

**ZONING DESCRIPTION**

**BEING** a tract of land situated in the James Grimsley Survey, Abstract No. 578, City of Mansfield, Tarrant County, Texas and being a part of a tract of land described in Warranty Deed to Weatherford Holland Family Partnership, L.P. recorded in Instrument Numbers D204209784, D204209785, D204209786 of the Official Public Records of Tarrant County, Texas, now known as DEBLOCK, LTD. as recorded in Instrument Number D214077438 of said Official Public Records, and being more particularly described as follows:

**BEGINNING** at the north corner of Lot 21, Block 1 of Cypress Crossing Addition, an addition to the City of Mansfield, Texas, according to the plat thereof recorded in Instrument Number D218018107 of said Official Public Records, and lying in the southwest line of a tract of land described in Warranty Deed with Vendor's Lien to Community of Hope United Methodist Church, Inc. recorded in Instrument Numbers D202074278 and D202074279, of said Official Public Records;

**THENCE** with the northwest line of said Cypress Crossing Addition, South 59°54'46" West, a distance of 924.97 feet to a point for corner;

**THENCE** departing said northwest line of Cypress Crossing Addition, North 30°42'47" West, a distance of 599.49 feet to a point in the southeast line of a Common Access & Utility Easement recorded in Instrument Number D214098837 of said Official Public Records;

**THENCE** with said southeast line, South 59°17'13" West, a distance of 419.44 feet to a point in the northeast right-of-way line of Matlock Road (a variable width right-of-way) for corner;

**THENCE** with said northeast right-of-way line, North 30°05'14" West, a distance of 63.00 feet to a point for corner;

**THENCE** departing said northeast right-of-way line with a northwest line of said Common Access & Utility Easement, the following courses and distances:

- North 59°17'13" East, a distance of 57.48 feet to a point for corner;
- North 82°48'58" East, a distance of 32.56 feet to a point for corner;
- North 59°17'13" East, a distance of 133.89 feet to the south corner of a tract of land described in Special Warranty Deed to Mansfield Station LLC recorded in Instrument No. D217207594 of said Official Public Records;

**THENCE** with the southeast line of said Mansfield Station LLC tract, North 59°17'12" East, a distance of 351.52 feet to a point at the beginning of a tangent curve to the left having a central angle of 90°00'00", a radius of 132.00 feet, a chord bearing and distance of North 14°17'09" East, 186.68 feet;

**THENCE** in a northeasterly direction, with said curve to the left, an arc distance of 207.35 feet to a point for corner;

CONTINUED ON SHEET 2

ZC 20-008 EXHIBIT A  
ZONING EXHIBIT  
JAMES GRIMSLEY SURVEY,  
ABSTRACT NO. 578  
CITY OF MANSFIELD  
TARRANT COUNTY, TEXAS

**PRELIMINARY**  
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

J. ANDY DOBBS  
REGISTERED PROFESSIONAL  
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**ZONING DESCRIPTION CONTINUED**

**THENCE** with the northeast line of said Mansfield Station LLC tract, the following courses and distances:

North 30°42'47" West, a distance of 220.07 feet to a point at the beginning of a tangent curve to the left having a central angle of 21°49'49", a radius of 132.00 feet, a chord bearing and distance of North 41°37'42" West, 49.99 feet;

In a northwesterly direction, with said curve to the left, an arc distance of 50.29 feet to a point for corner;

North 52°32'37" West, a distance of 119.38 feet to a point at the beginning of a tangent curve to the right having a central angle of 21°49'45", a radius of 168.00 feet, a chord bearing and distance of North 41°37'42" West, 63.62 feet;

In a northwesterly direction, with said curve to the right, an arc distance of 64.01 feet to a point for corner;

North 30°42'47" West, a distance of 54.12 feet to a point for corner;

North 60°42'47" West, a distance of 4.00 feet to a point for corner;

North 30°42'47" West, a distance of 40.40 feet to the northwest corner of said Mansfield Station LLC tract, and a point in the southeast right-of-way line of East Debbie Lane (a variable width right-of-way) for corner;

**THENCE** with said southeast right-of-way line, North 59°17'54" East, a distance of 55.00 feet to the west corner of a tract of land described in Special Warranty Deed to BDR Realty, LLC recorded in Instrument No. D216303899 of said Official Public Records for corner;

**THENCE** with the southwest line of said BDR Realty, LLC tract, the following course and distances:

South 30°42'47" East, a distance of 50.11 feet to a point for corner;

South 7°09'39" East, a distance of 7.51 feet to a point for corner;

South 30°42'47" East, a distance of 40.98 feet to a point at the beginning of a tangent curve to the left having a central angle of 21°49'50", a radius of 118.00 feet, a chord bearing and distance of South 41°37'42" East, 44.69 feet;

In a southeasterly direction, with said curve to the left, an arc distance of 44.96 feet to a point for corner;

South 52°32'37" East, a distance of 119.38 feet to a point at the beginning of a tangent curve to the right having a central angle of 21°49'50", a radius of 182.00 feet, a chord bearing and distance of South 41°37'42" East, 68.93 feet;

In a southeasterly direction, with said curve to the right, an arc distance of 69.34 feet to a point for corner;

South 30°42'47" East, a distance of 46.37 feet to the south corner of said BDR Realty, LLC tract;

**THENCE** North 59°17'13" East, a distance of 599.47 feet to a point in the east line of said DEBLOCK, LTD. tract for corner;

**THENCE** with said east line, South 30°05'14" East, a distance of 965.35 feet to the **POINT OF BEGINNING** and containing 19.5267 acres or 850,584 square feet of land.

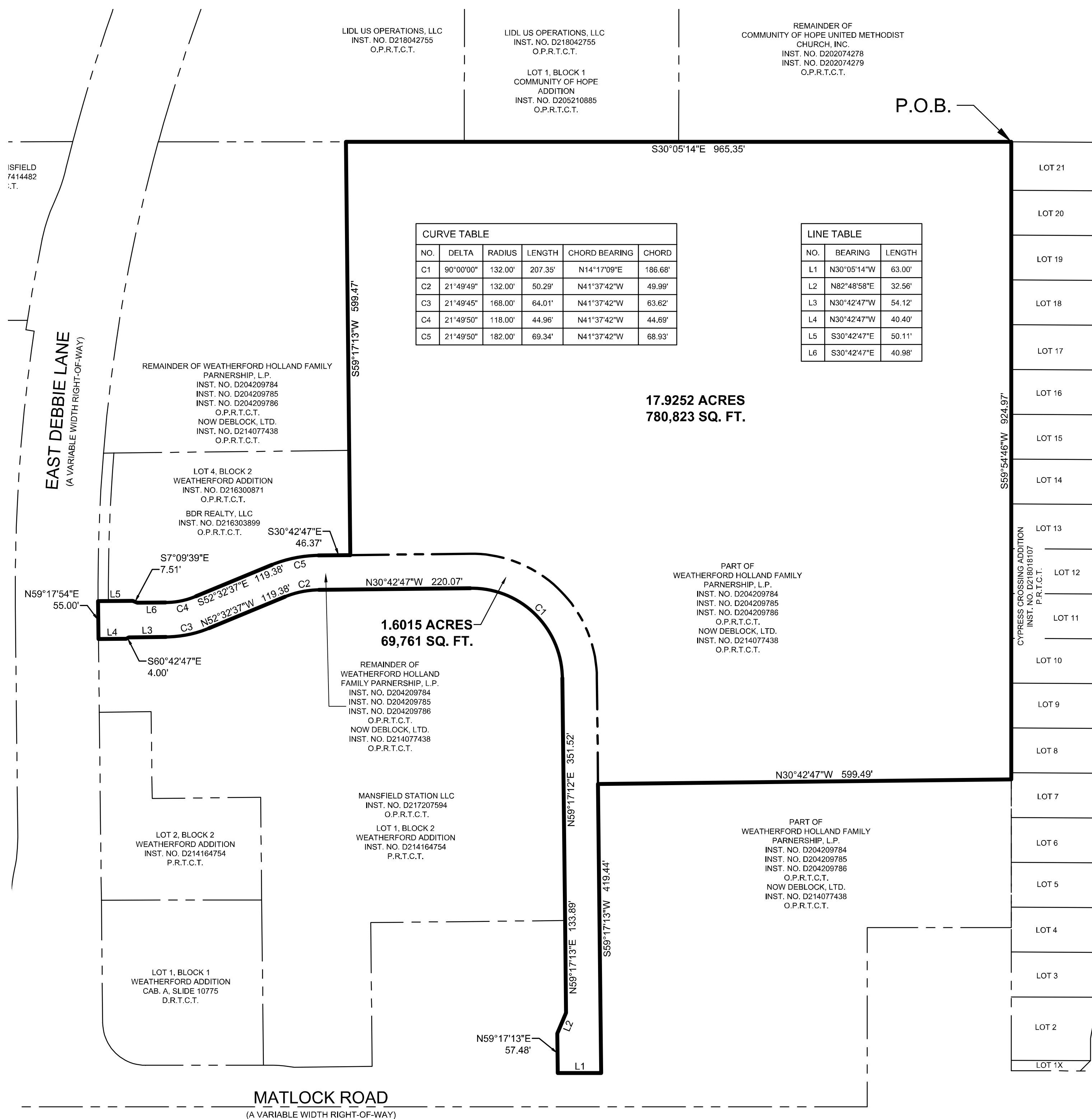
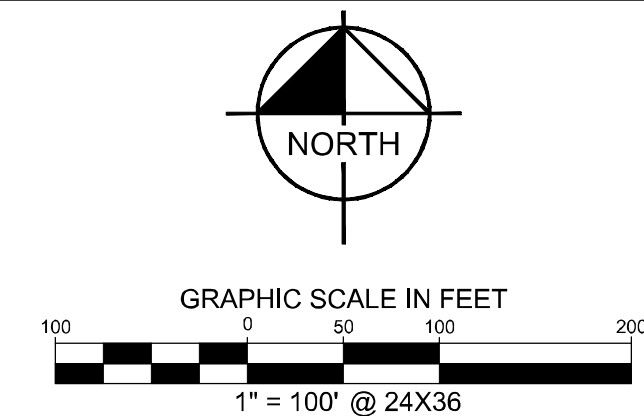
This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

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**NOTES**

- Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.
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**LEGEND**

P.O.B. = POINT OF BEGINNING  
O.P.R.T.C.T. = OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS  
P.R.T.C.T. = PLAT RECORDS, TARRANT COUNTY, TEXAS  
D.R.D.C.T. = DEED RECORDS TARRANT COUNTY, TEXAS

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1" = 100'	BAB	JAD	MAY 2020	064446485	3 OF 3

DRAWN: KIMLEY HORN SURVEYING INC. DATE: 5/15/2020 CHECKED: JAD DATE: 5/15/2020 PLOTTED BY: BRICK BRYAN 5/26/2020 9:40 PM LAST SAVED