

METES & BOUNDS DESCRIPTION

BEING A 20.362-ACRE TRACT OF LAND SITUATED IN THE SETH M. BLAIR SURVEY, ABSTRACT NO. 72 IN THE CITY OF MANSFIELD, JOHNSON COUNTY, TEXAS, AND BEING A PORTION OF A TRACT OF LAND DESCRIBED TO KNOX STREET PARTNERS No. 17, LTD BY DEED RECORDED IN COUNTY CLERK FILE No. 2015-23558 AND ALL OF A TRACT OF LAND DESCRIBED AS TRACT 4 TO KNOX STREET PARTNERS No. 16, LTD BY DEED RECORDED IN COUNTY CLERK FILE No. 2015-23557 OF THE OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET (HEREINAFTER REFERRED TO AS A "5/8-INCH CAPPED IRON ROD SET") AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY No. 287 (A VARIABLE WIDTH RIGHT-OF-WAY) AND THE NORTHWESTERLY RIGHT-OF-WAY LINE OF ELLIS STREET (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE SOUTH 59°50'18" WEST, WITH SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 580.98 FEET TO A 5/8-INCH CAPPED IRON ROD SET ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF AMBROSE PARKWAY (A 60' WIDE RIGHT-OF-WAY), SAME BEING THE EASTERLY LINE OF SOMERSET ADDITION, PHASE I, AN ADDITION TO THE CITY OF MANSFIELD, ELLIS AND JOHNSON COUNTIES, TEXAS, AS SHOWN BY AMENDING PLAT RECORDED IN VOLUME 11, PAGE 275 OF THE PLAT RECORDS OF JOHNSON COUNTY, TEXAS, FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 830.00 FEET AND A CHORD THAT BEARS NORTH 76°50'49" WEST, 18.28 FEET;

THENCE WITH SAID NORTHEASTERLY RIGHT-OF-WAY LINE, THE FOLLOWING COURSES AND DISTANCES:

WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 1°15'43", AN ARC-DISTANCE OF 18.28 FEET TO A 1/2-INCH CAPPED IRON ROD STAMPED "JBI" FOUND;

NORTH 77°28'41" WEST, A DISTANCE OF 324.35 FEET TO A 1/2-INCH CAPPED IRON ROD STAMPED "JBI" FOUND FOR THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 920.00 FEET AND A CHORD THAT BEARS NORTH 58°03'41" WEST, 611.68 FEET;

WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 38°50'00", AN ARC-DISTANCE OF 623.55 FEET TO A 1/2" CAPPED IRON ROD STAMPED "JBI" FOUND;

NORTH 38°38'42" WEST, A DISTANCE OF 280.03 FEET TO A 5/8-INCH CAPPED IRON ROD SET FOR THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 930.00 FEET AND A CHORD THAT BEARS NORTH 41°05'48" WEST, 79.57 FEET;

WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 4°54'13", AN ARC-DISTANCE OF 79.59 FEET TO A 5/8-INCH CAPPED IRON ROD SET FOR THE EASTERNMOST COMMON CORNER OF SAID SOMERSET ADDITION, PHASE I AND SOMERSET ADDITION, PHASE II, AN ADDITION TO THE CITY OF MANSFIELD, JOHNSON COUNTY, TEXAS AS SHOWN BY PLAT RECORDED IN COUNTY CLERK FILE No. 2019-151 OF SAID PLAT RECORDS;

THENCE NORTH 49°13'16" EAST, WITH THE SOUTHEASTERLY LINE OF SAID SOMERSET ADDITION, PHASE II, A DISTANCE OF 65.12 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

THENCE NORTH 34°41'12" EAST, WITH SAID SOUTHEASTERLY LINE AND THE SOUTHEASTERLY LINE OF A TRACT OF LAND DESCRIBED TO HPC SOMERSET DEVELOPMENT CORPORATION BY DEED RECORDED IN COUNTY CLERK FILE No. 2018-27738 OF SAID OFFICIAL PUBLIC RECORDS, A DISTANCE OF 514.16 FEET TO

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A 5/8-INCH CAPPED IRON ROD SET ON SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY No. 287;

THENCE SOUTH 55°35'21" EAST, WITH SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1504.36 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 20.362 ACRES (886,986 SQ. FEET) OF LAND.



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