records of Tarrant County, Texas; and in a non-tangent curve to the left having a central angle of 15° 16' 08" and a radius of 2559.68 feet and whose center bears S 15° 26' 13" E; from which a one-half inch iron rod found bears, S 30° 00' E, 124.5 feet; and a three-fourths inch iron pipe found for the east corner of the said tract described by deed in Volume 5440, Page 27, Deed Records, Tarrant County, Texas bear S 30°00' E, 318.1 feet;

THENCE: with the said northwest right-of-way of Debbie Lane, an arc distance of 682.14 feet to a one-half inch iron rod found for the end of said curve;

THENCE: continuing with the said northwest right-of-way line of Debbie Lane, S 59° 19' 44" W, a distance of 333.67 feet to a one-half inch iron rod found for the beginning of a non-tangent curve to the right having a central angle of 12° 31' 27" and a radius of 217.99 feet; and whose center bears N 30° 37' 48" W;

THENCE: with the said Debbie Lane right-of-way line, an arc distance of 47.65 feet to a one-half inch iron rod found for the beginning of a non-tangent reverse curve to the left having a central angle of 08° 04' 59" and a radius of 241.99 feet; and whose center bears S 18° 10' 03" E;

THENCE: continuing with the said northwest right-of-way of Debbie Lane, an arc distance of 34.14 feet to a five-eighths inch iron rod found for the east corner of Lot 1, Block 1, HOLLAND FARM, an addition to the City of Mansfield, Tarrant County, Texas according to the plat thereof recorded in Cabinet A, Slide 11933, P.R.T.C.T.;

THENCE: with the common line of Lot 1, Block 1, N 30° 07' 11" W, a distance of 197.98 feet to a five-eighths inch iron rod found for a re-entrant corner;

THENCE: continuing with the line of Lot 1, Block 1, S 59° 52' 13" W, a distance of 261.51 feet to a five-eighths inch iron rod found in the northeast right-of-way line of Matlock Road;

THENCE: with the northeast line of Matlock Road, N 30°11' 19" W, a distance of 98.04 feet to a one-half inch iron rod found for an angle point;

THENCE: continuing with the northeast right-of-way of Matlock Road, N 30° 06 '53" W, a distance of 256.15 feet to a five-eighths inch iron rod found for the southeast right-of-way line of Mansfield-Webb Road described by deed recorded in Volume 13655, Page 384, Deed Records of Tarrant County, Texas;

THENCE: with the southeast right-of-way line of Mansfield-Webb Road, N 59° 37' 51" E, a distance of 474.59 feet to a five-eighths inch iron rod found for a corner;

THENCE: with the line described by deed recorded in Volume 13655, Page 384, Deed Records of Tarrant County, Texas, N 30° 22' 09" W, a distance of 30.00 feet to a point for corner in the northwest line of the said JAMES GRIMSLEY SURVEY A-578;

THENCE: with the said line, N 59 37' 34" E, a distance of 878.20 feet to the place of beginning and containing 17.227 Acres of land more or less as surveyed by John Nall Jr rpls #1970 during the months of March and April 2007. Bearings, Distances and Coordinates shown hereon are grid per the Texas Coordinate System 1983-2003 datum. To obtain surface distances, multiply by 1.00012328. Areas shown are surface.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS that WEATHERFORD HOLLAND FAMILY PARTNERSHIP, LP is the sole owner of the herein above described real property and does hereby adopt this plat designating the herein above described real property as LIFETIME MANSFIELD, an addition to Mansfield, Tarrant County, Texas; and we do dedicate to the public use forever the streets and easements shown thereon.

ACCESS TO DRIVE AISLE FROM R.O.W.
THIS END PROVIDED BY EASEMENT
RECORDED ON FINAL PLAT FOR LOT 1-4,
LIFETIME MANSFIELD, INST.
#D207414482.

ACCESS TO DRIVE AISLE FROM R.O.W.
THIS END PROVIDED BY EASEMENT
RECORDED ON FINAL PLAT LOT 1,
BLOCK 1, THE "L", INST. #D212182276.

LEGAL DESCRIPTION:
BEING LOT 1 OF LIFETIME MANSFIELD, AN ADDITION TO THE CITY OF MANSFIELD, TARRANT COUNTY, TEXAS ACCORDING TO THE PLAT THERE OF RECORDED IN CABINET A, SLIDE 12300, PLAT RECORDS, TARRANT COUNTY, TEXAS.

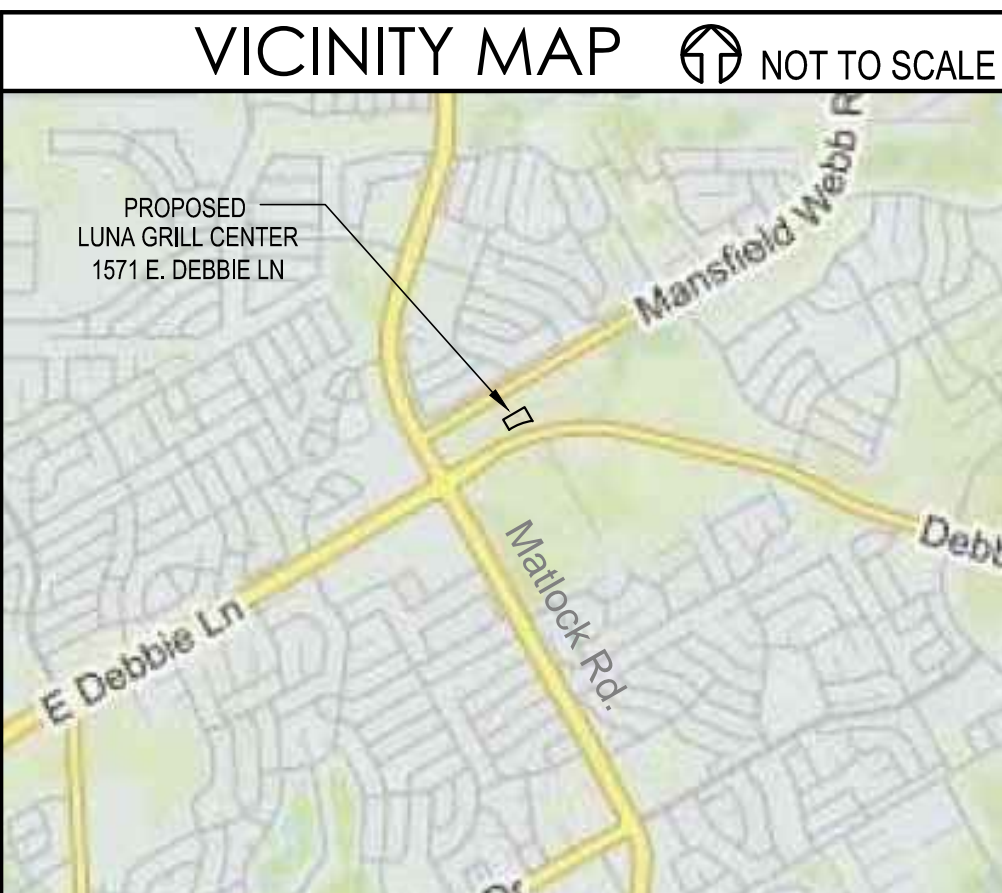
PARKING COUNT	
GROSS BUILDING AREA	6,000 SQ. FT.
TOTAL OCCUPIABLE AREA	5,577 SQ. FT.
TENANT 1 (DRIVE-THRU)	1,484 SQ. FT.
REQUIRED AT 1/75	20
TENANT 2	2,237 SQ. FT.
REQUIRED AT 1/100	22
TENANT 3	1,857 SQ. FT.
REQUIRED AT 1/100	19
TOTAL PATIO AREA	1,265 SQ. FT.
REQUIRED AT 1/75	6
REQUIRED AT 1/100	8
TOTAL REQUIRED	75
TOTAL PROVIDED ON SITE	52
REQUIRED ACCESSIBLE 1/20	3
ACCESSIBLE PROVIDED	3
PROVIDED BY AGREEMENT	25
TOTAL PROVIDED	77

LANDSCAPE LEGEND	
	PERVIOUS STONE GROUND COVER BORDER
	PLANTING BED
	36" MIN. SHRUBS @ 36" O.C. TYP.
	3.5" CALIPER CANOPY TREE
	3" COMBINED CALIPER ORNAMENTAL TREE
	LIGHT POLE

NOTES

THE DEVELOPMENT FOR LUNA GRILL CENTER SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES AND ORDINANCES, INCLUDING BUT NOT LIMITED TO THE FOLLOWING RESTRICTIONS:

- THIS DEVELOPMENT WILL BE IN COMPLETE ACCORDANCE WITH THE CITY OF MANSFIELD ZONING REQUIREMENTS AND ALL DEVELOPMENT PLANS RECORDED HEREUNDER SHALL BE BINDING UPON THE APPLICANT THEREOF, HIS SUCCESSORS AND ASSIGNS, AND SHALL LIMIT AND CONTROL ALL BUILDING PERMITS.
- NO IMPROVEMENTS SHALL BE MADE THAT IMPEDE THE INGRESS AND EGRESS ALONG ANY EASEMENTS ON OR ADJACENT TO THIS SITE.
- EASEMENTS SHALL BE MAINTAINED BY THE PROPERTY OWNERS.



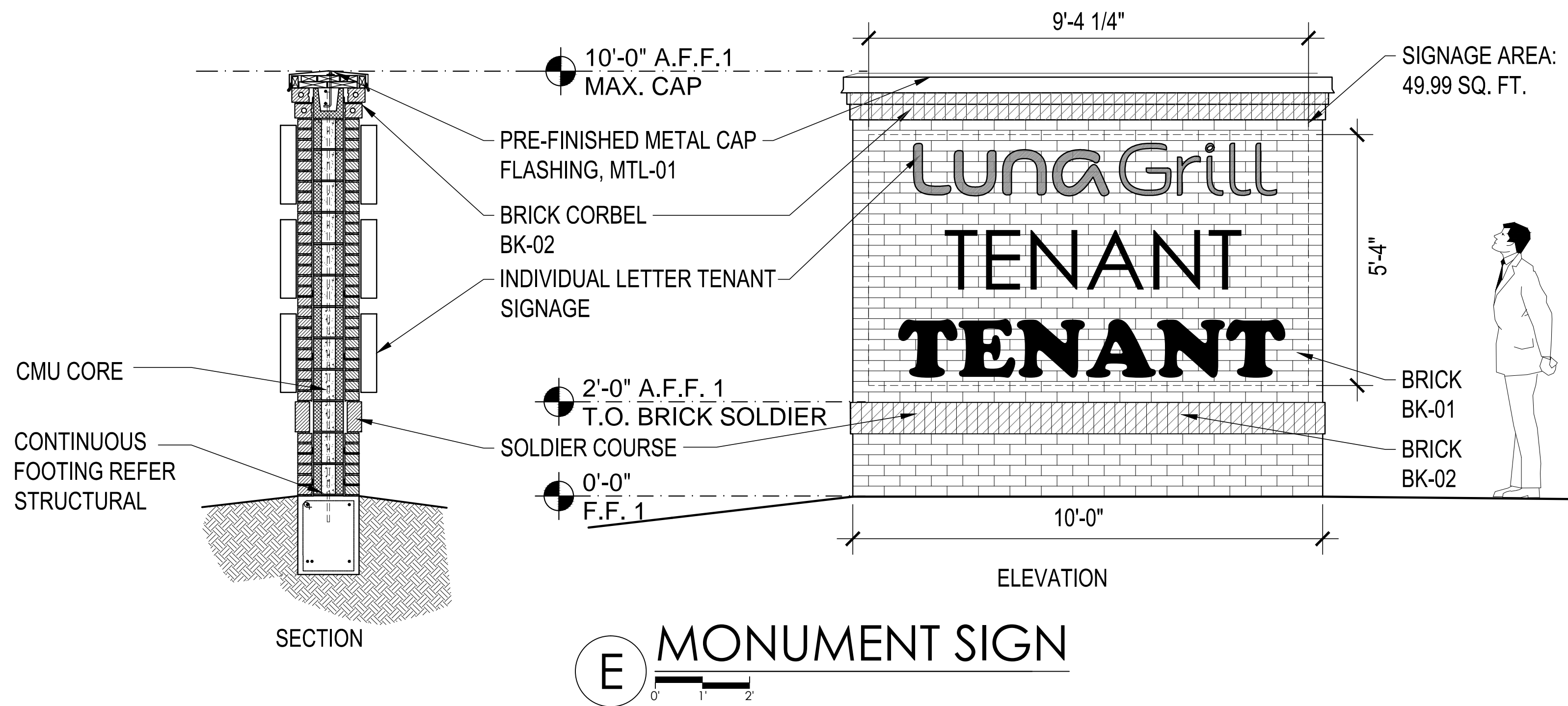
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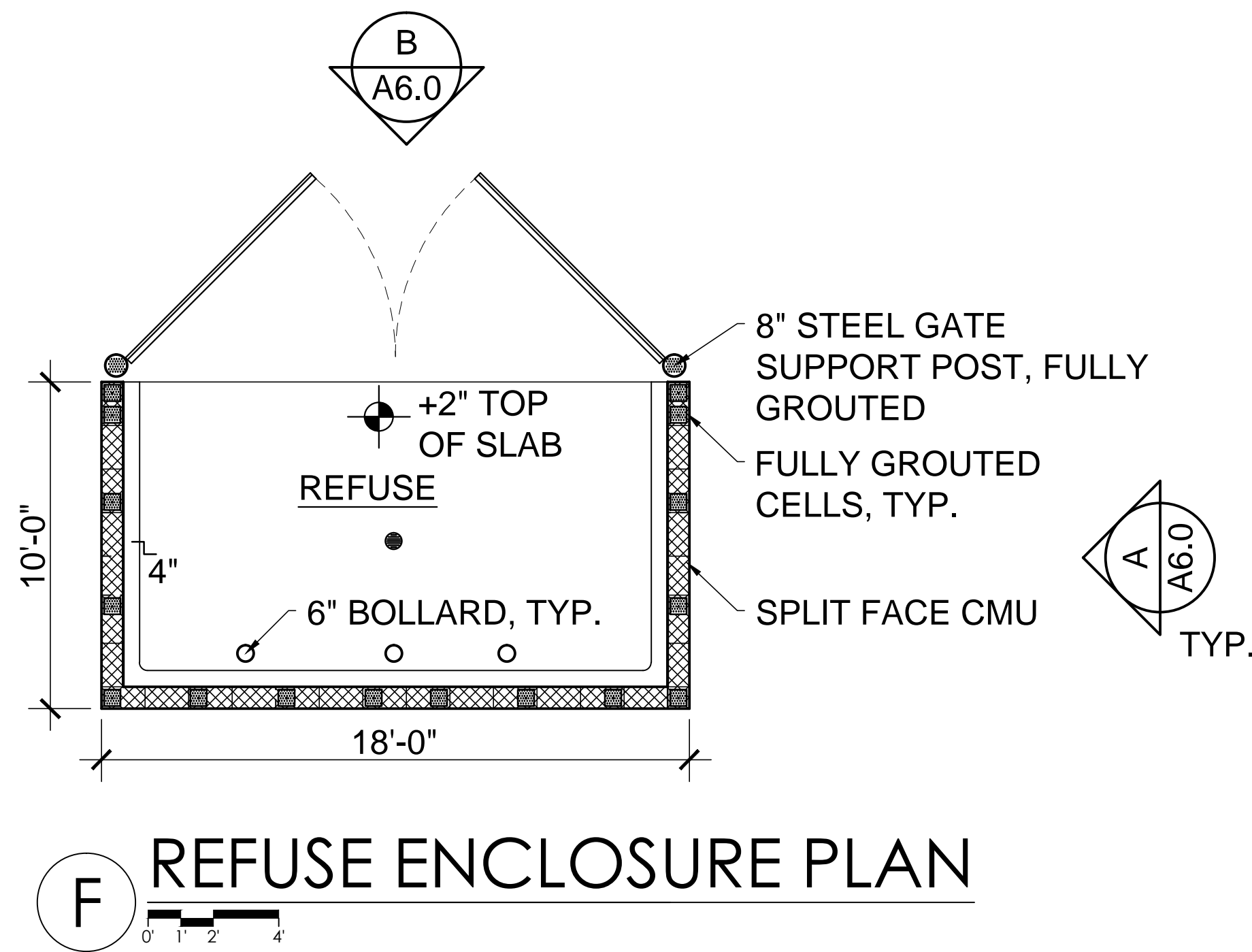
SPECIFIC USE PERMIT FOR
LUNA GRILL CENTER
ALTA/ACSM LAND TITLE SURVEY
LOT 1, LIFETIME MANSFIELD 1.045 ACRE
JAMES GRIMSLEY SURVEY ABSTRACT NO. 578
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS

Revisions / Date
10-01-15

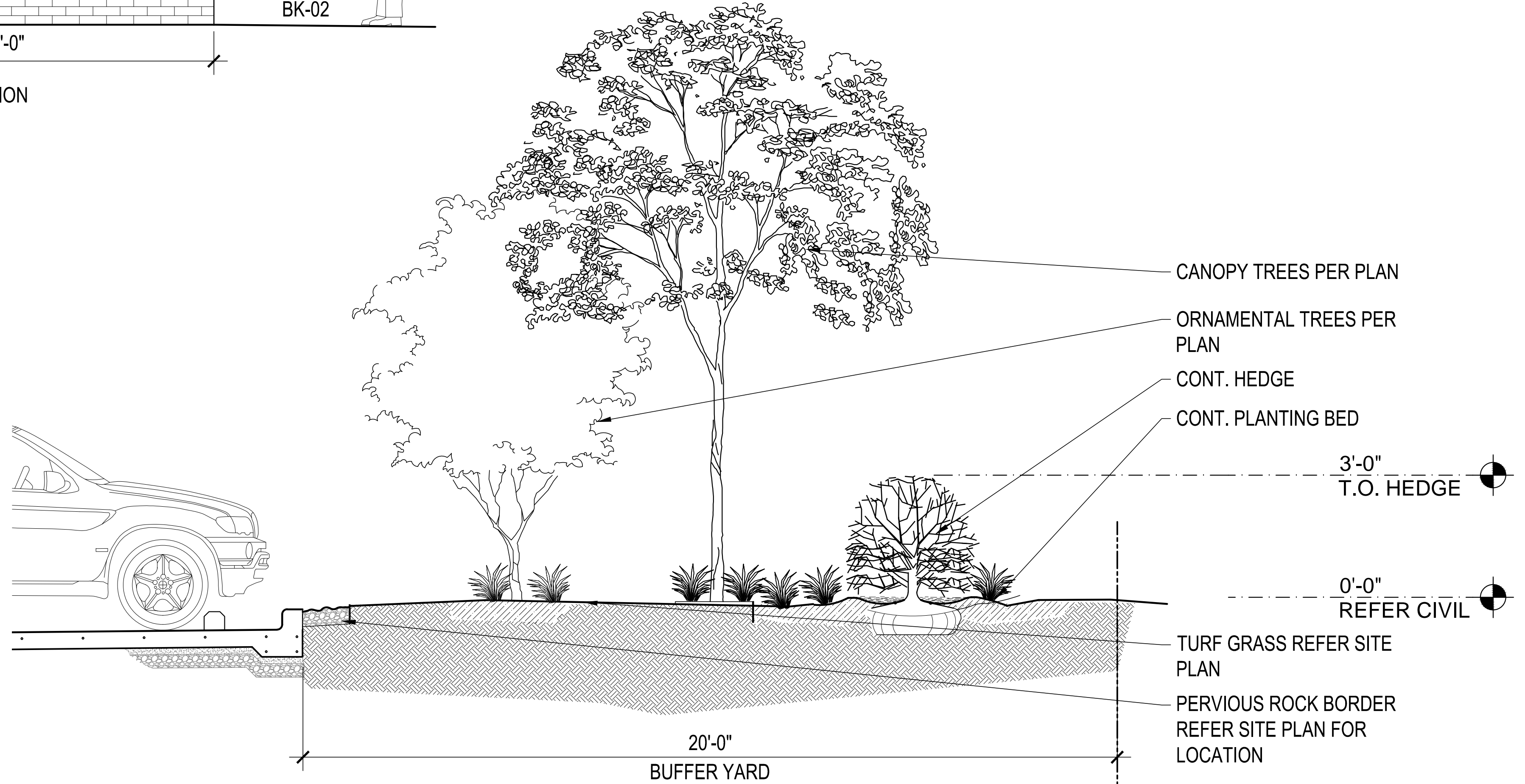
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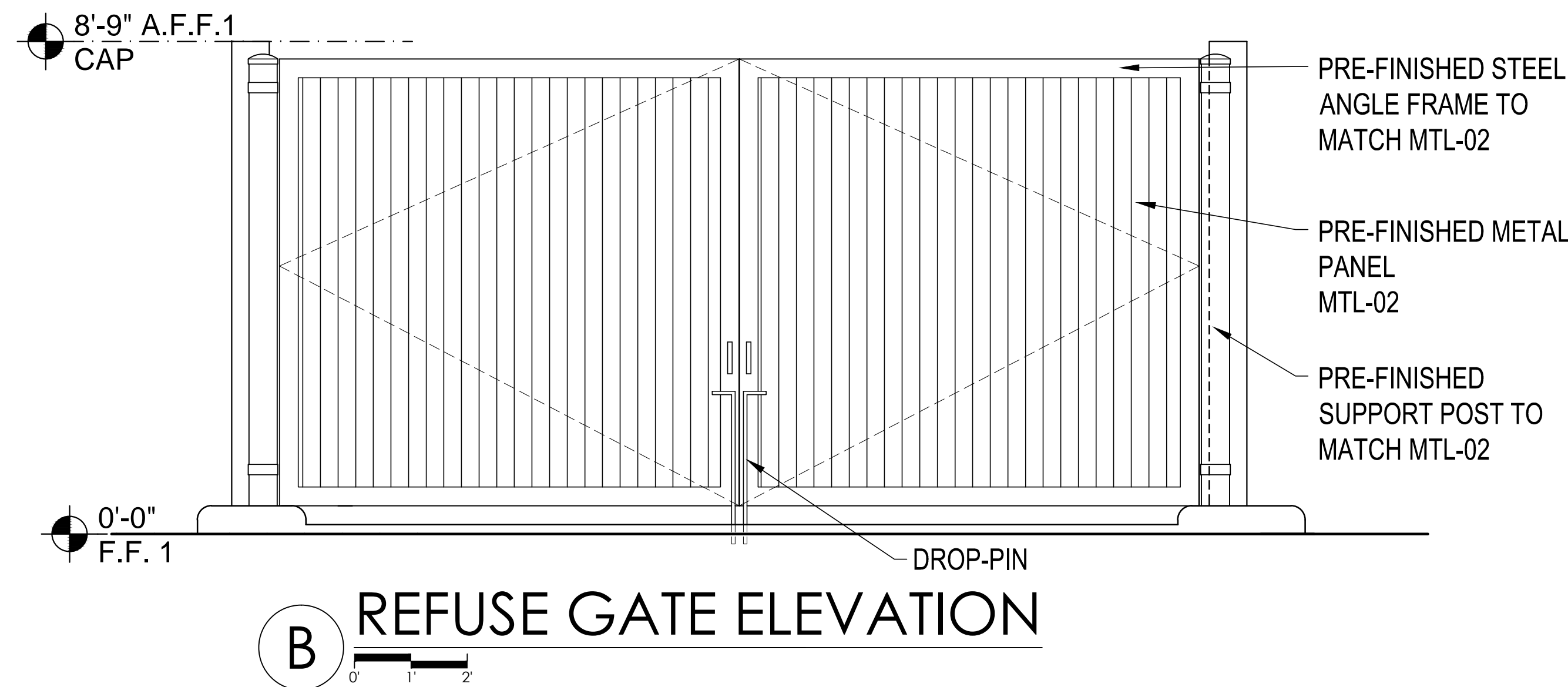
E MONUMENT SIGN



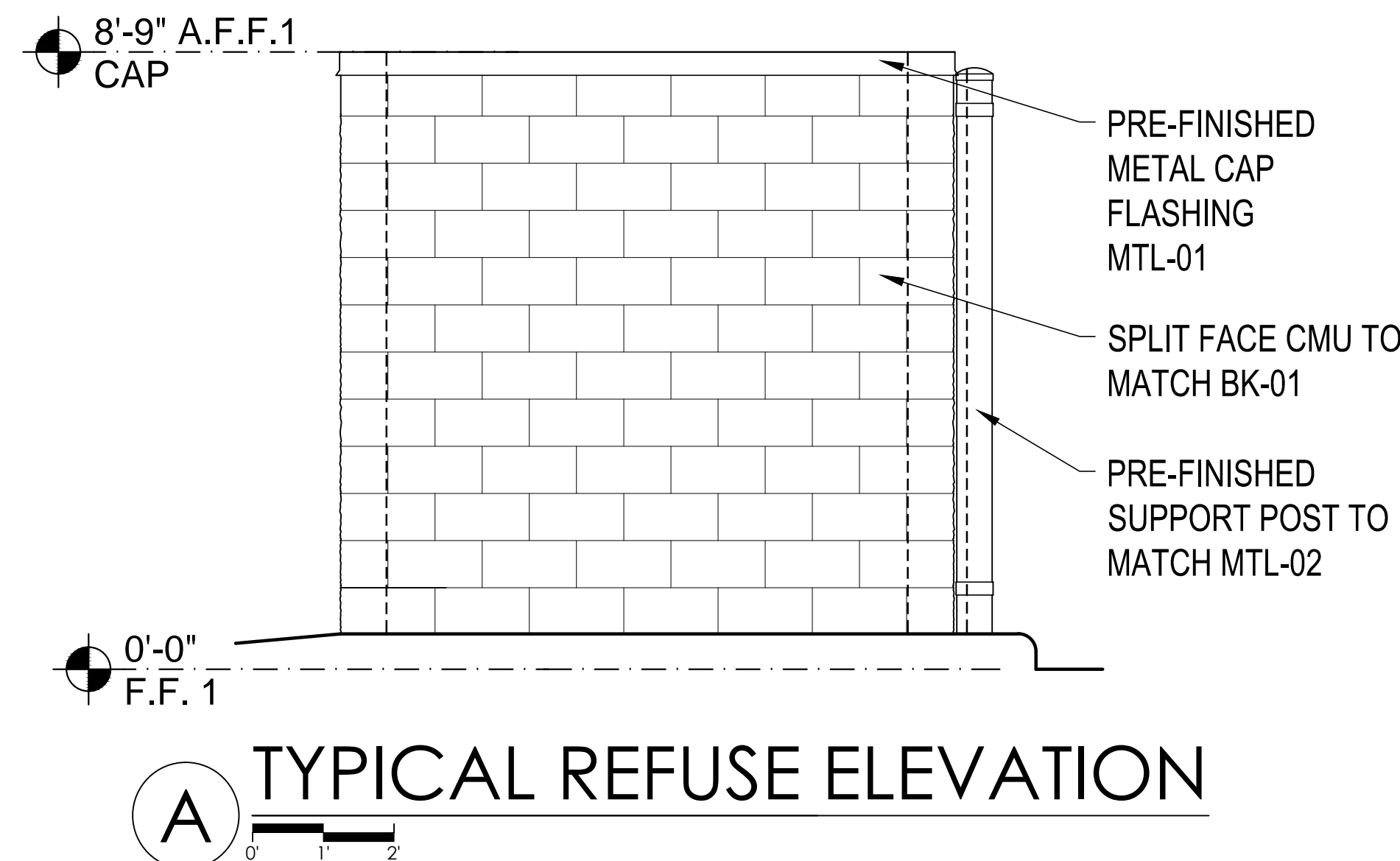
F REFUSE ENCLOSURE PLAN



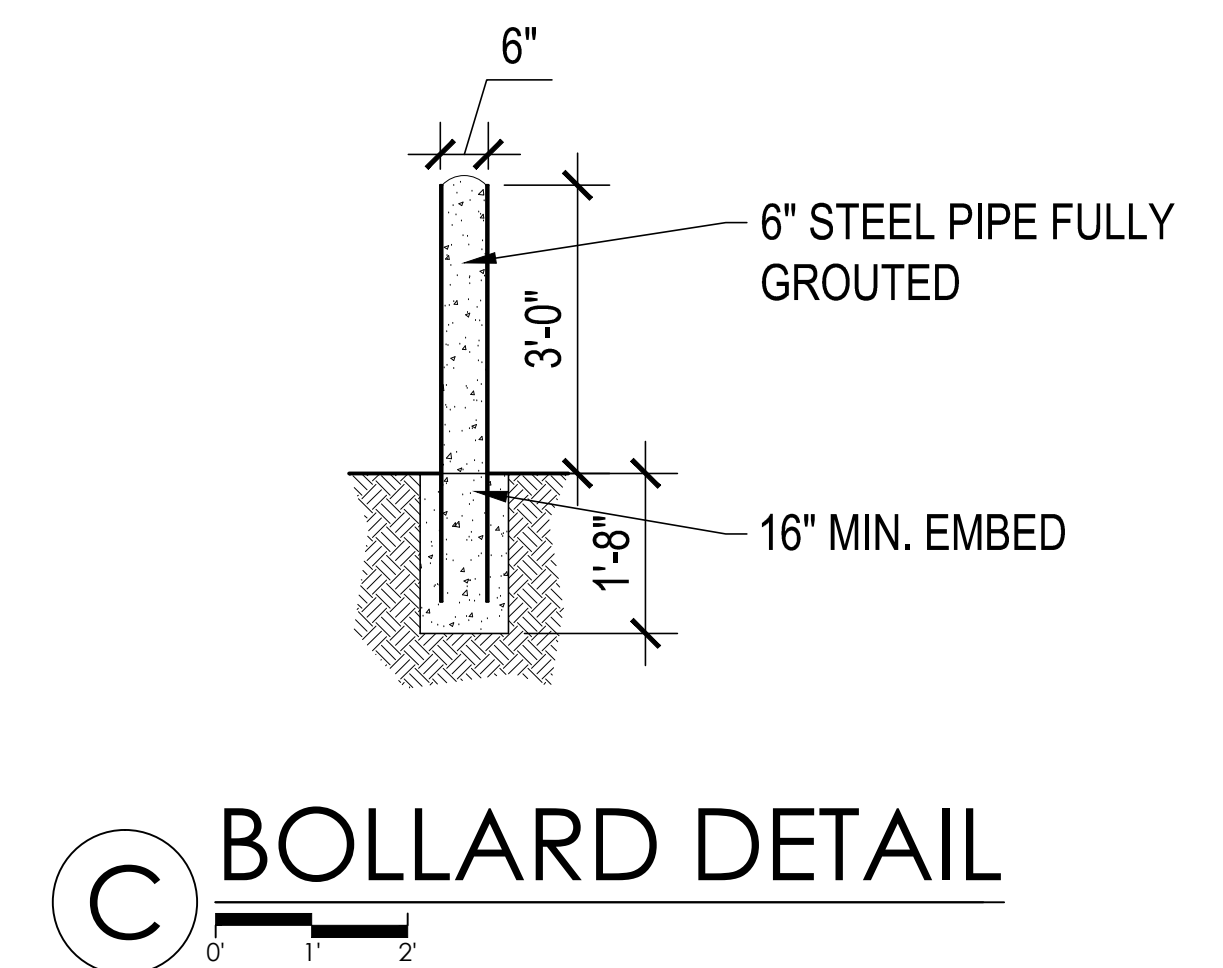
D LANDSCAPE BUFFER DETAIL



B REFUSE GATE ELEVATION



A TYPICAL REFUSE ELEVATION



C BOLLARD DETAIL

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CITY OF MANSFIELD, TARRANT COUNTY, TEXAS

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Sheet No.
A6.0
SITE
DETAILS

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