

LEGAL DESCRIPTION

BEING a tract of land situated in the Sydney S. Callender Survey, Abstract No. 359, City of Mansfield, Tarrant County, Texas, same being all of Lot 10 in Block 1 according to the plat of Lots 1R1A, 4R1, 9R1, 10 & 11, Block 1, Mansfield Town Center East, as recorded in Instrument No. D213040706, Plat Records of Tarrant County, Texas (P.R.T.C.T.), and being a portion of a called 1.387 acre tract of land described in a Special Warranty Deed with Vendor's Lien to KFSPE-II Associates-Mansfield, L.P., as recorded in Instrument No. D207058379, Real Property Records of Tarrant County, Texas (R.P.R.T.C.T.), being all of Tract 1 and Tract 3 described in a Special Warranty Deed to KFSPE-II Associates-Mansfield, L.P., as recorded in Instrument No. D213211288, R.P.R.T.C.T., and a portion of a called 22.597 acre tract described in a General Warranty Deed with Vendor's Lien to Mansfield KDC IV, Limited Partnership, as recorded in Volume 13628, Page 574, R.P.R.T.C.T., and being more particularly described as follows:

BEGINNING at a found "X" cut in concrete on the easterly right-of-way line of North F.M. Highway 157 (variable width right-of-way), for the most westerly corner of Lot 1R1A in said Block 1, the northwest corner of said Lot 10 and herein described tract;

THENCE departing the easterly right-of-way line of said North F.M. Highway 157 and along the common line of said Lot 1R1A, said Lot 10 and herein described tract, the following courses and distances:

South 67°18'26" East, a distance of 118.77 feet to a point for an interior corner of said Lot 1R1A, common to the northeast corner of said Lot 10 and herein described tract;

South 22°41'34" West, a distance of 38.39 feet to a point at the beginning of a tangent curve to the left;

In a southeasterly direction, with said tangent curve to the left, having a radius of 43.00 feet, a delta angle of 63°00'09", an arc distance of 47.28 feet, and a chord bearing South 08°48'31" East, a distance of 44.94 feet to a point at the end of said curve;

South 40°18'35" East, a distance of 34.19 feet to a point at the beginning of a tangent curve to the right;

In a southeasterly direction, with said tangent curve to the right, having a radius of 45.00 feet, a delta angle of 63°06'18", an arc distance of 49.56 feet, and a chord bearing South 08°45'26" East, a distance of 47.10 feet to a point at the end of said curve;

South 22°47'43" West, a distance of 61.84 feet to a point at the beginning of a tangent curve to the left;

In a southwesterly direction, with said curve to the left, having a radius of 118.00 feet, a delta angle of 22°21'52", an arc distance of 46.06 feet, and a chord bearing South 11°36'34" West, a distance of 45.77 feet to a point at the end of said curve, for the southerly southwest corner of said Lot 1R1A, and northwest corner of Lot 11 in said Block 1;

THENCE South 1°48'50" East, along the west line of said Lot 11, common east line of said Lot 10 and herein described tract, a distance of 212.81 feet to a point on the west line of said Lot 11, for the northeast corner of Lot 9R1 in said Block 1, same being the southeast corner of said Lot 10 and herein described tract;

THENCE South 88°07'42" West, departing the west line of said Lot 11, along the north line of said Lot 9R1, common south line of said Lot 10 and herein described tract, a distance of 40.50 feet to a found 1/2 inch iron rod with a cap stamped "Wier" on the north line of said Lot 9R1, for the southeast corner of Lot 1-C in Block 2 of Golden Acres Addition, as recorded in Cabinet A, Slide 3057, P.R.T.C.T., same being the southerly southwest corner of said Lot 10 and herein described tract;

THENCE North 1°16'37" West, departing the north line of said Lot 9R1, along the east line of said Lot 1-C, the east line of Lot 1-B in Block 2 of Golden Acres Addition, as recorded in Cabinet B, Slide 593, P.R.T.C.T., common west line of said Lot 10 and herein described tract, passing at a distance of 202.61 feet an interior corner of said Lot 10, and continuing along the same course, for a total distance of 202.91 feet to a found 1/2 inch iron rod for the northeast corner of said Lot 1-B and interior corner of herein described tract;

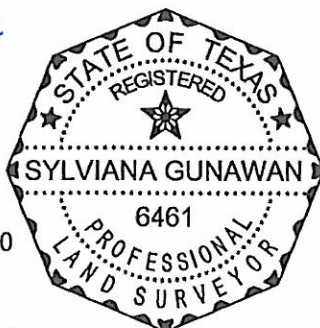
THENCE South 88°08'51" West, along the north line of said Lot 1-B and common south line of herein described tract, a distance of 176.93 feet to a point at the beginning of a non-tangent curve to the right, being on the easterly right-of-way line of aforesaid North F.M. Highway 157, for the northwest corner of said Lot 1-B, the northerly southwest corner of said Lot 10 and herein described tract, from which a brass disk found for witness bears North 88°09' East, 0.6 feet;

THENCE in a northeasterly direction, along the easterly right-of-way line of said North F.M. Highway 157, common westerly line of said Lot 10 and herein described tract, with said non-tangent curve to the right, having a radius of 3,769.72 feet, a delta angle of 21°23'13", an arc distance of 339.47 feet, and a chord bearing North 20°51'57" East, a distance of 339.36 feet to the **POINT OF BEGINNING**, and containing 1.378 acres (60,006 sq. ft.) of land, more or less.

Note: All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

Sylviana Gunawan 11/05/14

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LOT 10, BLOCK 1,
LOTS 1R1A, 4R1, 9R1, 10 & 11, BLOCK 1,
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SYDNEY S. CALLENDER SURVEY,
ABSTRACT NO. 359,
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	SG	KJA	10/30/2014	069313210	1 OF 1