

ZC#21-017

Exhibit A

**Metes and Bounds Description**  
**855,571 square feet or 19.641 Acres**  
**F.B. Waddell Survey, Abstract No. 1658**  
**City of Mansfield, Tarrant County, Texas**

**BEING** a 19.641 acre tract of land situated within the F.B. Waddell Survey, Abstract Number 1658, City of Mansfield, Tarrant County, Texas and being all of a tract of land as described by deed to Mouser Electronics, Inc., as recorded in Document Number D216236513, of the Deed Records of Tarrant County Texas (D.R.T.C.T.) and being more particularly described by metes and bounds as follows: (Bearings referenced to U.S. State Plane Grid 1983 - 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 3/8 inch iron rod for the southeast corner of Lot 1, Northridge Park North Subdivision, an addition to the City of Mansfield, Tarrant County, Texas as shown on plat recorded in Volume 388-176, Page 52, of the Plat Records of Tarrant County, Texas (P.R.T.C.T.), same being in the northwesterly line of Northridge Addition Second Section, an addition to the City of Mansfield, Tarrant County, Texas as shown on plat recorded in Volume 388-74, Page 28, P.R.T.C.T., and being the southwest corner of the said Mouser tract;

**THENCE** North 30°05'37" West, with the common line between the said Mouser tract and the said Northridge Park North Subdivision plat, passing a found 5/8 inch iron rod at a distance 360.00 feet for the northeast corner of the said Northridge Park North Subdivision plat, same being the southeast corner of Lot 1R, Block 1, Electronics Addition, an addition to the City of Mansfield, Tarrant County, Texas as shown on plat recorded in Instrument Number D214164756, P.R.T.C.T., and now continuing with the common line between the said Mouser tract and said Lot 1R, in all for a total distance of 1331.07 feet to a found 1/2 inch iron rod for the northeast corner of said Lot 1R, same being the northwest corner of the said Mouser tract, same being the southwest corner of a tract of land as described by deed to the City of Mansfield as a Permanent Right-Of-Way as recorded in Document Number D211261272, D.R.T.C.T.;

**THENCE** North 59°42'39" East, with the common line between the said City of Mansfield Permanent Right-Of-Way tract and the said Mouser tract, a distance of 645.87 feet to a found 1/2 inch iron rod for the northeast corner of the said Mouser tract, same being the southeast corner of the said City of Mansfield as a Permanent Right-Of-Way tract, same being the northwest corner of a tract of land as described by deed to Walter V. Overstreet and wife, Doris M. Overstreet as recorded in Volume 4883, Page 58, D.R.T.C.T.;

**THENCE** South 30°05'37" East, with the common line between the said Mouser tract and the said Walter V. Overstreet and wife, Doris M. Overstreet tract, a distance of 1318.30 feet to a found X-Tie corner post for the southeast corner of the said Mouser tract, same being the southwest corner of the said Walter V. Overstreet and wife, Doris M. Overstreet tract, a found 1/2 inch iron rod bears South 30°05'37" East, a distance of 1.84 feet;

**THENCE** South 58°34'42" West, a distance of 646.04 feet to the **POINT OF BEGINNING** and containing 855,571 square feet or 19.641 acres of land more or less.

SURVEYOR'S CERTIFICATION

I, Toby G. Stock, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby declare that this survey is true and correct and was prepared from an actual survey made under my supervision on the ground. Further, this survey conforms to the general rules of procedures and practices of the most current Texas Engineering and Land Surveying Practice Acts and Rules Concerning Practice and Licensure.



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Toby G. Stock  
State of Texas Registered Professional Land Surveyor  
RPLS No. 6412  
Date: October 13, 2021

