

Reference No: 445Y13 G.F. No: 1789707-HXF59  
 Title Co: HEXTON-FAIR / FIRST AMERICAN TITLE COMPANY  
 Purchaser: GONZALES

PROPERTY DESCRIPTION

BEING all that certain lot, tract or parcel of land situated in the THOMAS J. HANKS SURVEY, Abstract No. 644, in the City of Mansfield, Tarrant County, Texas, and being described in Warranty Deed from Mrs. Ella McKnight to Frances Spiller Merrill, dated January 29, 1946 and recorded in Volume 1764, Page 411, Deed Records, Tarrant County, Texas, and being described in General Warranty Deed from Linda Mae Webster to Eric Evans, dated March 5, 2012 and recorded under Instrument No. D212055174, Deed Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a found 1/2 inch iron rod for the southeast corner of the herein described Evans tract of land, same being the southwest corner of Block 37 1/2, Town of Mansfield, according to the Plat recorded in Volume 63, Pages 53 and 54, Plat Records, Tarrant County, Texas, and being the southwest corner of a tract of land described in Warranty Deed from Chris Harris to Jimmie L. Jarvis and wife, Barbara Jarvis, dated June 1, 1983 and recorded in Volume 7543, Page 2397, Deed Records, Tarrant County, Texas;

THENCE North 84 degrees 58 minutes 05 seconds West, a distance of 99.95 feet to a found 1/2 inch iron rod for corner;

THENCE North 04 degrees 59 minutes 34 seconds East, a distance of 188.51 feet (188.70 feet by deed) to a found 1/2 inch capped iron rod for corner, same being in the southeasterly right-of-way line of West Kimball Street (also known as Mansfield Cemetery Road);

THENCE North 57 degrees 55 minutes 42 seconds East, in the southeasterly right-of-way line of said West Kimball Street, a distance of 82.68 feet to a found 1/2 inch iron rod for corner, from which a found 1/2 inch iron rod bears North 14 degrees 55 minutes 26 seconds East, 0.67 feet;

THENCE North 37 degrees 35 minutes 42 seconds East, continuing in the southeasterly right-of-way line of said West Kimball Street, a distance of 34.79 feet to a set "X" cut in a concrete drive approach for corner, same being the southwesterly corner of a permanent right-of-way tract of land described in deed from Hazel V. Jarvis to the City of Mansfield, dated February 10, 2011 and recorded under Instrument No. D21083340, Deed Records, Tarrant County, Texas;

THENCE North 69 degrees 55 minutes 49 seconds East, continuing in the southeasterly right-of-way line of said West Kimball Street and in the southeasterly boundary line of said permanent right-of-way tract of land, a distance of 16.86 feet to a found 1/2 inch capped iron rod for corner, same being the southeasterly corner of said permanent right-of-way tract of land and being in the west boundary line of said Block 37 1/2;

THENCE South 05 degrees 00 minutes 00 seconds West (directional control line) departing the southeasterly right-of-way line of said West Kimball Street and in the west boundary line of said Block 37 1/2, a distance of 274.86 feet (274.75 feet by deed) to the POINT OF BEGINNING and containing 0.5272 acres of land, more or less.

GENERAL NOTES:

Tax tract numbers shown on this survey plat are based on the mapping system of Tarrant Appraisal District and are used to aid in identifying land parcels.



This survey is hereby accepted and approved.

Purchaser
Purchaser
Date

SURVEYORS CERTIFICATION  
 I, DAVID J. ROSE, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THE SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND CORRECTLY SHOWS THE BOUNDARY LINE, AND DIMENSIONS OF THE LAND INDICATED THEREON, AND THAT THE PLAT IS PREPARED FROM THE BEST INFORMATION AND DATA AVAILABLE, WHICH MAY BE SUBJECT TO ANY AND ALL EASEMENTS, ENCUMBRANCES, RESTRICTIONS AND RESTRICTIONS THAT MAY BE OF RECORD, AND THAT ONLY THE EXCITEMENTS SHOWN ON THE REFERENCED PLAT OF RECORD, VISIBLE ENCUMBRANCES AND RESTRICTIONS ARE SHOWN. THIS SURVEY WAS MADE IN ACCORDANCE WITH NOTICES, PROCEDURE AND STANDARDS OF THE TEXAS SURVEYORS BOARD AND THE TEXAS LAND SURVEYORS BOARD. THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR THE TITLE COMPANY AND PURCHASER SHOWN AND IS LICENSED FOR ONE TIME USE. THIS SURVEY WILL BE VOID IF USED BY ANY OTHER PERSON OR FOR ANY OTHER PURPOSE. SURVEYOR BEARS NO RESPONSIBILITY FOR BAD USE.

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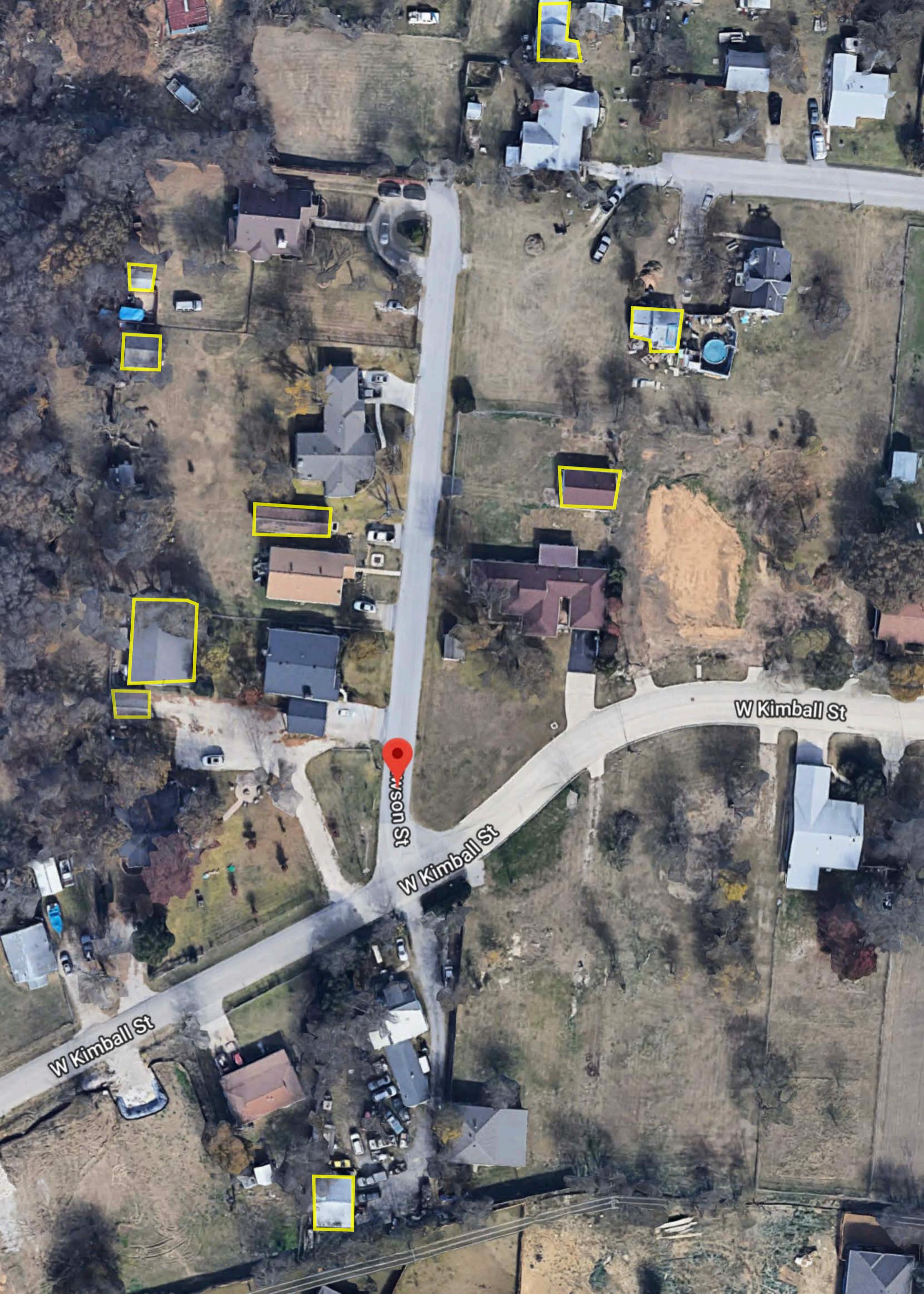
DRAWN BY: NH DATE: 2-13-13



SURVEY CAN BE UPDATED FOR DISCOUNTED PRICE







W Kimball St

15th St

W Kimball St

## Measurement

X



Sq Feet ▾

Measurement Result

891.6 Sq Feet

Clear

Press CTRL to enable snapping

