

# EXHIBIT "A"

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF TARRANT

WHEREAS, **THE CITY OF MANSFIELD, TEXAS**, acting by and through the undersigned, their duly authorized representative, is the owner of the tract of land situated in Lot 4, Block 5, ORIGINAL TOWN OF MANSFIELD, and being more particularly described as follows:

**SEE ATTACHED EXHIBIT "A" AND "B"**

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, **THE CITY OF MANSFIELD, TEXAS**, acting by and through the undersigned, their duly authorized representative, does hereby dedicate to the public's use, the **PERMANENT ACCESS EASEMENT** contained herein.

WITNESS MY HAND at Mansfield, Tarrant County, Texas, this \_\_\_\_ day of \_\_\_\_\_, 2018.

**CITY OF MANSFIELD, TEXAS**

\_\_\_\_\_  
By: **David L. Cook, Mayor**

STATE OF TEXAS

COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared **DAVID L. COOK**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Notary Public in and for The State of Texas  
My Commission Expires:

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**PERMANENT ACCESS EASEMENT**

BEING a 50 foot wide strip of land located in Lot 4, Block 5, ORIGINAL TOWN OF MANSFIELD, an addition to the City of Mansfield, Tarrant County, Texas, according to the plat recorded in Volume 63, Page 53, of the Plat Records of Tarrant County, Texas, and said 50 foot wide strip of land also being a portion of the tract of land conveyed to the City of Mansfield, by the deed recorded in County Clerk's File No. D201280204, of the Deed Records of Tarrant County, Texas. Said 50 foot wide strip of land being more particularly described by metes and bounds as follows:

**BEGINNING** at a 3/8" iron rod found at the Southwest corner of Lot 4, Block 5, Original Town of Mansfield, also being the Southwest corner of the aforesaid City of Mansfield Tract, and said POINT OF BEGINNING also lying in the East right-of-way line of Main Street (U.S. Highway No. 287 – a 100 foot wide public right-of-way);

THENCE      N 04° 41' 53" E      50.00 feet, along the West boundary line of said Lot 4, Block 5, Original Town of Mansfield and the East right-of-way line of said Main Street, to a point at the Northwest corner of said Lot 4;

THENCE      S 85° 18' 07" E      60.00 feet, along the North boundary line of said Lot 4, to a point;

THENCE      S 04° 41' 53" W      50.00 feet, severing said Lot 4, to a point in the South boundary line of said Lot 4 and the also the South boundary line of said City of Mansfield Tract;

THENCE      N 85° 18' 07" W      60.00 feet, along the South boundary line of said Lot 4 and the South boundary line of said City of Mansfield Tract, to the POINT OF BEGINNING containing 0.069 acre (3,000 square feet) of land.



EXHIBIT "B"

MAIN STREET / (U.S. HWY. 287)  
100' WIDE RIGHT-OF-WAY

LOT 1

ORIGINAL TOWN OF  
MANSFIELD  
VOLUME 63, PAGE 53  
P.R.T.C.T.

LOT 2

PARCEL 7

CITY OF MANSFIELD  
DOC# D201280204  
D.R.T.C.T.

LOT 3

BLOCK 5

S 85°18'07"E 60.00'  
N 04°41'53"E 50.00'  
S 04°41'53"W 50.00'  
N 85°18'07"W 60.00'

PERMANENT  
ACCESS EASEMENT  
0.069 ACRE, 3,000 SQ.FT.

LOT 4

THOMAS J. HANKS SURVEY  
ABSTRACT No. 644

LOT 5

POINT OF  
BEGINNING

3/8" IRON ROD  
FOUND SOUTHWEST  
CORNER LOT 4

PARCEL 6

RYCHLIK DEVELOPMENT INC  
INSTRUMENT# D217181431  
D.R.T.C.T.

LOT 6

BEARING BASE:  
THE BEARINGS SHOWN HEREON ARE TEXAS  
STATE PLANE GRID BEARINGS ESTABLISHED  
USING THE GLOBAL POSITIONING SYSTEM  
SATELLITES, AND LOCAL CONTINUOUSLY  
OPERATING REFERENCE STATIONS.



SURVEYED ON THE GROUND  
JUNE 27, 2018

*James L. Brittain*

JAMES L. BRITTAIN  
REGISTERED PROFESSIONAL  
LAND SURVEYOR  
STATE OF TEXAS NO. 5454



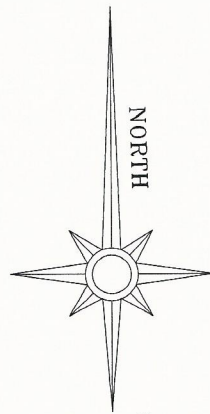
1200 East. Broad St.  
Mansfield, TX 76063  
Phone: 817-276-4200



BRITTAIN & CRAWFORD  
LAND SURVEYING &  
TOPOGRAPHIC MAPPING

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FORT WORTH, TEXAS 76110  
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PERMANENT ACCESS  
EASEMENT  
0.069 ACRE OF LAND  
LOCATED IN  
LOT 4, BLOCK 5  
ORIGINAL TOWN OF MANSFIELD  
MANSFIELD, TARRANT COUNTY, TEXAS



SCALE 1"=30'