

NOTICE: Selling a portion of any lot in this addition by metes and bounds is a violation of state law and City ordinance and is subject to penalties imposed by the law.

NOTES:

1. Basis of bearing being State Plane Grid - Texas North Central Zone (4202) NAD83 as established using GPS Technology in conjunction with the RTK Cooperative Network and referenced to the City of Mansfield Geodetic Control Data Sheet, Station Names: MON-BC6 and MANSFIELD MONUMENT No. 2-07. Reference frame is NAD83 Cors96 Epoch 2002.0000.
2. All distances shown are at ground.
3. Vertical Datum established using GPS Technology in conjunction with the RTK Cooperative Network. All elevations shown are NAVD88 and referenced to the City of Mansfield Geodetic Control Data Sheet, Station Names: MON-BC6 and MANSFIELD MONUMENT No. 2-07.
4. By scaled location a of subject property lies within OTHER AREAS (ZONE X) - Areas determined to be outside the 0.2% annual chance floodplain per FIRM, Flood Insurance Rate Map, Community Panel Number 48439CD460 K, Map Revised Date September 25, 2009.
5. Unless otherwise noted, all easements show by this plat were established by the Plat titled Electronics Addition, as recorded in Cabinet A, Slide 11198, Plat Records, Tarrant County, Texas, and Plat titled The New Life Addition, as recorded in Cabinet A, Slide 6650, Plat Records, Tarrant County, Texas. Additional easements or restrictions may affect this property.
6. This plat does not alter or remove any deed restrictions, covenants or restrictions that may affect this property except as shown.
7. This plat does not alter or remove any existing easements that may affect this property except as shown.
8. The purpose of this plat is to combine two lots into one to accommodate the expansion of the existing business.

LEGEND

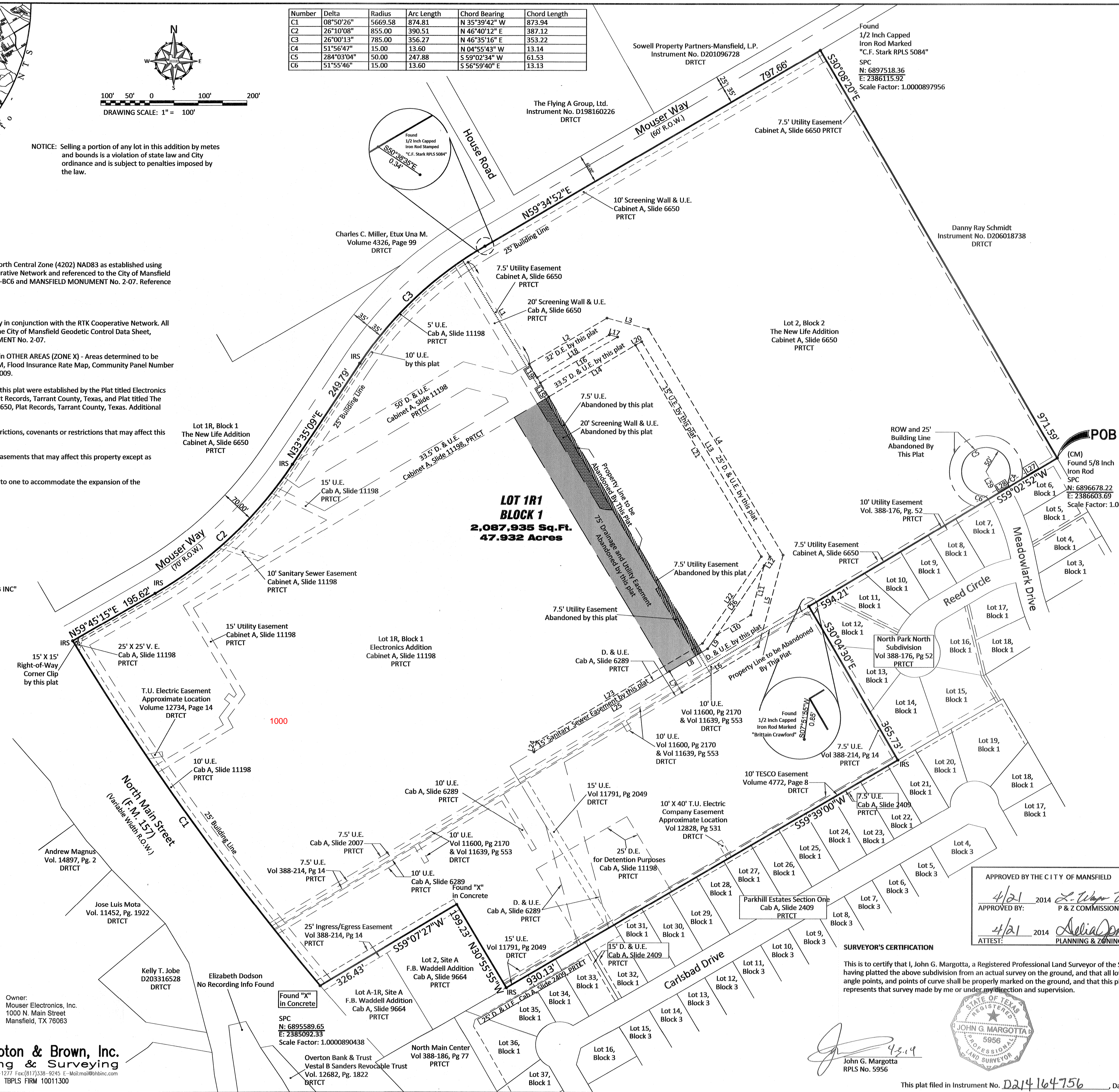
Cab.....Cabinet  
(CM).....Controlling Monument  
D.E.....Drainage Easement  
D. & U.E.....Drainage & Utility Easement  
DRTCT.....Deed Records Tarrant County Texas  
IRS.....Set 5/8" Capped Iron Rod Marked "BHB INC"  
Pg.....Page  
P.O.B.....Point of Beginning  
PRTCT.....Plat Records Tarrant County Texas  
R.O.W.....Right of Way  
SPC.....State Plane Coordinates  
U.E.....Utility Easement  
V.E.....Visibility Easement  
Vol.....Volume

Number	Bearing	Distance
L1	S 30°56'16" E	245.16'
L2	N 59°09'54" E	185.65'
L3	S 75°06'49" E	87.98'
L4	S 30°48'52" E	541.44'
L5	S 14°53'11" W	196.47'
L6	S 59°09'36" W	182.41'
L7	N 30°49'11" W	49.88'
L8	N 59°10'40" E	90.96'
L9	N 33°49'52" E	35.04'
L10	N 59°10'40" E	80.41'
L11	N 14°53'11" E	106.02'
L12	N 33°49'52" E	21.16'
L13	N 30°48'52" W	515.64'
L14	S 59°09'54" W	221.92'
L15	N 30°56'33" W	33.50'
L16	N 59°09'54" E	184.33'
L17	N 75°06'49" W	17.54'
L18	S 59°09'54" W	172.11'
L19	N 30°56'33" W	32.00'
L20	S 59°09'54" W	15.00'
L21	S 30°48'52" E	506.15'
L22	S 33°49'52" W	216.28'
L23	S 59°10'40" W	396.40'
L24	S 14°15'06" W	21.24'
L25	N 59°10'40" E	414.82'
L26	N 33°49'52" E	207.98'
L27	S 59°02'52" W	115.00'
L28	S 59°02'52" W	25.00'
L29	N 30°57'07" W	51.23'

After recording, return to City of Mansfield  
1200 Broad Street, Mansfield, Texas 76063

**Baird, Hampton & Brown, Inc.**  
Engineering & Surveying  
6300 Ridglea Place, Ste. 700 Ft. Worth, TX 76116 Tel:(817)338-1277 Fax:(817)338-9245 E-Mail:mail@bhbbinc.com  
FIRM REGISTRATION NO: F-000044 TBPLS FIRM 10011300

Number	Delta	Radius	Arc Length	Chord Bearing	Chord Length
C1	08°50'26"	5669.58	874.81	N 35°39'42" W	873.94
C2	26°10'08"	855.00	390.51	N 46°40'12" E	387.12
C3	26°00'13"	785.00	356.27	N 46°35'16" E	353.22
C4	51°56'47"	15.00	13.60	N 04°55'43" W	13.14
C5	284°03'04"	50.00	247.88	S 59°02'34" W	61.53
C6	51°55'46"	15.00	13.60	S 56°59'40" E	13.13



STATE OF TEXAS  
COUNTY OF TARRANT:  
**WHEREAS MOUSER ELECTRONICS, INC.**, acting by and through the undersigned, its duly authorized agent, is the sole owner of a 47.932 acre tract of land located in the F.B. Waddell Survey, Abstract No. 1658, City of Mansfield, Tarrant County, Texas as recorded in Instruments No. D210016094 and D212286441, Deed Records, Tarrant County, Texas, being more particularly described as follows:

**BEING** a tract of land situated in the F.B. Waddell Survey, Abstract No. 1658, City of Mansfield, Tarrant County, Texas and being all of Lot 1R, Block 1 Electronics Addition, an addition to the City of Mansfield, Tarrant County, Texas as shown on plat recorded in Cabinet A, Slide 11198, Plat Records Tarrant County, Texas (PRTCT) and all of Lot 2, Block 2, New Life Addition an addition to the City of Mansfield, Tarrant County, Texas as shown on plat recorded in Cabinet A, Slide 6650, PRTCT and being more particularly described by metes and bounds as follows: (Basis of bearing being State Plane Grid - Texas North Central Zone (4202) NAD83 as established using GPS Technology in conjunction with the RTK Cooperative Network and referenced to the City of Mansfield Geodetic Control Data Sheet, Station Names: MON-BC6 and MANSFIELD MONUMENT No. 2-07. Reference frame is NAD83 Cors96 Epoch 2002.0000.)

**BEGINNING** at a found 5/8 inch iron rod for the southeast corner of said Lot 2, same being the northeast corner of Lot 6, Block 1, North Park North Subdivision, an addition to the City of Mansfield, Tarrant County, Texas as shown on plat recorded in Volume 388-176, Page 52, PRTCT;

**THENCE** South 59°02'52" West with, the north line of the said North Park North Subdivision, a distance of 594.21 feet to a point for the northwest corner of the said North Park North Subdivision same being a rear entrant corner of Lot 12, Block 1, said North Park North Subdivision from which a found capped 1/2 inch iron rod marked "Brittain & Crawford" bears South 07°22'56" West, a distance of 0.85 feet;

**THENCE** South 30°04'30" East, with the west line of the said North Park North Subdivision, a distance of 365.73 feet to a set 5/8" capped iron rod marked "BHB INC" (IRS) for the southwest corner of the said North Park North Subdivision, same being a rear entrant corner of Lot 14, Block 1 of the said North Park North Subdivision and being in the north line of Parkhill Estates Section One, an addition to the City of Mansfield, Tarrant County, Texas as shown on plat recorded in Cabinet A, Slide 2409, PRTCT;

**THENCE** South 59°39'00" West, departing the said west line and with the said north line, a distance of 930.13 feet to an IRS for the southeast corner of Lot 2, Site A of the F.B. Waddell Addition, an addition to the City of Mansfield, Tarrant County, Texas as shown on plat recorded in Cabinet A, Slide 9664, PRTCT;

**THENCE** North 30°55'55" West, with the east line of said Lot 2, a distance of 199.23 feet to a found "X" in concrete for the northeast corner of said Lot 2;

**THENCE** South 59°07'27" West, with the north line of said F.B. Waddell Addition, a distance of 326.43 feet to a found "X" in concrete for the northwest corner of Lot A-1R, Site A of said F.B. Waddell Addition, same being in the east right-of-way line of North Main Street (F.M. 157) (a variable width Right-of-Way);

**THENCE** with the said east right-of-way line and along a curve to the right having a central angle of 08°50'26", a radius of 5669.58 feet, an arc length of 874.81 feet and a chord which bears North 35°39'42" West, a distance of 873.94 feet to an IRS at the southeast corner of the intersection of said North Main Street and Mouser Way (a 70 foot Right-of-Way) as shown on plat recorded in Cabinet A, Slide 6650, PRTCT;

**THENCE** with the south right-of-way line of said Mouser Way the following courses and distances:

- North 59°45'15" East, a distance of 195.62 feet to an IRS;
- Along a curve to the left having a central angle of 26°10'08", a radius of 855.00 feet, an arc length of 390.51 feet and a chord which bears North 46°40'12" East, a distance of 387.12 feet to an IRS;
- North 33°35'09" East, a distance of 249.79 feet to an IRS;
- Along a curve to the right having a central angle of 26°00'13", a radius of 785.00 feet, an arc length of 356.27 feet and a chord which bears North 46°35'16" East, a distance of 353.22 feet to a point, from which a found 1/2 inch capped iron rod marked "C.F. Stark RPLS 5084" bears South 50°38'35" East, a distance of 0.34 feet;
- North 59°34'52" East, a distance of 797.66 feet to a found 1/2 inch capped iron rod marked "C.F. Stark RPLS 5084" for the northwest corner of a tract of land described by deed to Danny Ray Schmidt, as recorded in Instrument Number D206018738, Deed Records, Tarrant County, Texas;

**THENCE** South 30°08'20" East departing the aforesaid south right-of-way line of Mouser Way and with the west line of the said Danny Ray Schmidt tract, a distance of 971.59 feet to the **POINT OF BEGINNING** and containing 2,087,935 square feet or 47.932 acres of land more or less.

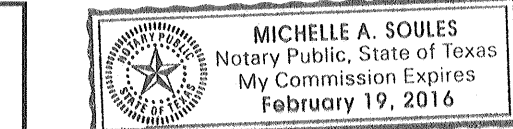
NOW THEREFORE KNOW ALL PERSONS BY THIS PRESENT:  
THAT, Mouser Electronics, Inc., being the sole owner of the above described parcel, acting by and through the undersigned, its duly authorized agent, does hereby adopt the herein above described property as **LOT 1R1, BLOCK 1, ELECTRONICS ADDITION**, an addition to the City of Mansfield, Tarrant County, Texas and does dedicate to the public use forever the streets and easements shown thereon.

MOUSER ELECTRONICS, INC.  
By: *Peter F. Shopp, Jr.*  
Peter F. Shopp, Jr.,  
Senior Vice President, Business Operations

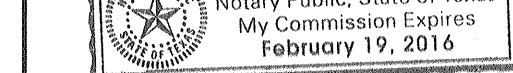
STATE OF TEXAS:  
COUNTY OF Tarrant :  
Before me, the undersigned, a Notary Public for the State of Texas, appeared Peter F. Shopp known to be the person whose name is subscribed hereon.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 3<sup>rd</sup> day of April, 2014.

*Michelle A. Soules*  
Notary Public



SD#14-010



REPLAT

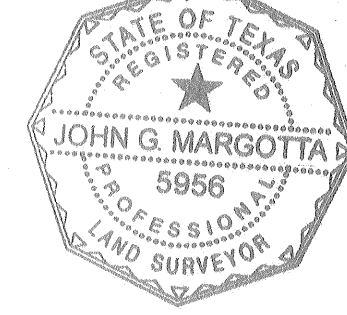
**LOT 1R1, BLOCK 1**  
**Electronics Addition**  
Being a revision of Lot 1R, Block 1, Electronics Addition  
according to the plat filed in Cabinet A, Slide 111989, P.R.T.C.T.  
and Lot 2, Block 2, The New Life Addition  
according to the plat filed in Cabinet A, Slide 6650, P.R.T.C.T.  
City of Mansfield, Tarrant County, Texas  
1 Lot  
47.932 Acres

APPROVED BY THE CITY OF MANSFIELD  
4/21 2014 *John G. Margotta*  
APPROVED BY: P & Z COMMISSION CHAIRMAN  
4/21 2014 *Julia Jones*  
ATTEST: PLANNING & ZONING SECRETARY

SURVEYOR'S CERTIFICATION

This is to certify that I, John G. Margotta, a Registered Professional Land Surveyor of the State of Texas, having platted the above subdivision from an actual survey on the ground, and that all lot corners, and angle points, and points of curve shall be properly marked on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

*John G. Margotta*  
John G. Margotta  
RPLS No. 5956



This plat filed in Instrument No. D214164756, Date 7/31, 2014

PREVIOUSLY APPROVED PLAT