

## LEGAL DESCRIPTION

BEING 129.808 acres of land located in the T.J. HANKS SURVEY, Abstract No. 644, Tarrant County, Texas, and the T.J. HANKS SURVEY, Abstract No. 1109, Johnson County, Texas, and containing all of the tract of land conveyed to Bower Investments, Inc, by the deed recorded in County Clerk's File No. D220086383, of the Official Public Records of Tarrant County, Texas, and all of Lot 1, Block 1, CMS Plat of Mansfield Industrial Park, an addition to the City of Mansfield, Tarrant County, Texas, according to the plat recorded in Volume 388-161, Page 1 , of the Deed Records of Tarrant County, Texas, also being a portion of the tract of land conveyed to Mary Ann Brown Johnston, by the deed recorded in Volume 8099, Page 2110, of the Deed Records of Tarrant County, Texas, and a portion of the tract of land conveyed to Mary Ann Brown Johnston, by the deed recorded in Volume 3894, Page 787, of the Official Public Records of Johnson County, Texas, and being described in the deed to R. S. Brown, recorded in Volume 1445, Page 190, of the Deed Records of Tarrant County, Texas. Said 129.808 acres of land being more particularly described by metes and bounds as follows:

BEGINNING at the South corner of the aforesaid tract of land to Mary Ann Brown Johnston, which lies Northwesterly 1,556.09 feet, from a ½" iron rod marked "BEASLEY" found at the original South corner of R. S. Brown Tract, which lies in the Southeast boundary line of said T.J. Hanks Survey, and said POINT OF BEGINNING also having Texas State Grid Coordinates N: 6,884,432.1740 and E: 2,382,546.1750;

THENCE along the Southwest boundary line of said Johnston (Brown) Tract, as follows:

1. N 29° 51' 05" W 702.01 feet, along the Northeast boundary line of the tract of land conveyed to the City of Mansfield, by the deed recorded in Document No. 2019-10606, of the Official Public Records of Johnson County, Texas, to a ½" iron rod found at the North corner of said City of Mansfield Tract;
2. N 30° 34' 20" W 1199.40 feet, along the Northeast boundary line of the tract of land conveyed to Mansfield Independent School District, by the deed recorded in Volume 4206, Page 915, of the Deed Records of Johnson County, Texas, to a point at the East corner of Silver Oaks Addition, Phase 2, an addition to the City of Mansfield, Tarrant County, Texas, according to the plat recorded in Document No. D221101516, of the Official Public Records of Tarrant County, Texas;
3. N 29° 29' 20" W 1224.94 feet, along the Northeast boundary line of said Silver Oaks Addition, Phase 2, to a ½" iron rod found at the North corner of said Silver Oaks Addition, Phase 2, lying in the Southeast boundary line of Lot 1R, Block 1, Pioneer Place Addition, to the City of Mansfield, Tarrant County, Texas, according to the plat recorded in Instrument No. 218057484, of the Official Public Records of Tarrant County, Texas;
4. N 59° 18' 24" E 6.91 feet, along the Southeast boundary line of said Lot 1R, to a point at the East corner of said Lot 1R;
5. N 29° 55' 08" W 821.68 feet, along the Northeast boundary line of said Lot 1R, to a ½" iron rod found at the North corner of said Lot 1R, lying in the South right-of-way line of W. Broad Street;

THENCE along the South right-of-way line of W. Broad Street, as follows:

1. N 58° 41' 55" E 62.10 feet, to a ½" iron rod marked "BEASLEY" found at the beginning of a curve to the left;
2. NORTHEASTERLY 387.27 feet, along said curve to the left, having a radius of 1245.00 feet, a central angle of 17° 49' 20", and a chord bearing N 49° 47' 44" E 385.71 feet, to a ½" iron rod marked "BEASLEY" found at the end of said curve;
3. N 40° 53' 08" E 289.69 feet, to a point at the beginning of a curve to the right;
4. NORTHEASTERLY 519.32 feet, along said curve to the right, having a radius of 1055.00 feet, a central angle of 28° 12' 12", and a chord bearing N 54° 59' 11" E 514.09 feet, to a ½" iron rod marked "Brittain & Crawford" found at the end of said curve;
5. N 69° 14' 33" E 149.61 feet, to a point at the Northwest corner of Lot 1, Block 1, The Caring Place, an addition to the City of Mansfield, Tarrant County, Texas, according to the plat recorded in Document No. D207127375, of the Official Public Records of Tarrant County, Texas;



THENCE S 30° 06' 19" E 407.80 feet, along the Southwest boundary line of said Lot 1, Block 1, The Caring Place Addition, to a  $\frac{5}{8}$ " iron rod found at the South corner of said Lot 1, also being the West corner of the aforesaid Tract of land conveyed to Bower Investments, Inc.;

THENCE N 59° 48' 13" E 553.47 feet, along the Northwest boundary line of said Bower Investments, Inc. Tract, to a  $\frac{5}{8}$ " iron rod found at the North corner of said Bower Investments, Inc. Tract, lying in the Southwest right-of-way line of 6<sup>th</sup> Avenue;

THENCE S 30° 07' 34" E 846.17 feet, along the Southwest right-of-way line of said 6<sup>th</sup> Avenue and the Northeast boundary line of said Bower Investments, Inc. Tract and the Northeast boundary line of said Lot 1, Block 1, CMS Plat of Mansfield Industrial Park, to a point at the East corner of said Lot 1;

THENCE S 59° 51' 32" W 552.85 feet, along the Southeast boundary line of said Lot 1, Block 1, and the Northwest boundary line of Lot 2, Block 1, Mansfield Industrial Park, an addition to the City of Mansfield, Tarrant County, Texas, according to the plat recorded in Volume 388-198, Page 98, of the Official Public Records of Tarrant County, Texas, to a  $\frac{5}{8}$ " iron rod found at the South corner of said Lot 1, Block 1, and the West corner of said Lot 2, Block 1;

THENCE along the Northeast boundary line of said Johnston (Brown) Tract, as follows:

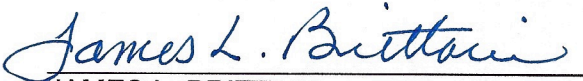
1. S 30° 10' 05" E 196.91 feet, along the Southwest boundary line of said Lot 2, Block 1, Mansfield Industrial Park, to a  $\frac{5}{8}$ " iron rod found at the South corner of said Lot 2, Block 1, Mansfield Industrial Park, and the West corner of Lot 3-R, Block 1, Mansfield Industrial Park, an addition to the City of Mansfield, Tarrant County, Texas, according to the plat recorded in Document No. 200164953, of the Official Public Records of Tarrant County, Texas;
2. S 30° 11' 05" E 1867.33 feet, along the Southwest boundary line of said Lot 3-R, Block 1, and the Southwest boundary line of Lot 1R, Block 1, S. J. Louis Construction Company of Texas Addition, to the City of Mansfield, Tarrant County, Texas, according to the plat recorded in Cabinet A, Slide 6766, of the Plat Records of Tarrant County, Texas, to a point at the South corner of said Lot 1R;

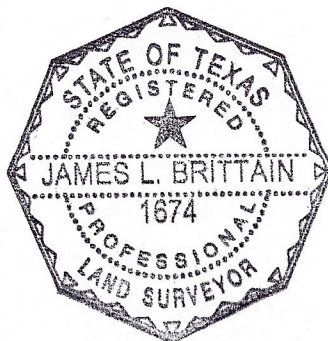
THENCE S 59° 15' 17" W 590.27 feet, along the Northwest boundary line of Lot 2, Block 1, Broseh Industrial Park, an addition to the City of Mansfield, Tarrant County, Texas, according to the plat recorded in Instrument No. D211207785, of the Official Public Records of Tarrant County, Texas, to a  $\frac{1}{2}$ " iron rod marked "GRANT" found at the West corner of said Lot 2;

THENCE S 29° 51' 06" E 803.59 feet, along the Southwest boundary line of said Lot 2, and also the Southwest boundary line of Lot 1, Block 1, Broseh Industrial Park, an addition to the City of Mansfield, Johnson County, Texas, according to the plat recorded in Volume 9, Page 902, of the Plat Records of Johnson County, Texas, to a  $\frac{1}{2}$ " iron rod marked "BEASLEY" found at the South corner of said Lot 1;

THENCE S 59° 40' 23" W 801.59 feet, along the Northwest boundary line of the tract of land conveyed to Mansfield Independent School District, by the deed recorded in Instrument No. D212272633, of the Official Public Records of Johnson County, Texas, to the POINT OF BEGINNING containing 129.808 acres of land.

SURVEYED ON THE GROUND  
NOVEMBER 4, 2021

  
JAMES L. BRITTAIN  
REGISTERED PROFESSIONAL  
LAND SURVEYOR  
STATE OF TEXAS NO. 1674





**BRITTAİN & CRAWFORD**  
LAND SURVEYING &  
TOPOGRAPHIC MAPPING

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T.J. HANKS SURVEY  
ABSTRACT NO. 644

MARY ANN BROWN JOHNSTON  
VOLUME 8099, PAGE 2110  
D.R.T.C.T.  
DEFINED IN THE DEED  
TO R.S. BROWN IN  
VOLUME 1445, PAGE 190  
D.R.T.C.T.

129.808 ACRES  
INTERIOR  
IMPROVEMENTS NOT  
SHOWN

Course	Bearing	Distance
L1	N 58°41'55" E	62.10'
L2	Rad: 1245.00'	A: 387.27'
	Tan: 195.21'	CA: 17°49'20"
	Chd: N 49°47'44" E	385.71'
L3	N 40°53'08" E	289.69'
L4	Rad: 1055.00'	A: 519.32'
	Tan: 265.03'	CA: 28°12'12"
	Chd: N 54°59'11" E	514.09'
L5	N 69°14'33" E	149.61'

APPROXIMATE LOCATION OF TARRANT COUNTY LINE  
APPROXIMATE LOCATION OF JOHNSON COUNTY LINE

MARY ANN BROWN JOHNSTON  
VOLUME 3894, PAGE 787  
O.P.R.J.C.T.

STATE OF TEXAS  
REGISTERED  
JAMES L. BRITTAIN  
1674  
PROFESSIONAL  
LAND SURVEYOR

SURVEYED ON THE GROUND  
NOVEMBER 04, 2021

*James L Brittain*  
 JAMES L. BRITTAIN  
 REGISTERED PROFESSIONAL  
 LAND SURVEYOR  
 STATE OF TEXAS NO. 1674

BOUNDARY SURVEY MAP  
OF  
129.808 ACRES OF LAND  
LOCATED IN THE  
T.J.HANKS SURVEY,  
ABSTRACT No.644  
TARRANT COUNTY AND  
ABSTRACT No.1109  
JOHNSON COUNTY  
MANSFIELD, TARRANT COUNTY, TEXAS

CITY OF MANSFIELD  
DOC.#2019-10606  
O.P.R.J.C.T.

POINT OF  
BEGINNING  
N.68844.32.1740  
E.2382546.1750  
GRID COORDINATE

ORIGINAL SOUTH CORNER  
OF THE TRACT CONVEYED TO  
R.S. BROWN IN  
VOLUME 1445, PAGE 190  
D.R.T.C.T.  
ALSO LYING IN THE  
SOUTH LINE OF THE  
TJ HANKS SURVEY