

GRAPHIC SCALE - FEET
SCALE 1" = 60'

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C.S. JEN JR. C-0110
OF 01 0000

A PORTION OF THIS PROPERTY LIES WITHIN A 100-YEAR FLOOD BOUNDARY LINE ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR THE CITY OF MANSFIELD, TARRANT COUNTY, TEXAS. COMMUNITY PANEL No. 48430C0480 K. MAP REVISED SEPTEMBER 23, 2009

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A
CURRENT TITLE COMMITMENT; THEREFORE THERE MAY BE
EASEMENTS OR OTHER ENCUMBRANCES AFFECTING THE SUBJECT
PROPERTY OF WHICH SURVEYOR IS UNAWARE.

D = 9.7325
R = 1279.25
L = 293.55
CH = 293.67
S 15° 42' 21" E

ABSTRACT No. 1668

21,488 Ac.
EMMA SUS WAMBACK
REVOCABLE TRUST
INST. No. 111120004
T.C.T.

ABSTRACT No. 944

LEGAL DESCRIPTION

BEING a tract of land located in the F. B. MADDELL SURVEY, ABSTRACT No. 1636, City of Mansfield, Tarrant County, Texas and being the remainder of that certain tract of land described in said to Emma Sue Stammack Reapable Trust recorded in Instrument No. 021221444, Tarrant County, Texas and being more particularly described by map and bounds as follows:

SEEDLING of a 1-1/2-inch iron rod set with orange plastic top stamped "R COOKIES RPLS 5294" in the Southern right-of-way side of North Hutchinson Road as described in cases in the City of St. Louis, Missouri, located at the intersection of Tarrant County, Texas, and the City of St. Louis, Missouri, near the boundary between the City of St. Louis, Missouri, and the City of St. Louis, Missouri, and the boundary between the City of St. Louis, Missouri, and the City of St. Louis, Missouri.

THENCE N 80° 18' 32" E, 700.04 feet along the east Southwesterly right-of-way line of East Pullman Road to an "X" set at approximate intersection with the Westerly right-of-way line of S. Business Highway 287 (N. Main Street, a variable width right-of-way).
THENCE along the Westerly right-of-way line of said Highway as follows:

5. 77° 05' 50" E, 4.53 feet to a 1 1/2-inch iron rod and with orange plastic cap stamped "R COOMBS RPLS 57284" lying on a Curve to the Right;

SOUTHEASTERLY, at 209.11 feet passing a Texas Department of Transportation monument found one continuing in on a total distance of 368.02 feet along road Curve to the Right, having a radius of 2231.83 feet, a central angle of 18° 28' 30" and a curve bearing S 29° 41' 02" E, 367.73 feet to a second monument found at the beginning of the curve. The Texas Department of Transportation monument found at the End of said Curve and the Beginning of another

SOUTHWESTERLY, 283.66 feet along said Curve to the Right, having a radius of 1856.86 feet, a central angle of 09° 03' 23" and a chord bearing S 18° 42' 21" E, 263.67 feet to a 1/2-inch iron rod set with orange plastic cap stamped "R 000005 RPLS 5294" at the End of said Curve.

S 14' 06" 36" E, 123.80 feet by a 1/2-inch worn red jet with orange plastic cap stamped "R 000405 RPLS 5194"

S 09° 44' 04" E, 147.80 feet to a Texas Department of Transportation monument found.

S 14° 12' 23" E. 550.19 feet to a Texas Department of Transportation monument found

S 14° 13' 23" E. 86.43 feet to a point in the approximate centerline of Walnut Creek;

The DCE along the east approximate centerline of Walnut Creek as follows:

S. 38' 35' 37" W 112.26 feet to a point in creek;

3. 18° 40' 57" N 175.00 feet to a point in creek at the most Ecttary corner of that certain tract of land

3.10.40-37. A. (1940-1937) is located near a point in water on the main body of water, near the mouth of the river, in the Dead Record of Tarrant County, Texas.

THENCE N 31° 01' 47" W, AT 88.0 feet passing a wood fence post found and continuing in oil a total distance of 578.00 feet along the Eastern boundary line of said lease tract to a 1/2-inch iron rod found

of the most northerly corner thereof being the most easterly corner of that certain tract of land described in deed to Brenda Sauer recorded in Volume 14635. Page 30 of the Deed Records of Tarrant County, Texas.

THENCE N 36° 22' 37" W, 250.36 feet along the Eastern boundary line of said Swanz Tract to a 1/2-inch iron rod found at the most Northern corner thereof being the most Eastern corner of that certain tract of

land described in deed to Randy L. Giles and Mary S. Giles recorded in Volume 12148, Page 1441 of the Deed Recorder of Tarrant County, Texas.

THENCE N 30° 47' 51" W, 384.44 feet along the Eastern boundary line of said Lake Tract to a 1 1/2-inch line and located at the point Northwest corner thereof.

REDUCE N 37° 34' 04" E, 1.31 feet to a 1/2-inch iron rod found at the most Easterly corner of that

certain tract of land described in deed to Guillermo Zuniga and wife, Maria Zuniga recorded in Volume
 16470, Page 280 of the Deed Records of Tarrant County, Texas;

THEYCE N 31° 24' 00" E 182.00 feet along the Eastern boundary line of said Zurich Trust to a 1/2 inch bar iron found at the most northerly corner thereof being the most easterly corner of Storey's Lot A, J. B. See Addition!

THENCE N 31° 26' 05" W. 444.04 feet along the Easterly boundary line of said Lot A to the PLACE OF

JEFFREY MALONE &
WILLIAM LAMON MALONE
VOL. LXIX, NO. 161
DECEMBER

SURVEYED ON THE GROUND
OCTOBER 7, 2013
R. W. Coombs
RONALD W. COOMBS, R.P.L.S.
STATE OF TEXAS No. 3204

CERTIFICATE
THE PLAT HEREON IS A TRUE, CORRECT, AND ACCURATE REPRESENTATION OF THE PROPERTY AS
DETERMINED BY SURVEY, THE LINES AND DIMENSIONS OF SAID PROPERTY BEING AS INDICATED BY
THE PLAT. THE SIZE, LOCATION, AND TYPE OF BUILDINGS AND IMPROVEMENTS ARE AS SHOWN.
ALL IMPROVEMENTS ARE SET BACK FROM THE PROPERTY LINES THE DISTANCE INDICATED AND
THERE ARE NO VISIBLE ENCROACHMENTS OR VISIBLE EVIDENCE OF EASEMENTS EXCEPT AS SHOWN.

**Survey plat of
21,625 ACRES OF LAND
Located in the
F. B. Waddell Survey, Abstract No. 1658,
City of Mansfield, Tarrant County, Texas,
according to the Deed recorded in
Instrument No. D12124444
Tarrant County, Texas.**

EXHIBIT "A"

LEGAL DESCRIPTION
PERMANENT RIGHT-OF-WAY

BEING 0.112 acre of land located in the T. J. MANKS SURVEY, Abstract No. 640, Mansfield, Tarrant County, Texas and being a portion of the Tract of land conveyed to John Ray Kelly and wife Gloria Jean Kelly by the deed recorded in Volume 7471, Page 999 of the Deed Records of Tarrant County, Texas. Said 0.112 acre being more particularly described by metes and bounds, as follows:

BEGINNING at a 3/8" iron rod found, at the West corner of said Kelly Tract, being the intersection of the existing Southeast right-of-way line of Newt Patterson Road, with the Northeast right-of-way line of North Street;

THENCE N 60° 16' 33" E 459.77 feet, along the Northwest boundary line of said Kelly Tract, and the existing Southeast right-of-way line of said Newt Patterson Road, to a 3/8" iron rod found, at the North corner of said Kelly Tract;

THENCE S 31° 09' 12" E 10.56 feet, along the Northeast boundary line of said Kelly Tract, to a 1/2" iron rod set, in the new Southeast right-of-way line of aforesaid Newt Patterson Road;

THENCE along the new Southeast right-of-way line of said Newt Patterson Road, as follows:

1. S 60° 21' 52" W 2.07 feet, to a 1/2" iron rod set;
2. S 60° 16' 33" W 459.12 feet, to a 1/2" iron rod set, in the Southwest boundary line of said Kelly Tract, being the Northeast right-of-way line of aforesaid North Street;

THENCE N 23° 26' 54" W 10.62 feet, along the Northeast right-of-way line of said North Street, to THE PLACE OF BEGINNING, containing 0.112 acre (4,061 square feet) of land.

LEGAL DESCRIPTION

BEING a tract of land located in the F. B. WADDELL SURVEY, ABSTRACT No. 1658, City of Mansfield, Tarrant County, Texas and being the remainder of that certain tract of land described in deed to Emma Sue Wammuck Revocable Trust recorded in Instrument No. 0212124444, Tarrant County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod set with orange plastic cap stamped "R COOMBS RPLS 5294" in the Southerly right-of-way line of Newt Patterson Road as described in deed to the City of Mansfield recorded in Instrument No. 0204224614, Tarrant County, Texas lying in the Westerly boundary line of said Wammuck Tract and the Easterly boundary line of Lot A, J. R. Kelly Addition to the City of Mansfield, Texas according to the plat recorded in Volume 388-166, Page 64 of the Plat Records of Tarrant County, Texas;

THENCE N 60° 18' 32" E, 700.04 feet along the said Southerly right-of-way line of Newt Patterson Road to an "X" set in concrete set at its intersection with the Westerly right-of-way line of U. S. Business Highway 287 (H. Main Street, a variable width right-of-way);

THENCE along the Westerly right-of-way line of said Highway as follows:

S 77° 05' 50" E, 4.53 feet to a 1/2-inch iron rod set with orange plastic cap stamped "R COOMBS RPLS 5294" lying on a Curve to the Right;

SOUTHEASTERLY, at 278.11 feet passing a Texas Department of Transportation monument found and continuing in all a total distance of 368.03 feet along said Curve to the Right, having a radius of 2231.83 feet, a central angle of 09° 28' 55" and a chord bearing S 29° 41' 08" E, 357.63 feet to a Texas Department of Transportation monument found at the End of said Curve and the Beginning of another Curve to the Right;

SOUTHEASTERLY, 293.98 feet along said Curve to the Right, having a radius of 1859.88 feet, a central angle of 09° 03' 23" and a chord bearing S 18° 42' 21" E, 293.67 feet to a 1/2-inch iron rod set with orange plastic cap stamped "R COOMBS RPLS 5294" at the End of said Curve;

S 14° 08' 35" E, 123.90 feet to a 1/2-inch iron rod set with orange plastic cap stamped "R COOMBS RPLS 5294";

S 08° 44' 04" E, 147.60 feet to a Texas Department of Transportation monument found;

S 14° 12' 23" E, 550.19 feet to a Texas Department of Transportation monument found;

S 22° 10' 34" E, 100.97 feet to a Texas Department of Transportation monument found;

S 14° 12' 23" E, 94.43 feet to a point in the approximate centerline of Walnut Creek;

THENCE along the said approximate centerline of Walnut Creek as follows:

S 39° 31' 37" W, 117.36 feet to a point in creek;

S 55° 49' 51" W, 97.63 feet to a point in creek;

S 18° 40' 57" W, 170.00 feet to a point in creek at the most Easterly corner of that certain tract of land described in deed to Jeffrey Malone and wife, Karen Malone recorded in Volume 12315, page 1611 of the Deed Records of Tarrant County, Texas;

THENCE N 31° 01' 47" W, AT 88.0 feet passing a wood fence post found and continuing in all a total distance of 578.00 feet along the Easterly boundary line of said Malone Tract to a 1/2-inch iron rod found at the most Northerly corner thereof being the most Easterly corner of that certain tract of land described in deed to Brenda Suarez recorded in Volume 14535, Page 30 of the Deed Records of Tarrant County, Texas;

THENCE N 30° 22' 37" W, 250.36 feet along the Easterly boundary line of said Suarez Tract to a 1/2-inch iron rod found at the most Northerly corner thereof being the most Easterly corner of that certain tract of land described in deed to Randy L. Gillis and Mary S. Gillis recorded in Volume 12146, Page 1441 of the Deed Records of Tarrant County, Texas;

THENCE N 30° 47' 11" W, 384.44 feet along the Easterly boundary line of said Gillis Tract to a 1/2-inch iron rod found at the most Northerly corner thereof;

THENCE N 37° 24' 04" W, 1.31 feet to a 1/2-inch iron rod found at the most Easterly corner of that certain tract of land described in deed to Guillermo Zuniga and wife, Maria Zuniga recorded in Volume 16670, Page 265 of the Deed Records of Tarrant County, Texas;

THENCE N 31° 24' 09" W, 152.08 feet along the Easterly boundary line of said Zuniga Tract to a 1/2-inch iron rod found at the most Northerly corner thereof being the most Easterly corner of aforesaid Lot A, J. R. Kelly Addition;

THENCE N 31° 25' 08" W, 444.04 feet along the Easterly boundary line of said Lot A to the PLACE OF BEGINNING, containing 21.485 acres of land.