

LEGAL DESCRIPTION

BEING a tract of land located in the T. O. HARRIS SURVEY, ABSTRACT No. 645, Cities of Mansfield and Arlington, Tarrant County, Texas and being a portion of that certain tract of land described in deed to Mansfield Commercial Partners, L.P., recorded in Clerk's File No. D204032254 of the Real Property Records of Tarrant County, Texas and a portion of Lot 4, Block 1, Cooper Square, an addition to the City of Mansfield, Texas, according to the plat recorded in Cabinet A, Slide 9108 of the Plat Records of Tarrant County, Texas and more particularly described by metes and bounds as follows:

BEGINNING at a ½-inch iron rod found with yellow plastic cap stamped "JDZ" at the Northeast corner of said Lot 4, lying in the North boundary line of said Mansfield Commercial Partners Tract and lying in the South right-of-way line of Turner Warnell Road as described in deed to the City of Arlington, recorded in Volume 11110, Page 1016 of the Real Property Records of Tarrant County, Texas;

THENCE along the North boundary line of said Mansfield Commercial Partners Tract with the said South right-of-way line of Turner Warnell Road as follows:

NORTHEASTERLY, 420.53 feet along a Curve to the Left, having a radius of 1060.00 feet, a central angle of 22° 43' 51" and a chord bearing N 75° 59' 45" E, 417.78 feet to a ½-inch iron rod found with yellow plastic cap stamped "LIM" at the End of said Curve;

N 64° 35' 47" E, 25.14 feet to a ½-inch iron rod found with yellow plastic cap stamped "LIM" at the Northwest corner of that certain tract of land described in deed to Arlington Office Partners, L.P., recorded in Clerk's File No. D203238148 of the Real Property Records of Tarrant County, Texas;

THENCE along the East boundary line of said Mansfield Commercial Partners Tract as follows:

S 00° 44' 12" E, at 108.31 feet passing a ½-inch iron rod found with yellow plastic cap stamped "LIM" at the Southwest corner of said Arlington Office Partners Tract, being the Northwest corner of Lot 31, Block 1, Willowstone Estates, Section I, an addition to the City of Mansfield, Texas, according to the plat recorded in Cabinet A, Slide 6631 of the Plat Records of Tarrant County, Texas, and continuing in all a total distance of 402.10 feet to a ½-inch iron rod found at an angle point in the West boundary line of Lot 34, said Block 1;

S 15° 59' 10" W, 355.29 feet with the West boundary line of said Block 1 to point in a tree stump at the Southeast corner of said Mansfield Commercial Partners Tract, being the Northeast corner of Lot 51, said Block 1;

THENCE N 78° 42' 21" W, 561.31 feet along the South boundary line of said Mansfield Commercial Partners Tract with the North boundary line of said Block 1, to an "X" cut on top of a rock column at the Southeast corner of aforesaid Lot 4, Block 1, Cooper Square;

THENCE along the Easterly boundary line of said Lot 4 as follows:

N 11° 17' 39" E, 158.20 feet to a ½-inch iron rod found with yellow plastic cap stamped "JDZ";

N 89° 14' 37" E, 92.45 feet to a ½-inch iron rod set with orange plastic cap stamped "R. W. COOMBS RPLS 5294", from which a ½-inch iron rod found with yellow plastic cap stamped "JDZ" at the most Easterly Southeast corner of aforesaid Lot 4 bears N 89° 14' 37" E, 18.69 feet;

THENCE N 11° 11' 23" E, 371.80 feet departing said boundary line to a ½-inch iron rod set with orange plastic cap stamped "R. W. COOMBS RPLS 5294" in the North boundary line of said Lot 4, lying in the aforesaid South right-of-way line of Turner Warnell Road;

THENCE NORTHEASTERLY, 19.49 feet along the along the North boundary line of said Lot 4 with said right-of-way line and a Curve to the Left, having a radius of 1060.00 feet, a central angle of 01° 03' 12" and a chord bearing N 87° 53' 17" E, 19.49 feet to the PLACE OF BEGINNING, containing 7.310 acres (318,411 square feet) of land.

SOUTH COOPER STREET
(F.M. 187)

LOT 2, BLOCK 18
SOUTH COOPER ESTATES
CAB. A, SL. 11683
P.R.T.C.T.

LOT 1, BLOCK 18
SOUTH COOPER ESTATES
CAB. A, SL. 11683
P.R.T.C.T.

1420 WEST TURNER WARNELL ROAD
ASPHALT PAVEMENT
VARIABLE WIDTH R.O.W.
VOL. 11110, PG. 1016, R.P.R.T.C.T.

PLACE OF
BEGINNING

D = 22°43'51"
R = 1060.00'
L = 420.53'
CH = 417.78'
N 75°59'45"E

BEARINGS SHOWN HEREON ARE GRID BEARINGS
BASED ON THE TEXAS STATE PLANE COORDINATE
SYSTEM, NORTH CENTRAL TEXAS ZONE (NAD 83)
AS DERIVED FROM CITY OF MANSFIELD G.P.S.
MONUMENTS
IRF DENOTES IRON ROD FOUND
IRS DENOTES IRON ROD SET
W/O RANGE PLASTIC CAP STAMPED
"R. W. COOMBS RPLS 5294"
C.M. DENOTES CONTROLLING MONUMENT



Coombs Land Surveying, Inc.

P.O. Box 6160 Fort Worth Texas 76115

(817) 920-7600

T.B.P.L.S. FIRM No. 10111800

CLS JOB No. 22-0010
GF No. LT-2064-2000642200017J

* NOTE *

NO PORTION OF THIS PROPERTY
LIES WITHIN A 100-YEAR FLOOD
BOUNDARY LINE ACCORDING TO
THE NATIONAL FLOOD INSURANCE
PROGRAM'S FLOOD INSURANCE
RATE MAP FOR TARRANT COUNTY,
TEXAS, COMMUNITY PANEL No.
484390460 K. MAP EFFECTIVE
SEPTEMBER 25, 2009. THE
PROPERTY APPEARS TO LIE WITHIN
ZONE "X".

* UNDERGROUND UTILITIES *

UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON
MARKINGS PROVIDED BY OTHERS IN RESPONSE TO
SURVEYOR'S DIG-TESS REQUEST AND PLANS PROVIDED BY
OTHERS. SURVEYOR IS NOT RESPONSIBLE FOR THE
ACCURACY OR COMPLETENESS OF SAID MARKINGS OR PLANS.
INTERSECTED PARTIES SHOULD CONTACT DIG-TESS BEFORE
DESIGNING OR CONSTRUCTING IMPROVEMENTS ON THIS SITE..

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BEING a tract of land located in the T. O. HARRIS SURVEY, ABSTRACT No. 645,
Cities of Mansfield and Arlington, Tarrant County, Texas and being a portion of
that certain tract of land described in deed to Mansfield Commercial Partners,
L.P., recorded in Clerk's File No. D204032254 of the Real Property Records of
Tarrant County, Texas and more particularly described by metes and bounds as
follows:

BEGINNING at a 1/2-inch iron rod found with yellow plastic cap stamped "JD2" at
the Northeast corner of Lot 4, Block 1, Cooper Square, an addition to the City of
Mansfield, Texas, according to the plat recorded in Cabinet A, Side 9108 of the
Plat Records of Tarrant County, Texas, lying in the North boundary line of said
Mansfield Commercial Partners Tract and lying in the South right-of-way line of
Turner Warnell Road as described in deed to the City of Arlington, recorded in
Volume 11110, Page 1016 of the Real Property Records of Tarrant County, Texas;

THENCE along the North boundary line of said Mansfield Commercial Partners
Tract with the said South right-of-way line of Turner Warnell Road as follows:

NORTHEASTERLY, 420.53 feet along a Curve to the Left, having a radius of
1060.00 feet, a central angle of 22° 43' 51" and a chord bearing N 75° 59' 45"
E, 417.78 feet to a 1/2-inch iron rod found with yellow plastic cap stamped
"LIM" at the End of said Curve;

N 64° 35' 47" E, 25.14 feet to a 1/2-inch iron rod found with yellow plastic cap
stamped "LIM" at the Northwest corner of that certain tract of land described in
deed to Arlington Office Partners, L.P., recorded in Clerk's File No. D203238148 of
the Real Property Records of Tarrant County, Texas;

THENCE along the East boundary line of said Mansfield Commercial Partners Tract
as follows:

S 00° 44' 12" E, at 108.31 feet passing a 1/2-inch iron rod found with yellow
plastic cap stamped "LIM" at the Southwest corner of said Arlington Office
Partners Tract, being the Northwest corner of Lot 31, Block 1, Willowstone
Estates, Section I, an addition to the City of Mansfield, Texas, according to the
plat recorded in Cabinet A, Side 6631 of the Plat Records of Tarrant County,
Texas, and continuing in all a total distance of 402.10 feet to a 1/2-inch iron
rod found at an angle point in the West boundary line of Lot 34, said Block 1;

S 15° 59' 10" W, 355.29 feet with the West boundary line of said Block 1 to
point in a tree stump at the Southeast corner of said Mansfield Commercial
Partners Tract, being the Northeast corner of Lot 51, said Block 1;

THENCE N 78° 42' 21" W, 561.31 feet along the South boundary line of said
Mansfield Commercial Partners Tract with the North boundary line of said Block 1,
to an "X" cut on top of a rock column at the Southeast corner of aforesaid Lot
4, Block 1, Cooper Square;

THENCE along the Easterly boundary line of said Lot 4 as follows:

N 11° 17' 39" E, 158.20 feet to a 1/2-inch iron rod found with yellow plastic cap
stamped "JD2";

N 89° 14' 37" E, 111.14 feet to a 1/2-inch iron rod found with yellow plastic cap
stamped "JD2";

N 11° 17' 39" E, 372.42 feet to the PLACE OF BEGINNING, containing 7.151 acres
(311,483 square feet) of land.

TEXAS ELECTRIC SERVICE COMPANY EASEMENT RECORDED IN VOL. 6865, PG. 1801,
R.P.R.T.C.T. DOES NOT AFFECT THE SUBJECT PROPERTY.

TEXAS ELECTRIC SERVICE COMPANY EASEMENT RECORDED IN VOL. 7858, PG. 995,
R.P.R.T.C.T. DOES NOT AFFECT THE SUBJECT PROPERTY.

PROPERTY IS SUBJECT TO RECIPROCAL EASEMENT AND DEVELOPMENT AGREEMENT
RECORDED IN VOL. 17360, PG. 319, R.P.R.T.C.T. THE EASEMENTS DESCRIBED IN
SAID DOCUMENT LIE WEST OF AND DO NOT AFFECT THE SUBJECT PROPERTY.

PROPERTY IS SUBJECT TO DRAINAGE EASEMENTS OF UNSPECIFIED WIDTH PER
DOCUMENT RECORDED IN VOL. 14258, PG. 143, R.P.R.T.C.T. AS AMENDED BY VOL.
16214, PG. 138, R.P.R.T.C.T.

PROPERTY IS SUBJECT TO MATTERS CONTAINED IN WARRANTY DEED RECORDED IN
VOL. 14063, PG. 472, R.P.R.T.C.T. THE TRACT DESCRIBED IN EXHIBIT A-1 LIES IN
THE RIGHT-OF-WAY OF WALNUT CREEK DRIVE, EAST OF THE SUBJECT PROPERTY.

PROPERTY IS SUBJECT TO DRAINAGE EASEMENTS OF UNSPECIFIED WIDTH PER
DOCUMENT RECORDED IN VOL. 14258, PG. 143, R.P.R.T.C.T. THE DRAINAGE DITCHES
CONTAINED WITHIN THESE EASEMENTS ARE SHOWN HEREON.

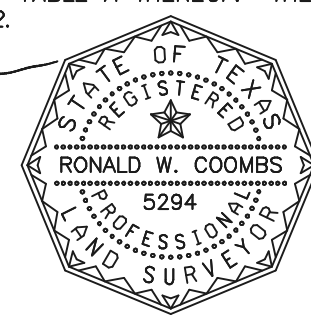
SURVEYOR'S CERTIFICATION

TO LEGACY MULTIFAMILY DEVELOPMENT, LLC, OR ASSIGNS, MANSFIELD COMMERCIAL
PARTNERS, L.P., FIDELITY NATIONAL TITLE INSURANCE COMPANY AND FNF LAWYERS
TITLE OF TEXAS, INC.;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS
BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL
REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND
ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7 (IF ANY), 8, 9
(IF ANY), 11, 13, 16, 17 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS
COMPLETED ON FEBRUARY 10, 2022.

RONALD W. COOMBS, R.P.L.S.
STATE OF TEXAS No. 5294

DATE: MARCH 3, 2022



ALTANS/SPS LAND TITLE SURVEY

7.151 ACRES OF LAND

Located in the

T. O. Harris Survey,

Abstract No. 645

Cities of Arlington and Mansfield
Tarrant County, Texas

40 0 40 80 120
GRAPHIC SCALE - FEET
SCALE: 1" = 40'

Survey plat of
A PORTION OF LOT 4, BLOCK 1
COOPER SQUARE
an addition to the City of Mansfield,
Tarrant County, Texas
according to the Plat recorded in
Cabinet A, Slide 9108
Plat Records, Tarrant County, Texas.

BEARINGS SHOWN HEREON ARE GRID BEARINGS
BASED ON THE TEXAS STATE PLANE COORDINATE
SYSTEM, NORTH CENTRAL TEXAS ZONE (NAD 83)
AS DERIVED FROM CITY OF MANSFIELD G.P.S.
MONUMENTS

IRF DENOTES IRON ROD FOUND
IRS DENOTES IRON ROD SET
W/ORANGE PLASTIC CAP STAMPED
"R. W. COOMBS RPLS 5294"
C.M. DENOTES CONTROLLING MONUMENT



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T.B.P.L.S. FIRM No. 10111800

CLS JOB No. 22-0010

GF No.

**WEST TURNER
WARNELL ROAD**

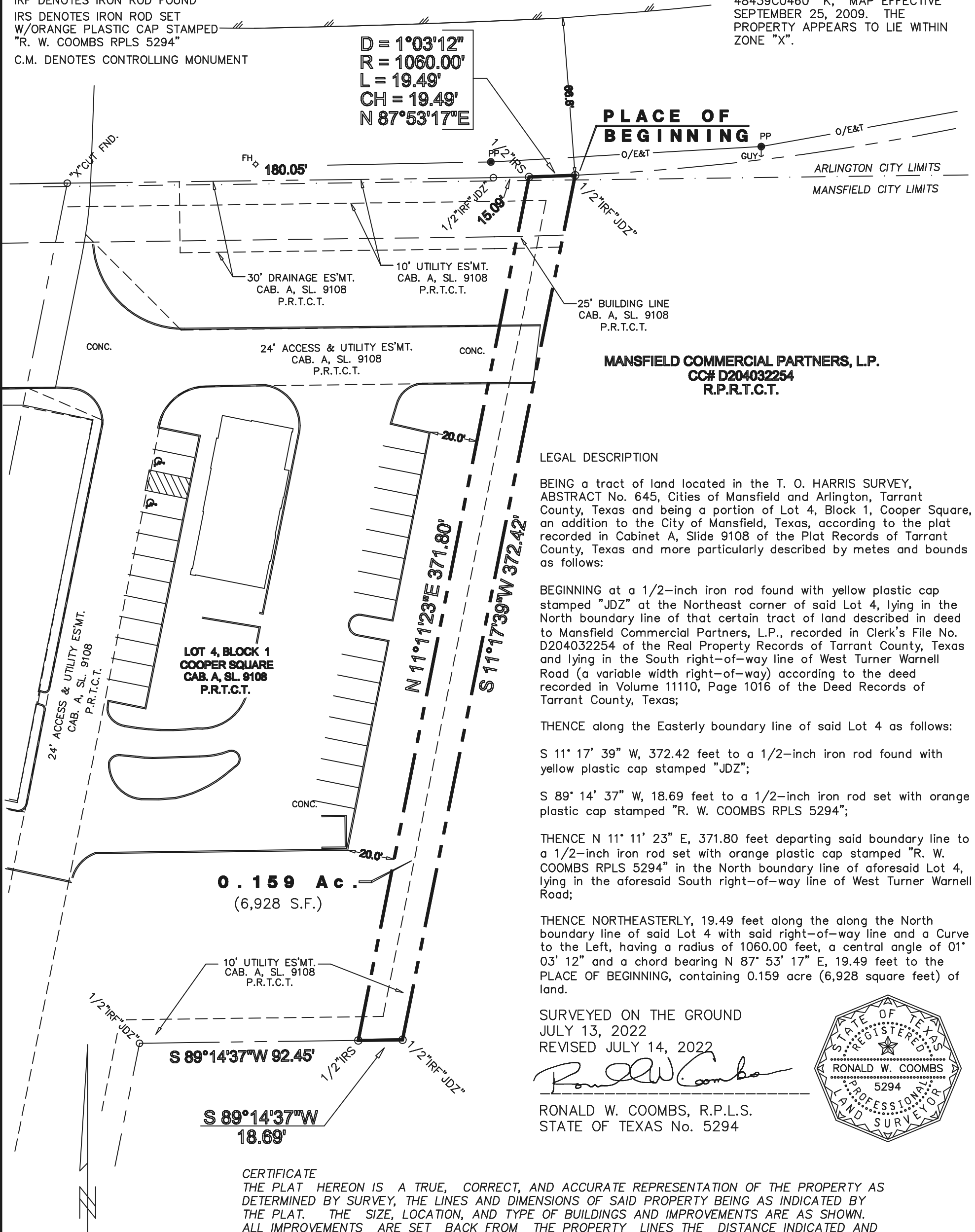
ASPHALT PAVEMENT

VARIABLE WIDTH R.O.W.

VOL. 11110, PG. 1016, R.P.R.T.C.T.

*** N O T E ***

NO PORTION OF THIS PROPERTY
LIES WITHIN A 100-YEAR FLOOD
BOUNDARY LINE ACCORDING TO
THE NATIONAL FLOOD INSURANCE
PROGRAM'S FLOOD INSURANCE
RATE MAP FOR TARRANT COUNTY,
TEXAS, COMMUNITY PANEL No.
48439C0460 K, MAP EFFECTIVE
SEPTEMBER 25, 2009. THE
PROPERTY APPEARS TO LIE WITHIN
ZONE "X".



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THENCE along the Easterly boundary line of said Lot 4 as follows:

S 11° 17' 39" W, 372.42 feet to a 1/2-inch iron rod found with yellow plastic cap stamped "JDZ";

S 89° 14' 37" W, 18.69 feet to a 1/2-inch iron rod set with orange plastic cap stamped "R. W. COOMBS RPLS 5294";

THENCE N 11° 11' 23" E, 371.80 feet departing said boundary line to a 1/2-inch iron rod set with orange plastic cap stamped "R. W. COOMBS RPLS 5294" in the North boundary line of aforesaid Lot 4, lying in the aforesaid South right-of-way line of West Turner Warnell Road;

THENCE NORTHEASTERLY, 19.49 feet along the along the North boundary line of said Lot 4 with said right-of-way line and a Curve to the Left, having a radius of 1060.00 feet, a central angle of 01° 03' 12" and a chord bearing N 87° 53' 17" E, 19.49 feet to the PLACE OF BEGINNING, containing 0.159 acre (6,928 square feet) of land.

SURVEYED ON THE GROUND

JULY 13, 2022

REVISED JULY 14, 2022

Ronald W. Coombs

RONALD W. COOMBS, R.P.L.S.
STATE OF TEXAS No. 5294



CERTIFICATE
THE PLAT HEREON IS A TRUE, CORRECT, AND ACCURATE REPRESENTATION OF THE PROPERTY AS DETERMINED BY SURVEY, THE LINES AND DIMENSIONS OF SAID PROPERTY BEING AS INDICATED BY THE PLAT. THE SIZE, LOCATION, AND TYPE OF BUILDINGS AND IMPROVEMENTS ARE AS SHOWN. ALL IMPROVEMENTS ARE SET BACK FROM THE PROPERTY LINES THE DISTANCE INDICATED AND THERE ARE NO VISIBLE ENCROACHMENTS OR VISIBLE EVIDENCE OF EASEMENTS EXCEPT AS SHOWN.

SCALE: 1" = 40'