

PROPERTY DESCRIPTION

26.837 ACRES

BEING A 26.837 ACRE TRACT OF LAND SITUATED IN THE HUGH HENDERSON SURVEY, ABSTRACT NO. 432, CITY OF MANSFIELD, ELLIS COUNTY AND THE SAMUEL C. NEILL SURVEY, ABSTRACT NO. 1159, CITY OF MANSFIELD, TARRANT COUNTY, AND BEING PART OF TRACT 2, A CALLED 30.548 ACRE TRACT OF LAND CONVEYED TO THE CITY OF MANSFIELD, AS RECORDED IN COUNTY CLERK'S FILE NO. 222283641, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS. SAID 26.837 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 DATUM (NAD83 (2011) EPOCH 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM ARLINGTON RRP2 CORS ARP (PID-DF5387) AND ELLIS CORS ARP (PID-DF8988), BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE NORTHEAST CORNER OF LOT 1, BLOCK 1, BRITTON ROAD SUBSTATION, AN ADDITION TO THE CITY OF MANSFIELD, AS RECORDED IN CABINET A, SLIDE 12665, PLAT RECORDS, TARRANT COUNTY, TEXAS, SAID POINT BEING THE NORTHWEST CORNER OF SAID 30.548 ACRE TRACT AND THE SOUTHWEST RIGHT-OF-WAY LINE OF A 100' RIGHT-OF-WAY CONVEYED TO SOUTHERN PACIFIC RAILROAD COMPANY;

THENCE, SOUTH 74 DEGREES 45 MINUTES 33 SECONDS EAST, ALONG THE NORTHEAST LINE OF SAID 30.548 ACRE TRACT AND ALONG SAID SOUTHWEST RIGHT-OF-WAY LINE OF SOUTHERN PACIFIC RAILROAD COMPANY, A DISTANCE OF 1445.17 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE NORTHEAST CORNER OF SAID 30.548 ACRE TRACT;

THENCE, SOUTH 01 DEGREE 44 MINUTES 54 SECONDS EAST, ALONG THE EAST LINE OF SAID 30.548 ACRE TRACT, A DISTANCE OF 157.43 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE MOST EASTERLY SOUTHEAST CORNER OF SAID 30.548 ACRE TRACT; SAID CORNER BEING THE MOST NORTHERLY NORTHEAST CORNER OF A CALLED 4.3502 ACRE TRACT OF LAND DESCRIBED IN GENERAL WARRANTY DEED TO BUTLER HERITAGE, LLC AS RECORDED IN COUNTY CLERK'S NUMBER D220021416 OF THE OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS;

THENCE, NORTH 89 DEGREES 59 MINUTES 54 SECONDS WEST, ALONG THE MOST EASTERLY SOUTH LINE OF SAID 30.548 ACRE TRACT, SAME BEING THE COMMON NORTH LINE OF SAID BUTLER TRACT, PASSING A 1/2 INCH IRON ROD FOUND, AT A DISTANCE OF 2.39 FEET AND CONTINUING IN ALL A TOTAL DISTANCE OF 6.67 FEET TO A 1/2 INCH IRON ROD FOUND FOR A REENTRANT CORNER OF SAID 30.548 ACRE TRACT; SAID CORNER BEING THE NORTHWEST CORNER OF SAID BUTLER TRACT;

THENCE, SOUTH 00 DEGREES 00 MINUTES 06 SECONDS WEST, ALONG THE EAST LINE OF SAID 30.548 ACRE TRACT, SAME BEING THE COMMON WEST LINE OF SAID BUTLER TRACT, PASSING AT A DISTANCE OF 433.34 FEET A 1/2 INCH IRON ROD FOUND FOR WITNESS, CONTINUING IN ALL A TOTAL DISTANCE OF 458.33 FEET TO A POINT FOR THE SOUTHEAST CORNER OF SAID 30.548 ACRE TRACT, SAID POINT BEING IN THE APPROXIMATE CENTERLINE OF BRITTON ROAD (A VARIABLE WIDTH PRESCRIPTIVE RIGHT-OF-WAY);

THENCE, NORTH 89 DEGREES 59 MINUTES 54 SECONDS WEST, ALONG THE SOUTH LINE OF SAID 30.548 ACRE TRACT AND WITH SAID APPROXIMATE CENTERLINE OF BRITTON ROAD, A DISTANCE OF 1487.71 FEET TO A PK NAIL WITH WASHER STAMPED "LJA SURVEYING" SET FOR CORNER;

THENCE, NORTH 03 DEGREES 56 MINUTES 14 SECONDS WEST, DEPARTING SAID SOUTH LINE, AND OVER AND ACROSS SAID 30.548 ACRE TRACT, A DISTANCE OF 423.23 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER ON THE NORTH LINE OF SAID 30.548 ACRE TRACT, SAME BEING THE COMMON SOUTH LINE OF AFORESAID LOT 1, BLOCK 1, BRITTON ROAD SUBSTATION;

THENCE, SOUTH 89 DEGREES 58 MINUTES 17 SECONDS EAST, ALONG SAID COMMON LINE, A DISTANCE OF 124.82 FEET TO A POINT FOR THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK 1, SAID CORNER BEING A REENFRANT CORNER OF SAID 30.548 ACRE TRACT;

THENCE, NORTH 00 DEGREES 03 MINUTES 05 SECONDS WEST, ALONG THE EAST LINE OF SAID LOT 1, BLOCK 1, BRITTON ROAD SUBSTATION, SAME BEING THE WEST LINE OF SAID 30.548 ACRE TRACT, PASSING AT A DISTANCE OF 572.74 FEET A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "HALFF ASSOCIATES INC." FOUND, CONTINUING IN ALL A TOTAL DISTANCE OF 573.37 FEET TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 26.837 ACRES, OR 1,169,022 SQUARE FEET OF LAND.