

LEGAL DESCRIPTION
11.01 ACRES

BEING a tract of land situated in the William Howard Survey, Abstract No. 690, City of Mansfield, Tarrant County, Texas; and being all of Lot 1R2, Block 1, New Intermediate School South Addition, an addition to the City of Mansfield according to the plat recorded in Document No. D216014941 of the Official Public Records of Dallas County, Texas; and being more particularly described as follows:

BEGINNING at the north corner of said Lot 1R2 and being in the southeast right-of-way line of East Broad Street (a variable width right-of-way, 130-foot wide at this point);

THENCE with the northeast line of said Lot 1R2, South 30°45'53" East, a distance of 891.75 feet to the east corner of said Lot 1R2;

THENCE with the southeast line of Lot 1R2, South 59°17'47" West, a distance of 538.02 feet to the south corner of said Lot 1R2;

THENCE with the southwest line of said Lot 1R2, North 30°43'01" West, a distance of 891.63 feet to the west corner of said Lot 1R2 and being in said southeast right-of-way line of East Broad Street;

THENCE with said southeast right-of-way line of East Broad Street, North 59°16'59" East, a distance of 537.28 feet to the **POINT OF BEGINNING** and containing 11.01 acres of land.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

EXHIBIT A
METES & BOUNDS DESCRIPTION

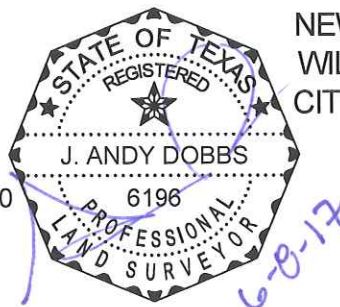
ZC#17-006

11.01 ACRES

LOT 1R2, BLOCK 1

NEW INTERMEDIATE SCHOOL SOUTH ADDITION
WILLIAM HOWARD SURVEY, ABSTRACT NO. 690
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS

J. ANDY DOBBS
REGISTERED PROFESSIONAL
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FIRM # 10115500

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JAD	DAB	MARCH 2017	064500113	1 OF 2

EAST BROAD STREET

A VARIABLE WIDTH RIGHT-OF-WAY

P.O.B.

N59°16'59"E 537.28'

LOT 1R1, BLOCK 1
NEW INTERMEDIATE SCHOOL
ADDITION
DOC. NO. D216014941
O.P.R.T.C.T.

N30°43'01"W 891.63'

LOT 1R2, BLOCK 1
NEW INTERMEDIATE
SCHOOL ADDITION
DOC. NO. D216014941
O.P.R.T.C.T.

11.01 ACRES

S30°45'53"E 891.75'

LOT 2R, BLOCK 1
NEW INTERMEDIATE
SCHOOL ADDITION
CAB. A SLIDE 9243
P.R.T.C.T.

LOT 3, BLOCK 1
NEW INTERMEDIATE
SCHOOL ADDITION
CAB. A SLIDE 9243
P.R.T.C.T.

S59°17'47"W 538.02'

15

16

17

18

19

20
RUSTIC MEADOW
SECTION ONE
CAB. A SLIDE 417
P.R.T.C.T.

21

22

23

24

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26

27

28
RUSTIC MEADOW
SECTION TWO
CAB. A SLIDE 4770
P.R.T.C.T.

29

30

31R

SCENIC GLEN DRIVE

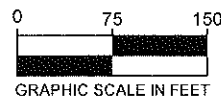
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METES & BOUNDS DESCRIPTION

ZC#17-006

11.01 ACRES

LOT 1R2, BLOCK 1

NEW INTERMEDIATE SCHOOL SOUTH ADDITION
WILLIAM HOWARD SURVEY, ABSTRACT NO. 690
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS



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Scale
1" = 150'

Drawn by
JAD

Checked by
DAB

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MARCH 2017

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084500113

Sheet No.
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