

**EXHIBIT "A"**  
**FIELD NOTE DESCRIPTION**  
**OF A 1.398 ACRE TRACT OF LAND**  
**SITUATED IN THE JACOB BACK SURVEY, ABSTRACT NO. 126,**  
**CITY OF MANSFIELD, TARRANT COUNTY, TEXAS**

DATE: FEBRUARY 1, 2018

CASE NO. DS#18-001

BEING A 1.398 ACRE TRACT OF LAND SITUATED IN THE JACOB BACK SURVEY, ABSTRACT NUMBER 126, CITY OF MANSFIELD, TARRANT COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER A CALLED 10.00 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN TO CWA VISTAS, LP, RECORDED IN INSTRUMENT NUMBER D214180890, OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS, (O.P.R.T.C.T.); SAID 1.398 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT A CUT "X" FOUND FOR THE NORTHEAST CORNER OF SAID 10.00 ACRE TRACT OF LAND, SAME BEING THE EASTERLY SOUTHEAST CORNER OF LOT 1, BLOCK 1 OF WALNUT RIDGE ADDITION, AN ADDITION TO THE CITY OF MANSFIELD ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NUMBER D206262956, O.P.R.T.C.T., AND BEING IN THE NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 360, (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY), AND FROM WHICH A 1/2-INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID 10.00 ACRE TRACT OF LAND BEARS NORTH 87°02'34" WEST, A DISTANCE OF 779.63 FEET;

**THENCE**, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY 360 AND THE EASTERLY LINE OF SAID 10.00 ACRE TRACT OF LAND, THE FOLLOWING CALLS:

SOUTH 20°12'26" WEST, A DISTANCE OF 158.23 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" FOUND;

SOUTH 12°39'50" WEST, A DISTANCE OF 162.26 FEET TO A POINT FOR THE **POINT OF BEGINNING**;

SOUTH 12°39'50" WEST, A DISTANCE OF 6.43 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" FOUND FOR CORNER;

SOUTH 50°58'03" WEST, A DISTANCE OF 161.89 FEET TO A POINT FOR CORNER, AND FROM WHICH A 1/2-INCH IRON ROD FOUND BEARS SOUTH 69°15'45" EAST, A DISTANCE OF 0.39 FEET;

SOUTH 12°03'34" WEST, A DISTANCE OF 31.43 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" FOUND FOR CORNER;

SOUTH 10°52'35" WEST, A DISTANCE OF 47.04 FEET TO A POINT FOR THE NORTHEAST CORNER OF A CALLED 0.0963 ACRE TRACT OF LAND DESCRIBED IN A DEED TO THE STATE OF TEXAS, RECORDED IN INSTRUMENT NUMBER D217065358, O.P.R.T.C.T., AND BEING IN THE NORTHWESTERLY RIGHT-OF-WAY LINE OF BROAD STREET (VARIABLE WIDTH RIGHT-OF-WAY);

**THENCE**, SOUTH 61°15'35" WEST ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID BROAD STREET AND THE NORTHWESTERLY LINE OF SAID 0.0963 ACRE TRACT OF LAND, A DISTANCE OF 77.56 FEET TO A POINT FOR CORNER;

**THENCE**, DEPARTING THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID BROAD STREET, OVER AND ACROSS SAID 10.00 ACRE TRACT OF LAND THE FOLLOWING CALLS:



**EXHIBIT "A"**  
**FIELD NOTE DESCRIPTION**  
**OF A 1.398 ACRE TRACT OF LAND**  
**SITUATED IN THE JACOB BACK SURVEY, ABSTRACT NO. 126,**  
**CITY OF MANSFIELD, TARRANT COUNTY, TEXAS**

DATE: FEBRUARY 1, 2018

CASE NO. DS#18-001

NORTH 28°53'34" WEST, A DISTANCE OF 285.33 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS POINT WHICH BEARS NORTH 50°35'07" WEST, A DISTANCE OF 250.00 FEET;


NORTHWESTERLY WITH SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 03°04'39" FOR AN ARC LENGTH OF 13.43 FEET, A CHORD BEARING OF NORTH 37°52'33" EAST AND A CHORD DISTANCE OF 13.43 FEET TO THE POINT OF TANGENCY;

NORTH 36°20'13" EAST, A DISTANCE OF 117.28 FEET TO A POINT FOR CORNER;

SOUTH 63°55'55" EAST, A DISTANCE OF 301.40 FEET TO THE POINT OF BEGINNING CONTAINING A COMPUTED AREA OF 60,879 SQUARE FEET OR 1.398 ACRES OF LAND.

**NOTE:**

THE BEARINGS CALLED FOR HEREIN ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM (NORTH CENTRAL ZONE, NAD 83) BASED ON LEICA GEOSYSTEMS NORTH TEXAS SMARTNET NETWORK, DISTANCES ADJUSTED TO SURFACE USING AN AVERAGE COMBINED SCALE FACTOR OF 0.999880014.

  
MICHAEL J. MURPHY  
STANTEC CONSULTING SERVICES INC.  
12222 MERIT DRIVE, SUITE 400  
DALLAS, TEXAS 75251  
TBPLS # 10194229  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 5724

  
DATE

