

**Metes and Bounds Description**  
**Lot 1R, Block 1**  
**The New Life Addition**  
**City of Mansfield, Tarrant County, Texas**

**BEING** a tract of land situated in the S.S. Calender Survey, Abstract No. 359 and the F.B. Waddell Survey, Abstract No. 1658 City of Mansfield, Tarrant County, Texas and being all of Lot 1R, Block 1, The New Life Addition an addition to the City of Mansfield, Tarrant County, Texas as shown on plat recorded in Cabinet A, Slide 6650, Plat Records, Tarrant County, Texas (PRTCT) and being more particularly described by metes and bounds as follows: (Basis of bearing being U.S. State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the Western Data Systems RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values.)

**BEGINNING** at a found Texas Department of Transportation Monument for the northwest corner of said Lot 1R, same being in the south right-of-way of House Road (a 60 foot right-of-way) and being in the east right-of-way line of State Highway No. 157 (a variable width right-of-way);

**THENCE** North 59°57'58" East with the common line between said Lot 1R and said House Road, a distance of 574.43 feet to a 1/2 inch iron rod found for the northeast corner of said Lot 1R, same being in the west line of a tract of land described by deed to OC Farmer and Wife Maxine Farmer as recorded in Volume 12936, Page 83, Deed Records, Tarrant County, Texas (DRTCT);

**THENCE** South 29°58'12" East with the common line between said Lot 1R and the said Farmer tract, at a distance of 194.44 feet passing a found 3/8 inch iron rod for the southwest corner of the said Farmer tract, same being the northwest corner of a tract of land described by deed to Charles C. Miller and Wife Una Miller as recorded in Volume 4326, Page 99, DRTCT, thence continuing with the common line between said Lot 1R and the said Miller tract for a total distance of 607.98 feet to a found 1/2 inch iron rod for a re-entrant corner of said Lot 1R, same being the southwest corner of the said Miller tract;

**THENCE** North 60°01'53" East continuing with the common line between said Lot 1R and the said Miller tract, a distance of 397.75 feet to a point for the easternmost corner of said Lot 1R, same being in the northern right-of-way line of Mouser Way (a 70 foot right-of-way);

**THENCE** departing the said common line and with the common line between said Lot 1R and the northern right-of-way of said Mouser Way the following courses and distances:

Along a curve to the left having a central angle of 14°27'29", a radius of 855.00 feet, an arc length of 215.75 feet and a chord which bears South 40°50'09" West, a distance of 215.18 feet to a point;

South 33°36'25" West, a distance of 249.79 feet to a CIRF;

Along a curve to the right having a central angle of 26°10'06", a radius of 785.00 feet, an arc length of 358.53 feet and a chord which bears South 46°41'28" West, a distance of 355.42 feet to a point;

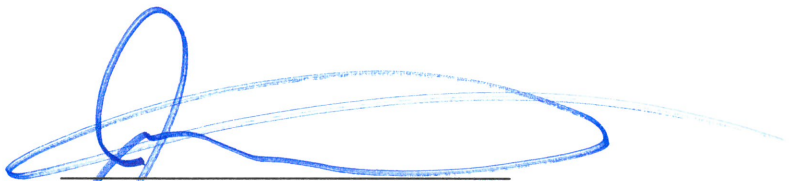
South 59°46'31" West, a distance of 196.45 feet to a point for the southwest corner of the  
aforementioned Lot 1R, same being in the northeast corner of the intersection of the  
aforementioned Mouser Way and the aforementioned State Highway 157;

**THENCE** with the common line between said Lot 1R and the east right-of-way of State Highway 157 and  
along a curve to the right having a central angle of 00°23'21", a radius of 5669.58 feet, an arc length of  
38.50 feet and a chord which bears North 30°21'13" West, a distance of 38.50 feet to a found 1/2 inch  
capped iron rod (can't read cap);

**THENCE** North 30°09'36" West continuing with the said common line, a distance of 833.62 feet to the  
**POINT OF BEGINNING** and **CONTAINING** 516,922 Square feet or 11.867 acres of land more or less.

#### SURVEYOR'S CERTIFICATION

I, John G. Margotta, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby  
declare that this survey is true and correct and was prepared from an actual survey made under my  
supervision on the ground. Further, this survey conforms to the general rules of procedures and  
practices of the most current Professional Land Surveying Practices Act.



John G. Margotta  
State of Texas Registered Professional Land Surveyor  
No. 5956  
Date: March 15, 2018

