

Metes and Bounds description
Lot 1R, Block 1 Electronics Addition
Lot 2, Block 2, New Life Addition
Mansfield, Tarrant County, Texas

BEING a tract of land situated in the F.B. Waddell Survey, Abstract No. 1658, City of Mansfield, Tarrant County, Texas and being all of Lot 1R, Block 1 Electronics Addition, an addition to the City of Mansfield, Texas as recorded in Cabinet A, Slide 11198, Plat Records Tarrant County, Texas (PRTCT) and all of Lot 2, Block 2, New Life Addition an addition to the City of Mansfield, Texas as recorded in Cabinet A, Slide 6650, PRTCT and being more particularly described by metes and bounds as follows: (Bearings referenced to State Plane Grid - Texas North Central Zone (4202) NAD83 as established using GPS Technology in conjunction with the RTK Cooperative Network all distances at ground.)

BEGINNING at a found 5/8 inch iron rod for the southeast corner of said Lot 2, same being the northeast corner of Lot 6, Block 1, North Park North Subdivision an addition to the City of Mansfield, Texas as recorded in Volume 388-176, Page 52, PRTCT;

THENCE South 59°02'34" West with the north line of the said North Park North Subdivision, a distance of 594.29 feet to a found capped ½ inch iron rod marked "Brittan & Crawford" for the northwest corner of the said North Park North Subdivision same being a rear entrant corner of Lot 12, Block 1, said North Park North Subdivision;

THENCE South 30°05'05" East with the west line of the said North Park North Subdivision, a distance of 365.48 feet to a found 5/8" capped iron rod marked "BHB INC" for the southwest corner of the said North Park North Subdivision, same being a rear entrant corner of Lot 14, Block 1 of the said North Park North Subdivision and being in the north line of Lot 21, Block 1 of Parkhill Estates Phase One an addition to the City of Mansfield, Texas as recorded in Cabinet A, Slide 2409, PRTCT;

THENCE South 59°38'09" West departing the said west line and with the said north line of Parkhill Estates Phase One, a distance of 929.64 feet to a found 5/8" capped iron rod marked "BHB INC" in the north line of Lot 35, Block 1, of the said Parkhill Estates Phase One, same being the southeast corner of Lot 2, Site A, of the F.B. Waddell Addition, an addition to the City of Mansfield, Texas as recorded in Cabinet A, Slide 9664, PRTCT;

THENCE North 30°56' 14" West with the east line of the said F.B. Waddell Addition, a distance of 199.23 feet to a found "X" in concrete for the northeast corner of the said F.B. Waddell Addition;

THENCE South 59°07'08" West with the north line of said F.B. Waddell Addition, a distance of 325.88 feet to a found "X" in concrete for the northwest corner of the said F.B. Waddell Addition, same being in the east right-of-way line of North Main Street (F.M. 157) (a variable width Right-of-Way);

Exhibit "A"

THENCE with the said east right-of-way line and along a curve to the right having a central angle of $08^{\circ}50'28''$, a radius of 5669.58 feet, an arc length of 874.86 feet and a chord which bears North $35^{\circ}42'10''$ West, a distance of 873.99 feet to a found 1/2 inch iron rod at the southeast corner of the intersection of said North Main Street and Mouser Way (a 70 foot Right-of-Way) as shown on plat recorded in Cabinet A, Slide 6650, PRTCT;

THENCE with the south right-of-way line of said Mouser Way the following courses and distances:

North $59^{\circ}44'56''$ East, a distance of 195.62 feet to a found 5/8 inch capped iron rod marked "BHB INC";

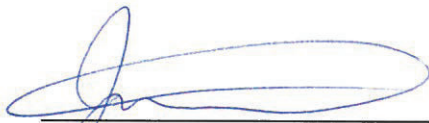
Along a curve to the left having a central angle of $26^{\circ}10'08''$, a radius of 855.00 feet, an arc length of 390.51 feet and a chord which bears North $46^{\circ}39'53''$ East, a distance of 387.12 feet to a found 5/8 inch capped iron rod marked "BHB INC";

North $33^{\circ}34'50''$ East, a distance of 249.79 feet to a found 5/8 inch capped iron rod marked "BHB INC";

Along a curve to the right having a central angle of $26^{\circ}00'01''$, a radius of 785.00 feet, an arc length of 356.22 feet and a chord which bears North $46^{\circ}34'50''$ East, a distance of 353.18 feet to point from which a found 1/2 inch capped iron rod marked "C.F. Stark RPLS 5084" bears South $03^{\circ}14'30''$ East, a distance of 0.40 feet;

North $59^{\circ}36'01''$ East, a distance of 797.71 feet to a point from which a found 1/2 inch capped iron rod marked "C.F. Stark RPLS 5084" bears North $88^{\circ}56'14''$ West, a distance of 0.38 feet;

THENCE South $30^{\circ}07'05''$ East departing the aforesaid south right-of-way line of Mouser Way, a distance of 971.36 feet to **THE POINT OF BEGINNING** and containing 2,087,401 square feet or 47.920 acres of land more or less.



John G. Margotta, R.P.L.S. 5956

8-16-13

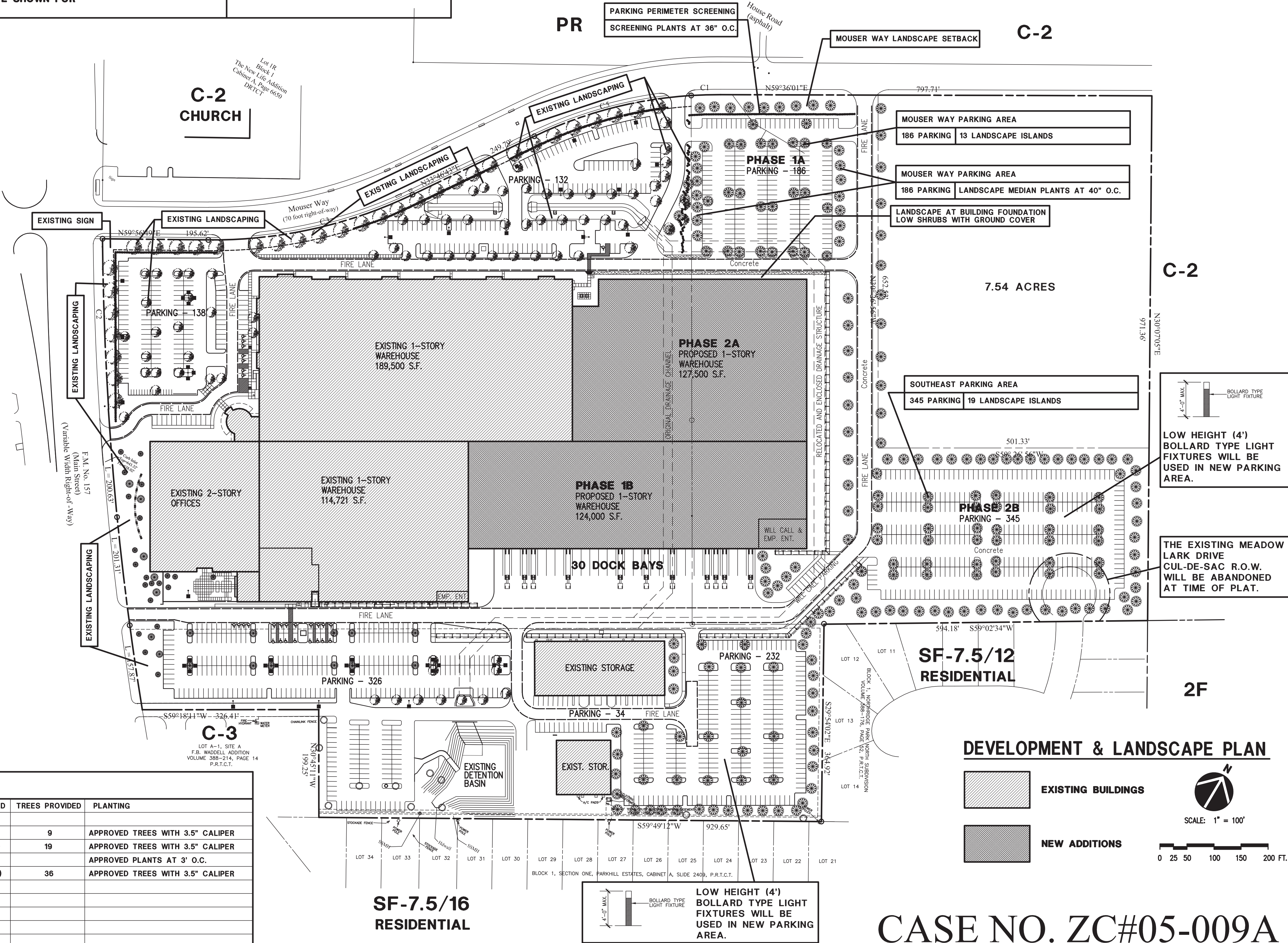


PARKING TABULATION								DEVELOPMENT SCHEDULE
	WAREHOUSE AREA	OFFICE AREA	PHASE TOTALS		CUMULATIVE TOTALS			
			REQUIRED	PROVIDED	REQUIRED	PROVIDED	ACCESSIBLE PARKING	
EXISTING	304,221	111,808	474	862	474	862	28	
PHASE 1	124,000	--	42	186	516	1,048	28	
PHASE 2	127,500	--	43	345	559	1,393	28	
TOTALS	555,721	111,808	559	1,393	559	1,393	28	
BASIS OF PARKING: OFFICE SPACE: 1 SPACE PER 300 SQ. FT. WAREHOUSE SPACE: 1 SPACE PER 3,000 SQ. FT.								STARTING ON APPROVAL 4 TO 5 YEARS AFTER PHASE 1
PARKING WILL BE CONSTRUCTED AS NEEDED UP TO THE SCOPE SHOWN FOR THIS PHASE.								

NOTES:

1. TRASH DISPOSAL: COMPACTORS WITH TRASH CONTAINERS WILL BE LOCATED IN THE DOCK AREA FOR TRANSPORT TO OFFSITE DISPOSAL FACILITY.
2. FIRE HYDRANTS: REFERENCE SITE UTILITY DRAWINGS FOR LOCATIONS.
3. THE PROPOSED DEVELOPMENT WILL BE IN COMPLETE ACCORDANCE WITH THE PROVISIONS OF THE APPROVED PLANNED DEVELOPMENT DISTRICT AND ALL DEVELOPMENT PLANS RECORDED HEREUNDER SHALL BE BINDING UPON THE APPLICANT THEREOF, HIS SUCCESSORS AND ASSIGNS, AND SHALL LIMIT AND CONTROL ALL BUILDING PERMITS.
4. BASE ZONING: PD FOR OFFICE, WAREHOUSE AND C-2 COMMUNITY BUSINESS DISTRICT USES.
5. FOR THE 7.54 ACRE PORTION OF LAND, THE DEVELOPER SHALL APPLY FOR CITY COUNCIL'S APPROVAL OF A DETAILED SITE PLAN PRIOR TO APPLYING FOR APPROVAL OF ANY PLAT OR OBTAINING ANY BUILDING PERMIT.
6. FOR ALL PORTIONS OF THE PROPERTY ABUTTING SINGLE FAMILY RESIDENTIALLY ZONED PROPERTY, A MINIMUM 6' FENCE CONSTRUCTED OF MATERIAL AUTHORIZED BY THE CITY OF MANSFIELD'S FENCE ORDINANCE AND MEETING THE MINIMUM FENCING STANDARDS AS SET FORTH IN THE CITY'S ADOPTED FENCE ORDINANCE, AS AMENDED, SHALL BE INSTALLED IN COMPLIANCE WITH ALL CITY REGULATIONS, INSPECTED AND APPROVED BY THE CITY AT THE COMMENCEMENT OF THE WORK.

LANDSCAPE REQUIREMENTS				
LOCATION	AREA	TREES REQUIRED	TREES PROVIDED	PLANTING
MOUSER WAY LANDSCAPE SETBACK	297 FT. X 20 FT.	8 (1 PER 40')	9	APPROVED TREES WITH 3.5" CALIPER
MOUSER WAY PARKING AREA	186 SPACES	19 (1 PER 10)	19	APPROVED TREES WITH 3.5" CALIPER
PARKING LOT PERIMETER SCREENING				APPROVED PLANTS AT 3' O.C.
SOUTHEAST PARKING AREA	345 SPACES	36 (1 PER 10)	36	APPROVED TREES WITH 3.5" CALIPER



CASE NO. ZC#05-009A

PROJECT TEAM:

OWNER:
MOUSER ELECTRONICS
1000 NORTH MAIN STREET
MANSFIELD, TEXAS 76063
TELEPHONE: (817) 804-3888
FACSIMILE: (817) 804-3899

ARCHITECT:
FRS DESIGN GROUP, INC.
ARCHITECTURE/PLANNING/INTERIORS
1701 RIVER RUN ROAD, SUITE 1115
FORT WORTH, TEXAS 76107
TELEPHONE: (817) 334-0556
FACSIMILE: (817) 334-0557

STRUCTURAL ENGINEERING:
FRANK W. NEAL & ASSOCIATES
1015 WEST BROADWAY
FORT WORTH, TEXAS 76104
TELEPHONE: (817) 332-1944
FACSIMILE: (817) 332-1944

CIVIL AND MEP ENGINEERING:
BAIRD, HAMPTON & BROWN, INC.
6300 RIDGLEA PLACE, SUITE 700
FORT WORTH, TEXAS 76116
TELEPHONE: (817) 338-1277
FACSIMILE: (817) 338-8625

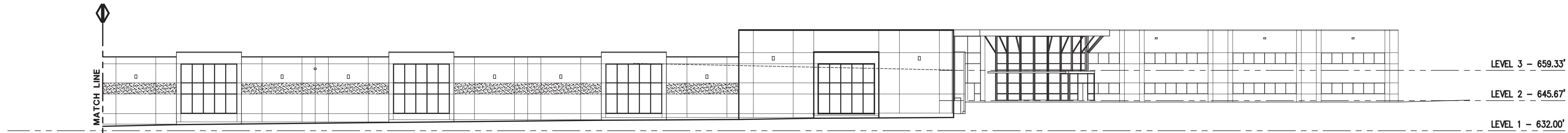


MOUSER ELECTRONICS
DISTRIBUTION AND ASSEMBLY FACILITY
A PHASED APPROACH TO PROPOSED EXPANSION
1000 NORTH MAIN STREET MANSFIELD, TEXAS 76063

LOT 1R, BLOCK 1 ELECTRONICS ADDITION
CABINET A, PAGE 11198 PRCTC
AND
LOT 2, BLOCK 2 THE NEW LIFE ADDITION
CABINET A, PAGE 6650 PRCTC

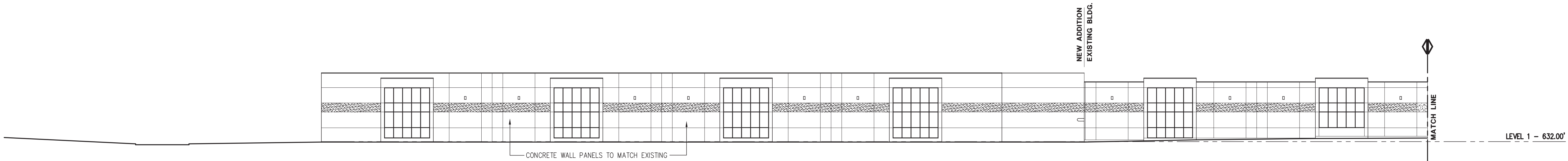
PROJECT NO.: 13050
TITLE:
DEVELOPMENT & LANDSCAPE PLAN
DATE: Revised October 7, 2013
SHEET:

Exhibit
B
FRS DESIGN GROUP



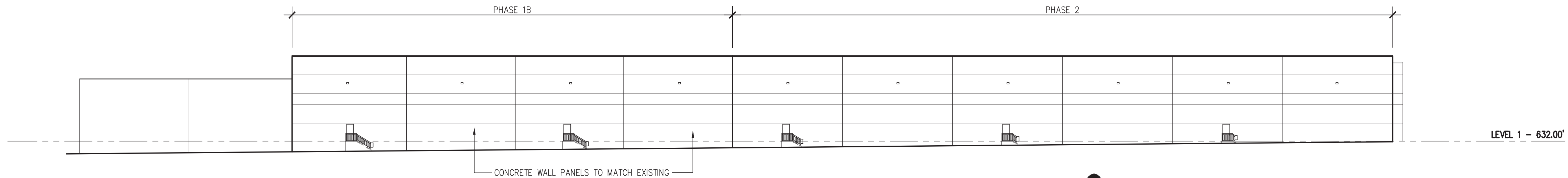
1 NORTH ELEVATION

SCALE: 1" = 30'-0"



2 NORTH ELEVATION

SCALE: 1" = 30'-0"



3 EAST ELEVATION

SCALE: 1" = 30'-0"

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MOUSER ELECTRONICS
1000 NORTH MAIN STREET
MANSFIELD, TEXAS 76063
TELEPHONE: (817) 804-3888
FACSIMILE: (817) 804-3899

ARCHITECT:

FRS DESIGN GROUP, INC.
ARCHITECTURE/PLANNING/INTERIORS
1701 RIVER RUN ROAD, SUITE 1115
FORT WORTH, TEXAS 76107
TELEPHONE: (817) 334-0556
FACSIMILE: (817) 334-0557

STRUCTURAL ENGINEERING:

FRANK W. NEAL & ASSOCIATES
1015 WEST BROADWAY
FORT WORTH, TEXAS 76104
TELEPHONE: (817) 332-1944
FACSIMILE: (817) 336-8620

CIVIL AND MEP ENGINEERING:

BAIRD, HAMPTON & BROWN, INC.
6300 RIDGLEA PLACE, SUITE 700
FORT WORTH, TEXAS 76116
TELEPHONE: (817) 338-1277
FACSIMILE: (817) 338-9245



DISTRIBUTION AND ASSEMBLY FACILITY
A PHASED APPROACH TO PROPOSED EXPANSION
1000 NORTH MAIN STREET MANSFIELD, TEXAS 76063

LOT 1R, BLOCK 1 ELECTRONICS ADDITION
CABINET A, PAGE 11198 PRTCT
AND
LOT 2, BLOCK 2 THE NEW LIFE ADDITION
CABINET A, PAGE 6650 PRTCT

PROJECT NO.: 13050

TITLE:

EXTERIOR ELEVATIONS

DATE:

Revised
September 5, 2013

SHEET:

Exhibit
C

FRS DESIGN GROUP