

**PETITION REQUESTING ANNEXATION**

**STATE OF TEXAS**

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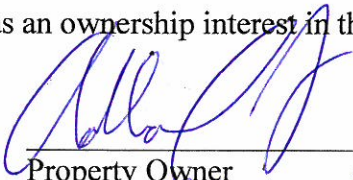
**COUNTIES OF TARRANT, JOHNSON AND ELLIS**

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**TO THE MAYOR AND GOVERNING BODY OF THE CITY OF MANSFIELD,  
TARRANT, JOHNSON AND ELLIS COUNTIES, TEXAS:**

The undersigned owner of the hereinafter described tract of land, being more particularly described by metes and bounds in Exhibit "A" (the "Area"), attached hereto and incorporated herein by reference for all purposes of this Petition, does hereby petition your Honorable Body to annex all parts of the Area into the City of Mansfield so that the entire Area shall be included within the incorporated City of Mansfield, Texas and do hereby certify and represent the following:

1. The Area is one-half mile or less in width; and
2. The Area is contiguous to the existing corporate limits of City of Mansfield at the time of annexation; and
3. The Area is not included in the extra territorial jurisdiction of any other municipality; and
4. The Area is vacant and without residents or has less than three qualified resident voters; and
5. No other entity or person has an ownership interest in the Area.

  
\_\_\_\_\_  
Property Owner

1375 Gilman Rd  
Fort Worth, TX 76140  
Address

**STATE OF TEXAS**

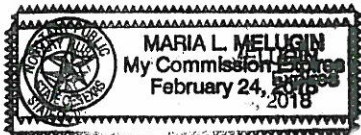
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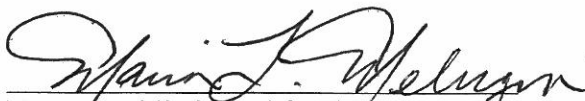
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**COUNTY OF TARRANT**

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This instrument was acknowledged before me on the 19<sup>th</sup> day of October,  
2015, by Adlai Pennington.



  
\_\_\_\_\_  
Notary Public in and for the State of Texas

Maria L. Melugin  
Type or Print Notary's Name

My Commission Expires:

2-24-18

## EXHIBIT "A"

### Property Description

Being 157.940 acres of land located in the M.D. Dickey Survey, Abstract No. 195, Johnson County, Texas and the Thomas Hanks survey, Abstract No. 1109, Johnson County, Texas, being Tract 1 and a portion of Tract 2 described in the Deed to M.R. Development Corporation, recorded in County Clerks Document No. D205288816, Deed Records, Tarrant County, Texas.

Said 157.940 acres of land being more particularly described as follows:

Beginning at an ½ inch iron rod found at the East corner of said Tract 1 being the South corner of a tract of land described in the deed to James H. Knapp, Jr. Trustee recorded in Volume 557, Page 445, Deed Records, Johnson County, Texas, said iron rod lying by deed South 30 degrees East a distance of 2077 varas and South a distance of 479.25 varas from the North corner of said Dickey Survey;

Thence South 59 degrees 31 minutes 04 seconds West, at a distance of 884.58 feet passing a point from which a 2 inch pipe bears North 30 degrees 28 minutes 56 seconds West a distance of 0.25 feet, at a distance of 885.36 feet passing an ½ inch iron rod found, in all a distance of 1,323.00 feet to a ½ inch iron rod stamped Beasley RPLS 4050 set at the South corner of Tract 1;

Thence North 30 degrees 26 minutes 56 seconds West, along the Westerly line of said Tract 1, at a distance of 3,813.95 feet passing an ½ inch iron rod found in all a distance of 3,856.49 feet to a mag nail found in County Road No. 525 of the east corner of said Tract 1;

Thence along a line in said County Road as follows:

1. North 28 degrees 02 minutes 04 seconds East, a distance of 247.15 feet to a point;
2. North 25 degrees 50 minutes 27 seconds East, a distance of 121.93 feet to a point;
3. North 19 degrees 33 minutes 49 seconds East, a distance of 82.10 feet to a point;
4. North 14 degrees 16 minutes 43 seconds East, a distance of 482.15 feet to a point;
5. North 18 degrees 43 minutes 06 seconds East, a distance of 135.16 feet to a point;
6. North 22 degrees 41 minutes 11 seconds East, a distance of 133.43 feet to a North corner of said Tract 1 from which a ½ inch rod found at the East corner of a tract of land described in the Deed to Marie De Jesus Gutierrez and Sergio Garcia recorded in Volume 3436, Page 776, Deed Records, Johnson County, Texas bears North 41 degrees 09 minutes 31 seconds West, a distance of 29.98 feet;

Thence South 30 degrees 03 minutes 40 seconds East, along the Easterly line of said Tract 1, at a distance of 27.82 feet passing a point from which a ½ inch iron rod bears North 59 degrees 56 minutes 20 seconds East, a distance of 13.83 feet, in all a distance of 875.88 feet to a point at the West corner of said Tract 2, from which a ½ inch iron rod found bears North 59 degrees 49 minutes 34 seconds East, a distance of 0.64 feet;

Thence North 59 degrees 49 minutes 34 seconds East, along the Northerly line of said Tract 2, at a distance of 16.71 feet passing a ½ inch iron rod found at the West corner of a tract of land described in the deed to Micah Lee Adkinson recorded in County Clerks Document D204091893, Deed Records, Tarrant County, Texas in all continuing along the common line of said Tract 2 and Adkinson tract a distance of 1,713.51 feet to a ½ inch iron rod stamped Beasley RPLS found at the West corner of a tract of land described in a deed to Mansfield Independent School District recorded in Volume 4208, Page 915, Deed Records, Johnson County, Texas;

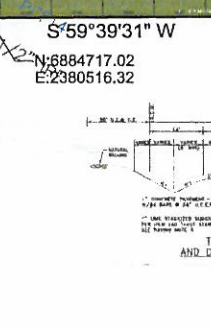
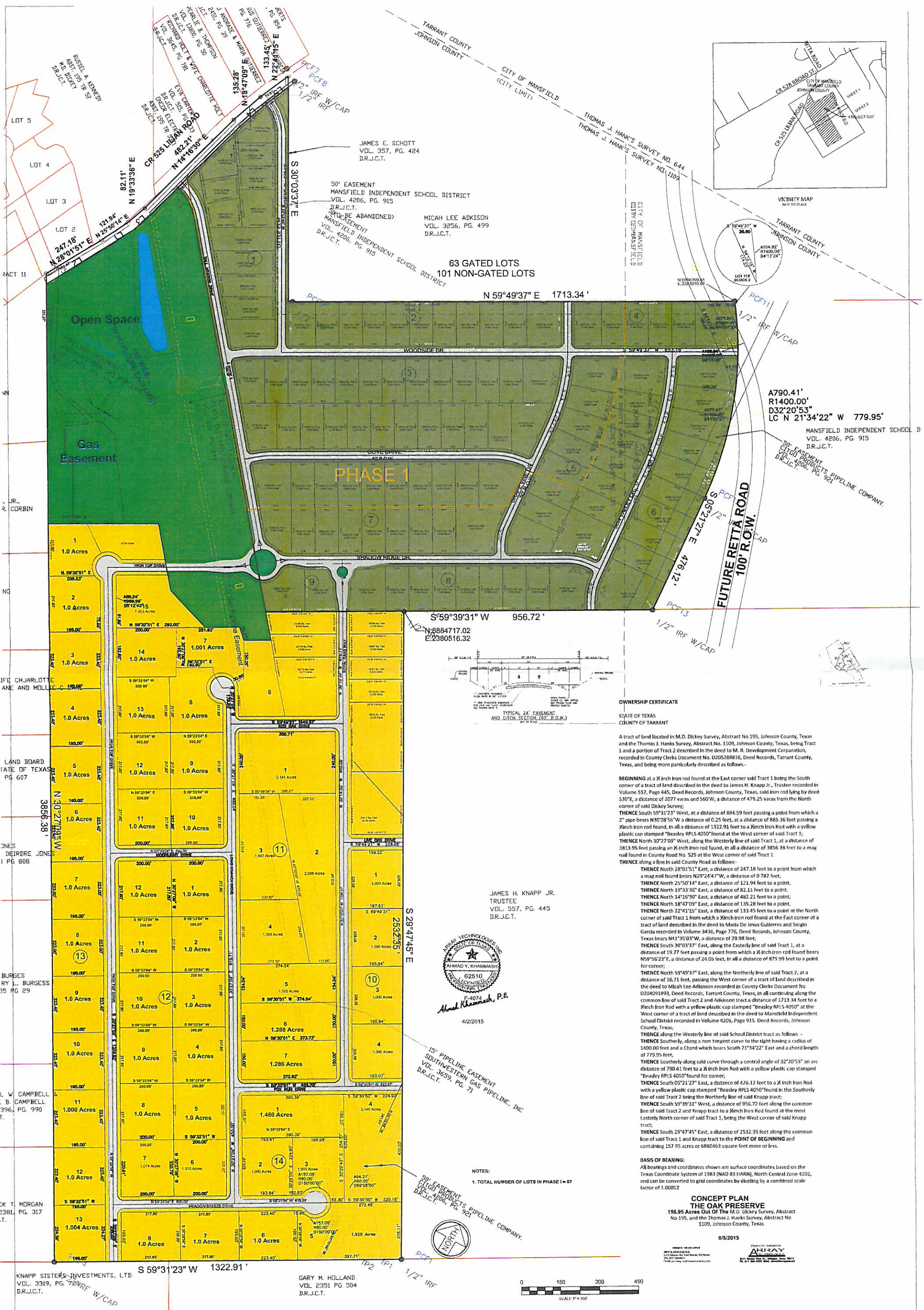
Thence along the Westerly line of said School District tract as follows:

1. Southerly, 790.36 feet along a non-tangent curve to the right having a radius of 1,400.00 feet, a central angle of 32 degrees 20 minutes 45 seconds and a chord bearing South 21 degrees 33 minutes 11 seconds East, 779.91 feet to a ½ inch iron rod stamped Beasley RPLS 4050 found;
2. South 05 degrees 22 minutes 48 seconds East, a distance of 476.09 feet to a ½ inch iron rod stamped Beasley RPLS 4050 found in the Southerly line of said Tract 2 being the Northerly line of said Knapp tract;

Thence South 59 degrees 39 minutes 54 seconds West, a distance of 956.91 feet along the common line of said Tract 2 and Knapp tract to a ½ inch iron rod at the most Easterly North corner of said Tract 1, being the West corner of said Knapp tract;

Thence South 29 degrees 47 minutes 68 seconds East, a distance of 2,532.55 feet along the common line of said Tract 1 and Knapp tract to the Point of Beginning and containing 157.940 acres of land.





OWNERSHIP CERTIFICATE

STATE OF TEXAS  
COUNTY OF TARRANT

A tract of land located in M.D. Dickey Survey, Abstract No 195, Johnson County, Texas and the Thomas J. Hanks Survey, Abstract No. 1109, Johnson County, Texas, being Tract 1 and a portion of Tract 2 described in the deed to M. R. Development Corporation, recorded in County Clerks Document No. D205288816, Deed Records, Tarrant County, Texas, and being more particularly described as follows:

**BEGINNING** at a 1/2 inch iron rod found at the East corner of said Tract 1, being the South corner of a tract of land described in the deed to James H. Knapp Jr., Trustee recorded in Volume 557, Page 445, Deed Records, Johnson County, Texas, said iron rod lying by deed S30°E, a distance of 2077 varas and 560'W, a distance of 479.25 varas from the North corner of said Dickey Survey;  
**THENCE** South 59°31'23" West, at a distance of 884.59 feet passing a point from which a 2" pipe bears N30°28'56"W a distance of 0.25 feet, at a distance of 885.36 feet passing a 1/2 inch iron rod found, in all a distance of 1322.91 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "Beasley RPLS 4050" found at the West corner of said Tract 1;  
**THENCE** North 30°27'09" West, along the Westerly line of said Tract 1, at a distance of 3813.95 feet passing an 1/2 inch iron rod found, in all a distance of 3856.88 feet to a mag nail found in County Road No. 525 at the West corner of said Tract 1.  
**THENCE** along a line in said County Road as follows:

**THENCE** North 28°01'51" East, a distance of 247.18 feet to a point from which a mag nail found bears N28°24'47"W, a distance of 0.782 feet;  
**THENCE** North 25°50'14" East, a distance of 121.94 feet to a point;  
**THENCE** North 19°33'36" East, a distance of 82.11 feet to a point;  
**THENCE** North 14°16'30" East, a distance of 482.21 feet to a point;  
**THENCE** North 18°47'09" East, a distance of 135.28 feet to a point;  
**THENCE** North 22°41'15" East, a distance of 133.45 feet to a point at the North corner of said Tract 1 from which a 1/2 inch iron rod found at the East corner of a tract of land described in the deed to Maria De Jesus Gutierrez and Sergio Garcia recorded in Volume 3436, Page 776, Deed Records, Johnson County, Texas bears N41°35'03"W, a distance of 29.98 feet;  
**THENCE** South 30°03'37" East, along the Easterly line of said Tract 1, at a distance of 19.77 feet passing a point from which a 1/2 inch iron rod found bears N59°56'23"E, a distance of 24.05 feet, in all a distance of 875.99 feet to a point for corner;  
**THENCE** North 59°49'37" East, along the Northerly line of said Tract 2, at a distance of 16.71 feet, passing the West corner of a tract of land described in the deed to Micah Lee Adkinson recorded in County Clerks Document No. D204091893, Deed Records, Tarrant County, Texas, in all continuing along the common line of said Tract 2 and Adkinson tract a distance of 1713.34 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "Beasley RPLS 4050" found at the West corner of a tract of land described in the deed to Mansfield Independent School District recorded in Volume 4206, Page 915, Deed Records, Johnson County, Texas;  
**THENCE** along the Westerly line of said School District tract as follows:  
**THENCE** Southerly, along a non tangent curve to the right having a radius of 1400.00 feet and a Chord which bears South 21°34'22" East and a chord length of 779.95 feet;  
**THENCE** Southerly along said curve through a central angle of 32°20'53" on arc distance of 780.41 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "Beasley RPLS 4050" found for corner;  
**THENCE** South 05°21'27" East, a distance of 476.12 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "Beasley RPLS 4050" found in the Southerly line of said Tract 2 being the Northerly line of said Knapp tract;  
**THENCE** South 59°39'31" West, a distance of 956.72 feet along the common line of said Tract 2 and Knapp tract to a 1/2 inch iron rod found at the most Easterly North corner of said Tract 1, being the West corner of said Knapp tract;  
**THENCE** South 29°47'45" East, a distance of 2532.35 feet along the common line of said Tract 1 and Knapp tract to the POINT OF BEGINNING and containing 157.95 acres or 6880463 square feet more or less.

BASIS OF BEARING:

All bearings and coordinates shown are surface coordinates based on the Texas Coordinate System of 1983 (NAD 83 (HARN), North Central Zone 4202, and can be converted to grid coordinates by dividing by a combined scale factor of 1.00012

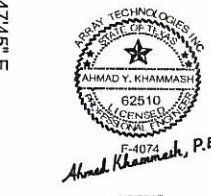
**CONCEPT PLAN  
THE OAK PRESERVE**  
156.95 Acres Out Of The M.D. Dickey Survey, Abstract No 195, and the Thomas J. Hanks Survey, Abstract No 1109, Johnson County, Texas

8/5/2015

CONCEPT DEVELOPER  
M.R. DEVELOPMENT CORPORATION  
12770 Highway 190, Fort Worth, TX 76134  
(817) 731-7200  
www.mrdevelopment.com

ENGINEER  
ARRAY  
1111 West 10th Street, Suite 100  
Fort Worth, TX 76102  
(817) 335-8888  
www.array-engineers.com

JAMES H. KNAPP JR.  
TRUSTEE  
VOL. 557, PG. 445  
D.R.J.C.T.



15' PIPELINE EASEMENT  
SOUTHWESTERN GAS PIPELINE, INC.  
VOL. 3659, PG. 71  
D.R.J.C.T.

NOTES:  
1. TOTAL NUMBER OF LOTS IN PHASE I = 67

50' EASEMENT  
SOUTHWESTERN GAS PIPELINE COMPANY.  
VOL. 3659, PG. 921  
D.R.J.C.T.

