

Property Description:

Being a tract of land situated in the Jacob Back Survey, Abstract No. 126, City of Mansfield, Tarrant County, Texas, and being a portion of that certain tract of land as described to Holland Crossing, L.P., as recorded in Instrument No. D215284351, Official Public Records of Tarrant County, Texas (OPRTCT), said tract of land being more particularly described as follows:

**BEGINNING** at a 1/2-inch iron rod found with cap stamped "Pieser" for the northwest corner of the herein described tract, said point also being the northeast corner of that certain tract of land as described to Kaizen Real Estate, as recorded in Instrument No. D215284537, OPRTCT, lying in the southerly right-of-way line of Broad Street (a variable width right-of-way) described as Tract One in deed to City of Mansfield recorded in Instrument No. D205216851, OPRTCT;

**THENCE** along said southerly right-of-way following three (3) courses:

- 1) N 61°18'01" E, a distance of 61.22 feet to a 5/8-inch iron rod set with plastic cap stamped "Shield Engineering";
- 2) **THENCE** N 67°34'40" E, a distance of 100.60 feet to a 1/2-inch iron rod found with cap stamped "Coombs";
- 3) **THENCE** N 61°18'01" E, a distance of 64.26 feet to a 1/2-inch iron rod found with cap stamped "coombs" for the northerly corner of a corner clip at the intersection of said southerly right-of-way line and the westerly right-of-way line of Holland Road (a variable width right-of-way);

**THENCE** S 73°52'38" E, along said corner clip, a distance of 132.53 feet to a 1/2-inch iron rod found with cap stamped "Coombs" and the southerly corner of said corner clip;

**THENCE** along said westerly right-of-way the following three (3) courses:

- 1) S 30°39'43" E, a distance of 104.80 feet to a 1/2-inch iron rod found with cap stamped "Coombs";
- 2) **THENCE** S 24°23'04" E, a distance of 100.60 feet to a 1/2-inch iron rod found with cap stamped "Coombs";
- 3) **THENCE** S 30°39'43" E, a distance of 34.15 feet (rec. 34.93 feet) to a 1/2-inch iron rod with cap stamped "Coombs" for the southeast corner of said tract and the most easterly northeast corner of Lot 1, Block 1, Mansfield ISD Athletic Complex, an addition to the City Mansfield, Tarrant County, Texas, as recorded in Cabinet A, Slide 10068 of the Plat Records of Tarrant County Texas (PRTCT);

**THENCE** S 59°26'59" W, departing said westerly right-of-way, along the northerly boundary line of said Lot 1 the following three (3) courses:

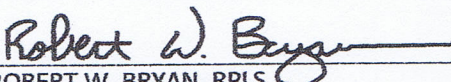
- 1) S 59°26'59" W, a distance of 164.00 feet to a 1/2-inch iron rod found with cap stamped "Coombs";
- 2) **THENCE** N 30°40'31" W, a distance of 174.75 feet (rec. 175.00 feet) to a 5/8-inch iron rod set with plastic cap stamped "Shield Engineering";
- 3) **THENCE** S 61°18'01" W, a distance of 148.00 feet to a 1/2-inch iron rod found with cap stamped "Pieser" at the easterly corner of the aforementioned Kaizen tract;

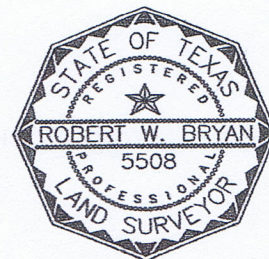
**THENCE** N 28°41'19" W, departing said northerly boundary line, along said easterly line, at a distance of 199.26 feet passing a 1/2-inch iron rod found with cap stamped "Pieser" on line and continuing in all a total distance of 210.23 feet to the **POINT OF BEGINNING** and **CONTAINING** 89,843 square feet or 2.063 acres of land area, more or less.

To: Muy Hamburger, Holland Crossing, L.P.:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 4, 5, 8, 9, 13, 16 AND 18 of Table A thereof. The fieldwork was completed on JUNE 3, 2016.

Date of Plat or Map: June 21, 2016

  
ROBERT W. BRYAN, RPLS  
TEXAS REGISTRATION No. 5508



Case No. ZC#17-004

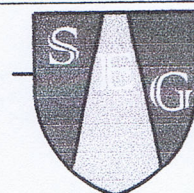
ALTA/NSPS LAND TITLE SURVEY  
OF

**2.063 ACRES OF LAND**

SITUATED IN, JACOB BACK SURVEY

ABSTRACT 126

CITY OF MANSFIELD, TARRANT COUNTY, TEXAS



**Shield Engineering  
Group, PLLC**

Civil Engineering & Land  
Surveying  
TBPE F-11039 TBPLS 10193890  
1600 West 7th Street, Ste 200  
Fort Worth, Texas 76102  
817.810.0696

**EXHIBIT A**

DATE:  
JUNE 2016

DRAWN: ARS  
CHECKED: RWB