

## \*FIELD NOTES\*

BEING A TRACT OF LAND LOCATED IN THE JAMES GRIMSLEY SURVEY, ABSTRACT NO. 578, TARRANT COUNTY, TEXAS, BEING ALL OF LOT 4, BLOCK 2, WEATHERFORD ADDITION, AN ADDITION TO THE CITY OF MANSFIELD, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN INSTRUMENT NO. D216300871, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS (O.P.R.R.C.T.), AND BEING A PORTION OF A TRACT OF LAND DESCRIBED IN DEEDS TO DEBLOCK, LTD., RECORDED IN INSTRUMENT No. D204209784, O.P.R.T.C.T., INSTRUMENT No. D204209785, O.P.R.T.C.T., AND INSTRUMENT No. D204209786, O.P.R.T.C.T., CORPORATION NAME CHANGE INSTRUMENT No. D214077438, O.P.R.T.C.T., AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD FOUND WITH A CAP STAMPED "RPLS 4838" IN THE SOUTH RIGHT OF WAY LINE OF DEBBIE LANE BEING THE NORTHWEST CORNER OF SAID LOT 4, AND BEING THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE NORTHEASTERLY, ALONG THE NORTH LINE OF SAID LOT 4 AND THE SOUTH RIGHT-OF-WAY LINE OF SAID DEBBIE LANE, AT AN ARC LENGTH OF 215.02 FEET PASSING A 5/8" IRON ROD FOUND WITH A CAP STAMPED "RPLS 4838" BEING THE NORTHEAST CORNER OF SAID LOT 4, CONTINUING IN ALL A TOTAL ARC LENGTH OF 258.91 FEET, SAID CURVE TO THE RIGHT HAVING A RADIUS OF 2440.00 FEET, A DELTA ANGLE OF 06°04'47", AND A CHORD BEARING OF N 62°29'56" E, 258.79 FEET TO A POINT;

THENCE S 30°42'47" E, A DISTANCE OF 352.22 FEET TO A POINT;

THENCE S 59°17'13" W, AT A DISTANCE OF 43.67 FEET PASSING A 5/8" IRON ROD FOUND WITH A CAP STAMPED "RPLS 4838" BEING THE SOUTHEAST CORNER OF SAID LOT 4, CONTINUING ALONG THE SOUTH LINE OF SAID LOT 4 IN ALL A TOTAL DISTANCE OF 195.48 FEET TO A 5/8" IRON ROD FOUND WITH A CAP STAMPED "RPLS 4838" BEING THE SOUTHWEST CORNER OF SAID LOT 4;

THENCE ALONG THE WEST LINE OF SAID LOT 4 AS FOLLOWS:

- (1) N 30°42'47" W, A DISTANCE OF 46.37 FEET TO A 5/8" IRON ROD FOUND WITH A CAP STAMPED "RPLS 4838" BEING THE BEGINNING OF A CURVE TO THE LEFT;
- (2) NORTHWESTERLY, AN ARC LENGTH OF 69.37 FEET ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 182.00 FEET, A DELTA ANGLE OF 21°49'50", AND A CHORD BEARING OF N 41°37'42" W, 68.93 FEET TO A 5/8" IRON ROD FOUND WITH A CAP STAMPED "RPLS 4838";
- (3) N 52°32'37" W, A DISTANCE OF 119.38 FEET TO A 5/8" IRON ROD FOUND WITH A CAP STAMPED "RPLS 4838" BEING THE BEGINNING OF A CURVE TO THE RIGHT;
- (4) NORTHWESTERLY, AN ARC LENGTH OF 44.96 FEET ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 118.00 FEET, A DELTA ANGLE OF 21°49'50", AND A CHORD BEARING OF N 41°37'42" W, 44.69 FEET TO A 5/8" IRON ROD FOUND WITH A CAP STAMPED "RPLS 4838";
- (5) N 30°42'47" W, A DISTANCE OF 40.98 FEET TO A 5/8" IRON ROD FOUND WITH A CAP STAMPED "RPLS 4838";
- (6) N 07°09'39" W, A DISTANCE OF 7.51 FEET TO A 5/8" IRON ROD FOUND WITH A CAP STAMPED "RPLS 4838";
- (7) N 30°42'47" W, 50.11 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1.921 ACRES (83,668 SQUARE FEET) OF LAND, MORE OR LESS.



**WMA** SURVEYOR PREPARING THIS EXHIBIT:  
**WIER & ASSOCIATES, INC.**

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ZONING CHANGE REQUEST  
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS

DRAWN BY: MTJ

APPROVED: GAM

SHEET NO. 1 OF 1

REV.

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