

LOT 2, BLOCK 2  
LOWES FARM MARKET  
CABINET A, SLIDE 12387  
P.R.T.C.T.

LOT 1, BLOCK 1  
CHILDRENS COURTYARD ADDITION  
CABINET A, SLIDE 11276  
P.R.T.C.T.

E. BROAD STREET

LOT 1R, BLOCK 1  
CYS MANSFIELD ADDITION  
DOC. NO. D215095442  
P.R.T.C.T.

E. BROAD STREET

N61° 19' 39"E  
49.54'

S73° 51' 00"E  
132.63'

S30° 38' 05"E  
140.73'

N. HOLLAND ROAD

N28° 39' 57"W  
284.88'

LOT 3, BLOCK 2  
JACOB BACK ADDITION  
DOC. NO. D218013460  
C.C.R.T.C.T.

LOT 2R, BLOCK 2  
JACOB BACK ADDITION  
DOC. NO. D218013460  
C.C.R.T.C.T.

LOT 1, BLOCK 2  
JACOB BACK ADDITION  
DOC. NO. D216099622  
C.C.R.T.C.T.

S24° 21' 26"E  
100.60'

S30° 38' 05"E  
34.39'

POINT OF  
BEGINNING

N61° 20' 19"E  
139.34'

N60° 28' 05"E  
24.98'

PORTION OF  
LOT 1R, BLOCK 1  
MANSFIELD ISD ATHLETIC COMPLEX  
DOC. NO. D218013460  
C.C.R.T.C.T.

S59° 28' 37"W  
303.43'

LOT 1R, BLOCK 1  
MANSFIELD ISD ATHLETIC COMPLEX  
DOC. NO. D218013460  
C.C.R.T.C.T.

JACOB BACK SURVEY  
ABSTRACT No. 126

N30° 35' 06"W  
93.45'

EXHIBIT A

CASE NO. DS#21-009

BEING A 1.470 ACRE (64,055 SQ.FT.) TRACT OF LAND  
BEING ALL OF LOT 3, BLOCK 2, JACOB BACK ADDITION,  
AND A PORTION OF LOT 1R, BLOCK 1, MANSFIELD ISD ATHLETIC COMPLEX  
DOCUMENT No. D218013460, COUNTY CLERK RECORDS, TARRANT COUNTY, TEXAS



**Graham Associates, Inc.**  
CONSULTING ENGINEERS & PLANNERS  
600 SIX FLAGS DRIVE, SUITE 500  
ARLINGTON, TEXAS 76011 (817) 640-8535  
TBPE FIRM: F-1191/TBPLS FIRM: 101538-00

GRAPHIC SCALE 1"=100'



0 100 200



DRAWN BY: GAI

DATE: 11/3/2021

PROJECT NO.: XX

SHEET 1 OF 3

EXHIBIT A  
CASE NO. DS#21-009

BEING A 1.470 ACRE (64,055 SQ.FT.) TRACT OF LAND  
BEING ALL OF LOT 3, BLOCK 2, JACOB BACK ADDITION  
AND PORTION OF LOT 1R, BLOCK 1, MANSFIELD ISD ATHLETIC COMPLEX  
DOCUMENT NO. D218013460, COUNTY CLERK RECORDS, TARRANT COUNTY, TEXAS,  
SITUATED IN THE JACOB BACK SURVEY, ABSTRACT NO. 126  
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS

Being a 1.470 acre tract of land situated in the Jacob Back Survey, Abstract No.126, Tarrant County, Texas, and being all of Lot 3, Block 2, Jacob Back Addition, and addition to the City of Mansfield, and recorded in Document No. D218013460, County Clerks Records, Tarrant County, Texas, and being a portion of Lot 1R, Block 1, Mansfield ISD Athletic Complex, an addition to the City of Mansfield, and recorded in Document No. D218013460, County Clerks Records, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a found 5/8 inch iron rod with a JPH cap, said point being the southeast corner of said Lot 3, Block 2, and being in the existing west right-of-way line of North Holland Road (having a variable R.O.W.);

THENCE South 59°28'37" West, leaving said existing west right-of-way line, a distance of 303.43 feet to a point;

THENCE North 30°35'06" West, a distance of 93.45 feet to a found 5/8 inch iron with a JPH cap, said point being in the south line of Lot 2R, Block 2, of said Jacob Back Addition;

THENCE North 61°20'19" East, along said south line, a distance of 139.34 feet to a found 5/8 inch iron with a JPH cap;

THENCE North 60°28'05" East, continuing along said south line, a distance of 24.98 feet to a point, said point being the southeast corner of said Lot 2R, and also being in the west line of said Lot 3, Block 2;

THENCE North 28°39'57" West, leaving said south line, and along the west line of said Lot 3, a distance of 284.88 feet to a point, said point being in the existing south right-of-way line of East Broad Street (having a variable width R.O.W.);

THENCE North 61°19'39" East, leaving said west line, and along said existing south right-of-way line, a distance of 49.54 feet to a found 5/8 inch iron with a JPH cap;

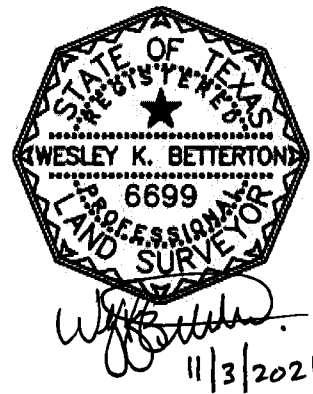
THENCE South 73°51'00" East, leaving said existing south right-of-way line, a distance of 132.63 feet to a point, said point being in the existing west right-of-way line of said North Holland Road;

THENCE South 30°38'05" East, along said existing west right-of-way line, a distance of 140.73 feet to a point;

THENCE South 24°21'26" East, continuing along said existing west right-of-way line, a distance of 100.60 feet to a found 5/8 inch iron with a JPH cap;

THENCE South 30°38'05" East, a distance of 34.39 feet to the POINT OF BEGINNING and CONTAINING 64,055 square feet, 1.470 acres of land, more or less.

Basis of Bearing is the State Plane Coordinate System, Texas North Central Zone 4202, North American datum of 1983. Adjustment realization 2011



Graham Associates  
600 Six Flags Dr., Suite 500  
Arlington, Texas 76011  
(817) 640-8535  
Wednesday, November 03, 2021 11:22:01 AM

PROJECT: ffbrau Steak & Grill House\Cad\Exhibits\Archive\Boundary for Legal.pro

CLOSURE REPORT

Coordinate values shown are computed based on the rounded bearing and distance,  
or chord bearing and chord lengths as indicated herein.

Boundary Name:

Point Number	Description	Station	Northing	Easting	Elevation
Bearing	Distance				
1		0+00.00	6896387.445	2407428.341	
S59°28'37"W	303.43 '				
2		3+03.43	6896233.338	2407166.959	
N30°35'06"W	93.45 '				
3		3+96.88	6896313.786	2407119.410	
N61°20'19"E	139.34 '				
4		5+36.22	6896380.618	2407241.676	
N60°28'05"E	24.98 '				
5		5+61.20	6896392.931	2407263.411	
N28°39'57"W	284.88 '				
6		8+46.08	6896642.894	2407126.754	
N61°19'39"E	49.54 '				
7		8+95.62	6896666.663	2407170.219	
S73°51'00"E	132.63 '				
8		10+28.25	6896629.772	2407297.615	
S30°38'05"E	140.73 '				
9		11+68.98	6896508.683	2407369.326	
S24°21'26"E	100.60 '				
10		12+69.58	6896417.037	2407410.816	
S30°38'05"E	34.39 '				
1		13+03.97	6896387.447	2407428.340	

Closing latitude = 0.00210  
Closing departure = -0.00102  
Closing bearing = S25°53'16"E  
Closing distance = 0.00234  
Total traverse length = 1303.97 (1303.97)  
Total error of closure = 1/557345  
Error of closure in latitude = 1/619513  
Error of closure in departure = 1/1276533

Area = 64055 Sq. Ft.  
Area = 1.4705 Acres