

EXHIBIT "A"

WA# 89052.01 PRINTED: 11/2/2020 STB FILE: WIER-SURVEY.STB LAST SAVED: 11/2/2020 2:59 PM SAVED BY: AARON LIS FILE: SW-ESMT-TRACT-10-89052.01.DWG

**JUSTICE LANE**  
(60' RIGHT-OF-WAY)  
CAB. A, SL. 164  
P.R.T.C.T.

**DONALD MCQUEEN SURVEY**  
ABSTRACT NO. 1025

LOT 1, BLOCK A  
HILLCREST BUSINESS PARK  
CAB. A, SL. 164  
P.R.T.C.T.  
CITY OF MANSFIELD  
VOL. 13536, PG. 57  
D.R.T.C.T.

\*APPROXIMATE LOCATION  
10' SANITARY SEWER EASEMENT  
VOL. 7405, PG. 863  
D.R.T.C.T.  
ABANDONED PER INSTRUMENT  
VOL. 9886, PG. 1891  
D.R.T.C.T.  
ORDINANCE No. 859

**5' WIDE SIDEWALK EASEMENT**  
0.076 AC.  
(3,327 SQ. FT.)

POINT FROM WHICH A  
1/2" IRF "SPRY RPLS 5647"  
BEARS S80°42'W, 0.3'

10' UTILITY EASEMENT  
CAB. A, SL. 164  
P.R.T.C.T.

S83°37'27"W  
90.00'

S51°22'33"E  
14.14'

N83°37'27"E 667.85'

S83°37'27"W 662.85'

1/2" IRF "WIER"

1/2" IRF "WIER" (CM)

N51°22'33"W  
7.07'

POINT FROM WHICH A  
1/2" IRF "BRITAIN &  
CRAWFORD" BEARS  
S80°41'W, 0.3'

**HERITAGE PKWY.**  
(110' RIGHT-OF-WAY)  
CAB. A, SL. 164  
P.R.T.C.T.

**PLACE OF BEGINNING**

10' UTILITY EASEMENT  
CAB. A, SL. 6887  
P.R.T.C.T.

10' EASEMENT AGREEMENT  
VOL. 12566, PG. 119  
D.R.T.C.T.

10' UTILITY EASEMENT  
CAB. A, SL. 6887  
P.R.T.C.T.

30' BUILDING SETBACK  
CAB. A, SL. 11718  
P.R.T.C.T.

2" CUT FOUND

S83°37'27"W 560.92'


LOT 3R1, BLOCK C  
HILLCREST BUSINESS PARK  
CAB. A, SL. 12497  
P.R.T.C.T.

LOT 4R, BLOCK C  
HILLCREST BUSINESS PARK  
CAB. A, SL. 11718  
P.R.T.C.T.

60' DRAINAGE EASEMENT  
CAB. A, SL. 6887  
P.R.T.C.T.  
VOL. 9739, PG. 154  
D.R.T.C.T.

20' UTILITY EASEMENT  
VOL. 9739, PG. 173  
VOL. 9886, PG. 1891  
D.R.T.C.T.

**\* LEGEND \***

- CM CONTROLLING MONUMENT
- IRF IRON ROD FOUND
- IRS IRON ROD SET W/CAP STAMPED "WIER & ASSOC INC"
- IPF IRON PIPE FOUND
-  EASEMENT



MATCH LINE - SEE SHEET 2

BAR IS ONE INCH ON ORIGINAL FULL-SIZE PRINT

**WIA** SURVEYOR PREPARING THIS EXHIBIT:  
**WIER & ASSOCIATES, INC.**  
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700  
Texas Firm Registration No. F-2776 www.WierAssociates.com  
Texas Board of Professional Land Surveying Registration No. 10033900

5' WIDE SIDEWALK EASEMENT  
CITY OF MANSFIELD, COUNTY, TEXAS

DRAWN BY: DCC	SHEET NO. 1 OF 3	REV.
APPROVED: ALS		

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MATCH LINE - SEE SHEET 1

BAR IS ONE INCH ON ORIGINAL FULL-SIZE PRINT

DONALD MCQUEEN SURVEY  
 ABSTRACT NO. 1025

LOT 1, BLOCK A  
 HILLCREST BUSINESS PARK  
 CAB. A, SL. 164  
 P.R.T.C.T.  
 CITY OF MANSFIELD  
 VOL. 13536, PG. 57  
 D.R.T.C.T.

LOT 2, BLOCK 1  
 ALLISON-SMITH ADDITION  
 CAB. A, SL. 11683  
 P.R.T.C.T.

SHINING STAR HOLDINGS, LLC  
 INST. NO. D218200365  
 O.P.R.T.C.T.

LOT 1, BLOCK 1  
 ALLISON-SMITH ADDITION  
 CAB. A, SL. 11683  
 P.R.T.C.T.

5' WIDE SIDEWALK  
 EASEMENT  
 0.076 AC.  
 (3,327 SQ. FT.)

20' DRAINAGE &  
 UTILITY EASEMENT  
 CAB. A, SL. 11683  
 P.R.T.C.T.

10' UTILITY EASEMENT  
 CAB. A, SL. 164  
 P.R.T.C.T.

POINT FROM WHICH A  
 1/2" IRF "JDZ RPLS 2490"  
 BEARS N72°34'W, 0.5'

S70°22'27"E  
 250.92'

"X" CUT FOUND (CM)

**HERITAGE PKWY.**  
 (110' RIGHT-OF-WAY)  
 CAB. A, SL. 164  
 P.R.T.C.T.

POINT FROM WHICH A  
 1/2" IRF BEARS  
 N30°55'W, 0.4'

S83°37'27"W 230.00'


S83°37'27"W 560.92'

10' UTILITY EASEMENT  
 CAB. A, SL. 6887  
 P.R.T.C.T.

30' BUILDING SETBACK  
 CAB. A, SL. 11718  
 P.R.T.C.T.

LOT 4R, BLOCK C  
 HILLCREST BUSINESS PARK  
 CAB. A, SL. 11718  
 P.R.T.C.T.

**\* L E G E N D \***

- CM CONTROLLING MONUMENT
- IRF IRON ROD FOUND
- IRS IRON ROD SET W/CAP  
STAMPED "WIER & ASSOC INC"
- IPF IRON PIPE FOUND
-  EASEMENT



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5' WIDE SIDEWALK EASEMENT  
 CITY OF MANSFIELD, COUNTY, TEXAS

DRAWN BY: DCC  
 APPROVED: ALS

SHEET NO. 2 OF 3

REV.

EXHIBIT "A"

FIELD NOTES – DESCRIPTION  
5' WIDE SIDEWALK EASEMENT

BEING A TRACT OF LAND LOCATED IN THE DONALD MCQUEEN SURVEY, ABSTRACT No. 1025, TARRANT COUNTY, TEXAS, BEING A PORTION OF LOT 1, BLOCK A, HILLCREST BUSINESS PARK, AN ADDITION TO THE CITY OF MANSFIELD, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET A, SLIDE 164, PLAT RECORDS, TARRANT COUNTY, TEXAS (P.R.T.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT, FROM WHICH A 1/2" IRON ROD FOUND WITH A CAP STAMPED "BRITTAIN & CRAWFORD" BEARS S 80°41' W, 0.3 FEET, SAID POINT BEING THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID LOT 1 AND THE SOUTH END OF A RIGHT-OF-WAY CORNER CLIP AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF HERITAGE PARKWAY (110' RIGHT-OF-WAY) WITH THE EAST RIGHT-OF-WAY LINE OF JUSTICE LANE (60' RIGHT-OF-WAY);

THENCE N 51°22'33" W, ALONG SAID CORNER CLIP, 7.07 FEET TO A POINT;

THENCE N 83°37'27" E, DEPARTING SAID CORNER CLIP, 667.85 FEET TO A POINT IN THE EAST LINE OF SAID LOT 1 AND THE WEST LINE OF LOT 1, BLOCK 1, ALLISON-SMITH ADDITION, AN ADDITION TO THE CITY OF MANSFIELD, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET A, SLIDE 11683, P.R.T.C.T.;

THENCE S 06°22'33" E, ALONG THE EAST LINE OF SAID LOT 1, BLOCK A, HILLCREST BUSINESS PARK AND THE WEST LINE OF SAID LOT 1, BLOCK 1, ALLISON-SMITH ADDITION, 5.00 FEET TO A POINT, FROM WHICH A 1/2" IRON ROD FOUND WITH A CAP STAMPED "JDZ RPLS 2490" BEARS N 72°34' W, 0.5 FEET, SAID POINT BEING THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK A, HILLCREST BUSINESS PARK, THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 1, ALLISON-SMITH ADDITION AND IN THE NORTH RIGHT-OF-WAY LINE OF SAID HERITAGE PARKWAY;

THENCE S 83°37'27" W, ALONG THE SOUTH LINE OF SAID LOT 1, BLOCK A, HILLCREST BUSINESS PARK AND THE NORTH RIGHT-OF-WAY LINE OF SAID HERITAGE PARKWAY, 662.85 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.076 ACRES (3,327 SQUARE FEET) OF LAND, MORE OR LESS.

NOTES:

- (1) ALL BEARINGS SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NAD OF 1983, AS DERIVED BY FIELD OBSERVATIONS UTILIZING THE RTK NETWORK ADMINSTRATED BY ALLTERRA CENTRAL, INC.
- (2) THIS EXHIBIT WAS PREPARED WITHOUT BENEFIT OF A CURRENT TITLE COMMITMENT.
- (3) THIS SURVEY WAS MADE ON THE GROUND DURING THE MONTHS OF MAY THRU SEPTEMBER, 2020 UNDER THE DIRECT SUPERVISION OF AARON L. STRINGFELLOW, R.P.L.S. NO. 6373.



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5' WIDE SIDEWALK EASEMENT  
CITY OF MANSFIELD, COUNTY, TEXAS

DRAWN BY: DCC  
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SHEET NO. 3 OF 3

REV.