



LEGAL DESCRIPTION
17.2532 ACRES

BEING ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND BEING A PART OF THE WILLIAM HOWARD SURVEY, ABSTRACT NO. 690, IN THE CITY OF MANSFIELD, AND BEING ALL OF A CALLED 17.252 ACRE TRACT OF LAND CONVEYED TO CANN - MANSFIELD, LTD., AND RECORDED AS DOCUMENT D2070539, IN THE DEED RECORDS, TARRANT COUNTY, TEXAS, (DRTCT), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" STEEL ROD FOUND FOR THE EAST CORNER OF THIS TRACT AND SAME FOR THE SAID 17.252 ACRE TRACT AND SAME FOR THE SAID 17.252 ACRE TRACT AND ALONG THE SOUTHEAST LINE OF THIS TRACT AND SAME FOR THE SAID 17.252 ACRE TRACT AND ALONG THE NORTHWEST LINE OF THE FABIAN AND SWEENEY TRACT AT APPROXIMATELY 386.85 FEET PASS THE NORTHWEST CORNER OF THE FABIAN AND SWEENEY TRACT AND THE NORTHEAST CORNER OF HERITAGE PARKWAY, (A CITY STREET), CONTINUING ALONG THE NORTHWEST LINE OF HERITAGE PARKWAY, AT APPROXIMATELY 449.79 FEET PASS THE NORTHWEST CORNER OF HERITAGE PARKWAY AND THE NORTHEAST CORNER OF THE REPLAT OF LOTS 31R TO 35R OF BLOCK 1 OF RUSTIC MEADOW, SECTION TWO, AS RECORDED IN CABINET A, SLIDE 9965, PLAT RECORDS, TARRANT COUNTY, TEXAS, (PRTCT), CONTINUING ALONG THE NORTHWEST LINES OF LOTS 35R, 33R, 32R, AND 31R, RESPECTIVELY, IN ALL, 886.73 FEET TO A 1/2" STEEL ROD FOUND (CAPPED BEASLEY, RPLS 4050) FOR THE SOUTH CORNER OF THIS TRACT AND SAME FOR THE SAID 17.253 ACRE TRACT AND BEING THE EAST CORNER OF LOT 2, BLOCK 1, NEW INTERMEDIATE SCHOOL SOUTH ADDITION TO THE CITY OF MANSFIELD AS RECORDED IN CABINET A, SLIDE 7200, PRTCT;

THENCE S 59°51'30" W, (DEED - RECORD BEARING BASIS FOR THIS DESCRIPTION, 886.78 FEET) ALONG THE SOUTHERLY SOUTHWEST LINE OF THIS TRACT AND SAME FOR THE SAID 17.252 ACRE TRACT AND ALONG THE SOUTHEAST LINE OF THE FABIAN AND SWEENEY TRACT AT APPROXIMATELY 386.85 FEET PASS THE NORTHWEST CORNER OF THE FABIAN AND SWEENEY TRACT AND THE NORTHEAST CORNER OF HERITAGE PARKWAY, (A CITY STREET), CONTINUING ALONG THE NORTHWEST LINE OF HERITAGE PARKWAY, AT APPROXIMATELY 449.79 FEET PASS THE NORTHWEST CORNER OF HERITAGE PARKWAY AND THE NORTHEAST CORNER OF THE REPLAT OF LOTS 31R TO 35R OF BLOCK 1 OF RUSTIC MEADOW, SECTION TWO, AS RECORDED IN CABINET A, SLIDE 9965, PLAT RECORDS, TARRANT COUNTY, TEXAS, (PRTCT), CONTINUING ALONG THE NORTHWEST LINES OF LOTS 35R, 33R, 32R, AND 31R, RESPECTIVELY, IN ALL, 886.73 FEET TO A 1/2" STEEL ROD FOUND (CAPPED BEASLEY, RPLS 4050) FOR THE SOUTH CORNER OF THIS TRACT AND SAME FOR THE SAID 17.253 ACRE TRACT AND BEING THE EAST CORNER OF LOT 2, BLOCK 1, NEW INTERMEDIATE SCHOOL SOUTH ADDITION TO THE CITY OF MANSFIELD AS RECORDED IN CABINET A, SLIDE 7200, PRTCT;

THENCE N 30°13'09" W, 616.93 FEET (DEED - RECORD BEARING BASIS, 616.82 FEET) ALONG THE SOUTHERLY SOUTHWEST LINE OF THIS TRACT AND SAME FOR THE SAID 17.252 ACRE TRACT AND ALONG THE NORTHEAST LINE OF THE SAID LOT 1, BLOCK 1, OF THE HEIRS OF WILLIAM HOWARD ADDITION, AS FOLLOWS: N 59°53'54" E, 135.00 FEET (DEED - N 59°51'04" E, SAME DISTANCE) TO A 1/2" STEEL ROD SET FOR CORNER, AND N 30°10'10" W, 275.00 FEET (DEED - N 30°12'10" W, SAME DISTANCE) TO A "X" MARK SET IN CONCRETE AND IN THE SOUTHEAST LINE OF BROAD STREET (A CITY STREET), FOR THE NORTHERLY WEST CORNER OF THIS TRACT AND SAME FOR THE SAID 17.252 ACRE TRACT AND BEING THE NORTH CORNER OF THE SAID LOT 1 OF BLOCK 1, HEIRS OF WILLIAM HOWARD ADDITION;

THENCE N 59°51'04" E, 746.67 FEET (DEED - SAME BEARING AND DISTANCE) ALONG THE NORTHERLY SOUTHWEST LINE OF THIS TRACT AND SAME FOR THE SAID 17.252 ACRE TRACT AND ALONG THE SOUTHEAST LINE OF BROAD STREET TO A 1/2" STEEL ROD FOUND FOR THE NORTH CORNER OF THIS TRACT AND SAME FOR THE SAID 17.252 ACRE TRACT AND BEING THE WEST CORNER OF THE MANSFIELD RETAIL I, LTD. TRACT AS RECORDED IN D202362767, DRTCT, AND ALSO BEING IN THE OCCUPIED HOWARD - BACK SURVEY LINE;;

THENCE S 30°31'43" E, (DEED - S 30°31'51" E, SAME DISTANCE) ALONG THE NORTHEAST LINE OF THIS TRACT AND SAME FOR THE SAID 17.252 ACRE TRACT AND ALONG THE OCCUPIED HOWARD - BACK SURVEY LINE AND ALSO ALONG THE SOUTHWEST LINE OF THE MANSFIELD RETAIL I, LTD. TRACT AT APPROXIMATELY 511.67 FEET PASS A 5/8" STEEL ROD (CAPPED BRITAIN & CRAWFORD) THE SOUTH CORNER OF THE MANSFIELD RETAIL I, LTD. TRACT, AND A RESIDUAL WEST CORNER OF THE ROSS B. CALHOUN TRACT, CONTINUING ALONG A SOUTHWEST LINE OF THE SAID ROSS B. CALHOUN TRACT, IN ALL, 891.95 FEET TO THE POINT OF BEGINNING AND CONTAINING APPROXIMATELY 17.2532 ACRES OF LAND.

EXISTING ZONING: THE RESERVE PLANNED DEVELOPMENT

PROPOSED ZONING: NEIGHBORHOOD CENTER I

PROPOSED USE: RESTAURANTS, GROCERY, OFFICE RETAIL

DEVELOPMENT PLAN

8 LOTS

BEING 17.252 ACRES OUT OF W. HOWARD SURVEY, ABSTRACT NO. 690

THE VILLAGE OFF BROADWAY

CITY OF MANSFIELD, TARRANT COUNTY, TEXAS

PLANNED COMMERCIAL DEVELOPMENT

OWNER
CANN-MANSFIELD LTD.
P.O. BOX 100997
FORT WORTH, TX 761852
CONTACT: MAX THOMPSON
TEL: (817) 980-5125

ENGINEER
SCHATZ CONSULTING ENGINEERS, INC.
7353 AIRPORT FREEWAY
FORT WORTH, TEXAS 76118
CONTACT: CHISHA MUSENDA, MSCE P.E.
TEL: (817) 590-2226

SEPTEMBER 20, 2013

BENCHMARK NOTE
T.B.M. - TOP OF 5/8" STEEL ROD @ THE NORTH EAST CORNER PROPERTY
ELEV. = 610.59'

TBM ESTABLISHED FROM MANSFIELD GPS CONTROL - GPS 30
ELEVATION = 587.91'

FEMA FLOOD NOTE
NO PORTION OF THE SAID TRACT LIES WITHING A SPECIAL FLOOD
HAZARD BOUNDARY ACCORDING TO THE FLOOD INSURANCE RATE MAP
FOR TARRANT COUNTY, TEXAS, COMMUNITY #48439C0580 H

REVISIONS	DESCRIPTION	DATE	BY
1	FIRST SUBMITTAL TO THE CITY	9/20/13	KES

SCHATZ CONSULTING ENGINEERS, INC.
"MAKING A POSITIVE DIFFERENCE IN ENGINEERING PRACTICE"
7353 AIRPORT FREEWAY, FORT WORTH TX 76118
1720 WESTMINSTER DR., DENTON TX 76205
TEL 817-590-2226; FAX 817-590-4433
WWW.SCHATZ-ENGINEERS.BIZ; E-MAIL: SCHATZ@SCHATZ-ENGINEERS.BIZ

SCHATZ ENGINEERS

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CHISHA MUSENDA, P.E. No. 87838
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OWNER
CANN-MANSFIELD LTD
P.O. BOX 100997
FORT WORTH, TEXAS 76185
CONTACT: MAX THOMPSON
TEL: (817) 980-5125
FAX:

**THE VILLAGE OFF BROADWAY
(PLANNED DEVELOPMENT)
MANSFIELD, TARRANT COUNTY, TEXAS
CONCEPTUAL SITE PLAN**

DRAWN BY DHA
CHECKED BY NMS
SCECM JOB No. S13014_CDS
ORIGINAL ISSUE DATE: 09/20/2013
CONSTRUCTION SET ISSUE DATE: TBD
SHEET