

10206-Harplet-4451 E Broad

August 1, 2018

Mansfield ZC#18-019

EXHIBIT A
FIELD NOTES
Mansfield ZC-18-019

REZONE TRACT

Being all those certain lots, tracts, or parcels of land situated in the Joab Watson Survey, Abstract No.1632, City of Mansfield, Tarrant County, Texas, and being all that certain tract conveyed to Harplet Marketing, LLC, in Document D218046302, Deed Records, Tarrant County, Texas (D.R.,T.Co.,Tx.), and being more particularly described, by metes and bounds, as follows:

BEGINNING at a ½ inch iron pin found for the Northwest corner of said Harplet Tract lying in the Southeast line of Lot 1, Block 1, Bankston Meadows, an addition to the City of Mansfield, Tarrant County, Texas, according to the plat filed in Cabinet A, Slide 10203, Plat Records, Tarrant County, Texas;

THENCE with said line, North 59 degrees 44 minutes 39 seconds East a distance of 194.47 feet to a point in the Southwesterly Right of Way (ROW) of Genesis Drive (variable width ROW);

THENCE with said Southwesterly ROW, South 30 degrees 13 minutes 00 seconds East a distance of 134.95 feet to a point for corner in the Northwesterly ROW of E. Broad Street (variable width ROW);

THENCE with said Northwesterly ROW, South 15 degrees 06 minutes 13 seconds West a distance of 14.28 feet to a point for corner;

THENCE continuing with said Northwesterly ROW, South 59 degrees 32 minutes 02 seconds East a distance of 121.86 feet to point for corner:

THENCE continuing with said Northwesterly ROW, South 59 degrees 57 minutes 46 seconds East a distance of 62.33 feet to point for corner:

THENCE North 30 degrees 16 minutes 03 seconds West a distance of 145.19 to the Point of Beginning, containing some 0.647 acres or 28,182 square feet of land.

PREPARED FROM DEED RECORDS FURNISHED

AND A SURVEY MADE ON THE GROUND JULY 25, 2018.

George R. Hill



GEORGE R. HILL R.P.L.S. 6022

NOTE: Bearings, distances, acreages and coordinates are based on NAD 83, Grid, North Central Zone, Texas State Plane Coordinate System.