

METES AND BOUNDS DESCRIPTION TRACT 1

BEING a tract of land situated in the Joseph Lawrence Survey, Abstract No. 616, Ellis County, Texas, being part of a tract conveyed to Three Sixty Realty, by deed recorded in Volume 789, Page 234 of the Deed Records of Ellis County, Texas and Phillips Family Living Trust, by deed recorded in Volume 1106, Page 599 of the Deed Records of Ellis County, Texas with the subject tract being more particularly described as follows:

BEGINNING at the northwest corner of a tract of land conveyed to Sunbelt Land Investments / 360 Ltd., by deed recorded in Volume 2746, Page 1136 of the Deed Records of Ellis County, Texas and lying in the northeast right-of-way line of State Highway 360 (variable width right-of-way);

THENCE around a curve to the left along said northeast line of State Highway 360, having a central angle of $12^{\circ}58'09''$, a radius of 5969.58 feet, a chord of $N 12^{\circ}18'07'' W - 1348.35$ feet, an arc length of 1351.23 feet;

THENCE, $N 18^{\circ}47'11'' W$, 101.64 feet along said southeast line of State Highway 360, to a point lying in the southwest line of Tarrant County Water Control, by deed recorded in Volume 531, Page 541 of the Deed Records of Ellis County, Texas;

THENCE, $S 52^{\circ}43'27'' E$, 1699.40 feet along said southwest line of Tarrant County Water Control tract to the north corner of said Phillips Family Living Trust tract;

THENCE, $S 52^{\circ}28'13'' E$, 409.60 feet to the most eastern corner of said Phillips Family Living Trust tract and lying in a northerly line of Sunbelt Land Investments / 360 tract;

THENCE, $S 63^{\circ}07'54'' W$, 372.35 feet to an interior ell corner of said Sunbelt Land Investments / 360 tract;

THENCE, $N 30^{\circ}31'30'' W$, 306.48 feet to an interior ell corner of said Sunbelt Land Investments / 360 tract;

THENCE, $S 75^{\circ}08'39'' W$, 899.32 feet along said northerly line of Sunbelt Land Investments / 360 tract to the POINT OF BEGINNING with the subject tract containing 899,317 square feet or 20.6 acres 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."

METES AND BOUNDS DESCRIPTION – TRACT 2

BEING a tract of land situated in the Milton Gregg Survey, Abstract No. 385, Joseph Lawrence Survey, Abstract No. 616 and the Hugh Henderson Survey, Abstract No. 432 in Ellis County, Texas, being part of a tract conveyed to Three Sixty Realty Inc. by deed recorded in Volume 789, Page 234 of the Deed Records of Ellis County, Texas, and Phillips Family Living Trust, by deed recorded in Volume 2556, Page 2207 of the Deed Records of Ellis County, Texas, and Melinda Lou McVean by deed recorded in Volume 2392, Page 483 of the Deed Records of Ellis County, Texas, and Myrna Abrams by deed recorded in Volume 2575, Page 2189 of the Deed Records of Ellis County, Texas, and Fred B. Ballard by deed recorded in Volume 1806, Page 2460 of the Deed Records of Ellis County, Texas, with the subject tract being more particularly described as follows:

BEGINNING at a southwest corner of said Three Sixty Realty tract, lying in the northeast right-of-way line of State Highway 360 (variable width right-of-way) and lying in the north line of Tarrant County Water Control, by deed recorded in Volume 531, Page 538 of the Deed Records of Ellis County, Texas;

THENCE along said northeast line of State Highway 360, the following courses and distances:

N 18°47'11" W, 291.27 feet; N 01°36'17" E, 53.87 feet;

N 18°47'11" W, 129.12 feet; N 50°01'49" E, 52.12 feet;

N 15°56'33" W, 144.88 feet to a point lying in the centerline of Lone Star Road;

THENCE along said centerline of Lone Star Road, the following courses and distances:

N 59°50'58" E, 305.20 feet; N 29°59'28" W, 75.59 feet;

N 59°47'15" E, 114.84 feet;

S 29°53'13" E, 5.87 feet to the northwest corner of said Phillips Family Living Trust tract;

N 60°06'47" E, 117.74 feet to the northwest corner of a tract of land conveyed to City of Mansfield, by deed recorded in Instrument No. 2245479 of the Deed Records of Ellis County, Texas;

THENCE around the boundary of said City of Mansfield tract, the following courses and distances:

S 29°53'13" E, 545.83 feet;

N 61°17'33" E, 582.04 feet to the northwest corner of said Melinda Lou McVean tract;

N 60°22'31" E, 652.78 feet;

N 30°15'29" W, 800.00 feet to the northwest corner of said Ballard tract and lying in the centerline of Britton Road;

THENCE, N 89°14'31" E, 1492.78 feet along said Britton Road to the northwest corner of Lot 1-R, Block 1 of Maranatha Ranch Addition, an addition to Ellis County, Texas, according to the plat thereof recorded in Cabinet D, Page 256 of the Plat Records of Ellis County, Texas;

THENCE along the boundary of said Lot 1-R, Block 1, the following courses and distances:

May 2, 2023

S 01°17'07" E, 213.06 feet; S 19°48'31" W, 181.44 feet;
N 65°11'29" W, 192.67 feet; S 64°29'31" W, 578.74 feet;
S 30°20'08" E, 320.06 feet to the northwest corner of said Myrna Abrams tract;
N 64°29'31" E, 694.54 feet;
N 16°55'29" W, 125.71 feet;
N 19°48'31" E, 195.03 feet;
N 70°17'29" W, 15.00 feet;
N 01°11'29" W, 106.45 feet;
N 43°48'31" E, 77.78 feet;
N 00°03'49" W, 43.92 feet to the northwest corner of said Abrams tract;

THENCE, N 89°56'11" E, 225.23 feet along said centerline of Britton Road to the northwest corner of The Original Town of Britton Addition, an addition to Ellis County, Texas, according to the plat thereof recorded in Volume 158, Page 45 of the Plat Records of Ellis County, Texas;

THENCE along the southwest line of Original Town of Britton, the following courses and distances:

S 07°00'12" E, 24.57 feet;
S 00°03'49" E, 200.00 feet;
N 89°41'11" E, 300.28 feet;
S 35°18'49" E, 991.11 feet to a northern corner of Corp. of Engineers tract;

THENCE, S 17°41'11" W, 423.06 feet to a northern line of Britton Cemetery;

THENCE, S 76°48'57" W, 197.52 feet to a 114 foot x 381 foot save and except tract out of Britton Cemetery;

THENCE, S 11°48'49" E, 381.00 feet along said save and except tract;

THENCE, N 78°11'11" E, 202.02 feet along said save and except tract at a corner of said Corp. of Engineers tract;

THENCE, S 06°34'48" E, 872.63 feet along said western line of said Corp. of Engineers tract to the northeast corner of a tract of land conveyed to Greenway Trails Owners Association, by deed recorded in Instrument No. 2122809 of the Deed Records of Ellis County, Texas;

THENCE, S 89°51'37" W, 780.69 feet to the southwest corner of said Myrna Abrams tract;

THENCE, S 89°14'31" W, 322.22 feet to the northwest corner of said Greenway Trails Owners Association tract and the northeast corner of said Sunbelt Land Investments tract;

May 2, 2023

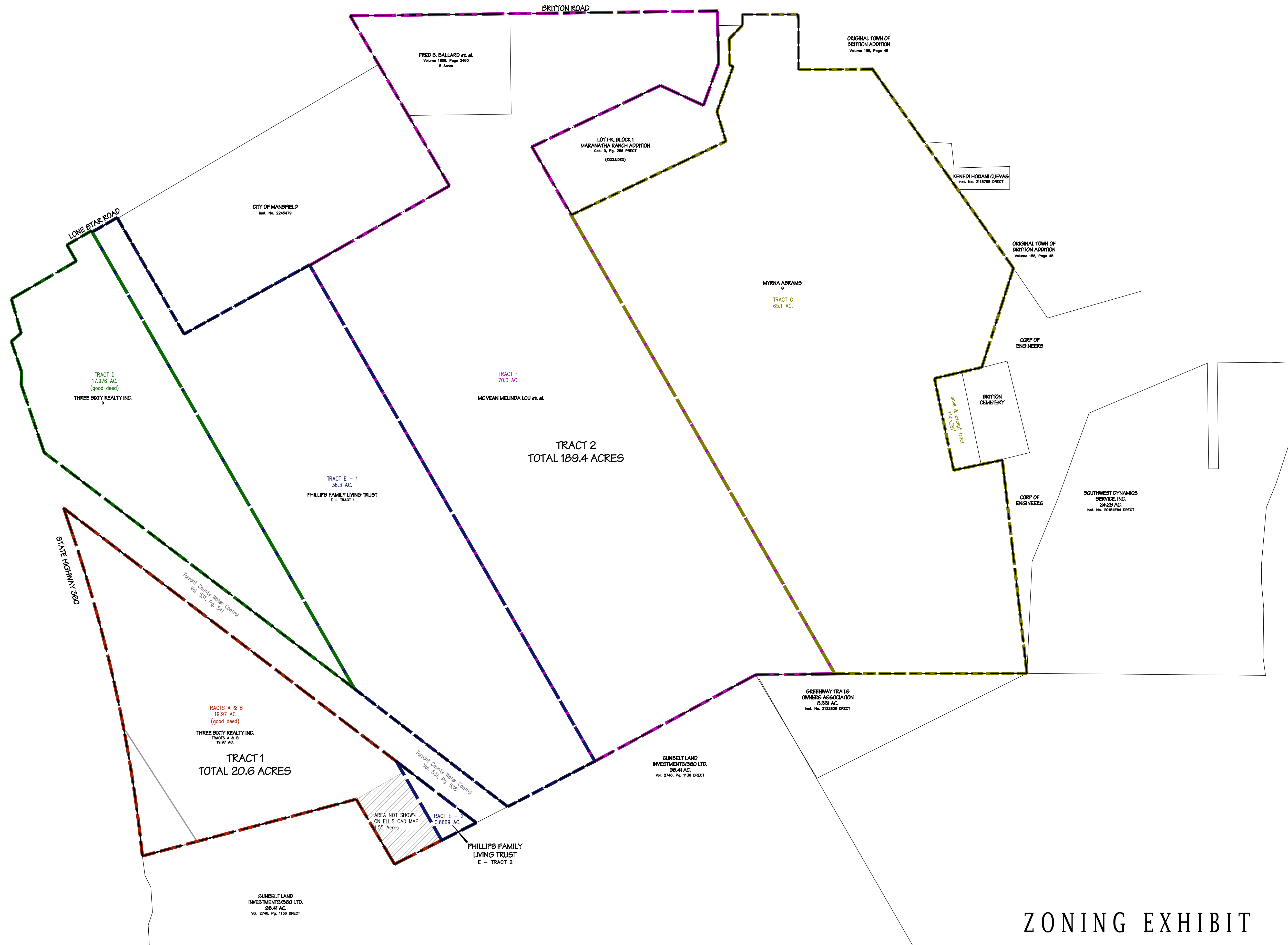
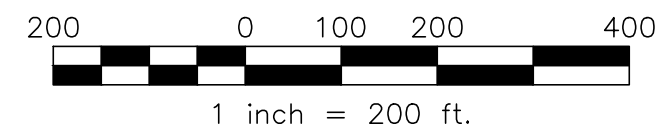
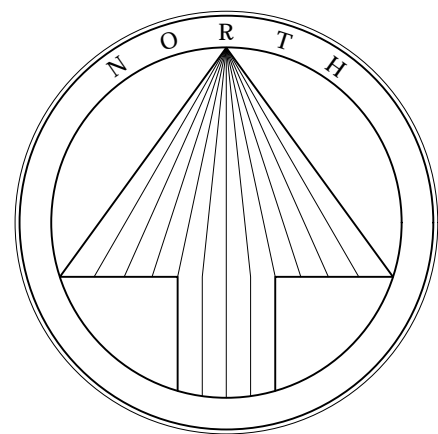
THENCE, S 61°44'31" W, 741.67 feet to the southwest corner of said Melinda Lou McVean tract;

THENCE, S 62°29'06" W, 399.37 feet to the most southern corner of said Phillips Family Living Trust tract;

THENCE, N 52°26'13" W, 785.00 feet to the southern corner of said Three Sixty Realty tract;

THENCE, N 52°43'03" W, 1585.54 feet along the southwest line of said Three Sixty Realty tract, to the POINT OF BEGINNING with the subject tract containing 8,251,953 square feet or 189.4 acres of land.

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ZONING EXHIBIT

CITY OF MANSFIELD
ELLIS COUNTY, TEXAS