

**TRACT 1  
ZONING DESCRIPTION**

Reunion Construction Management, LLC Tracts  
Milton Gregg Survey, Abstract No. 560 and Milton Gregg Survey, Abstract No. 385  
City of Mansfield, Tarrant County and Ellis County, Texas

DESCRIPTION, of a 46.802 acre tract of land situated in the Milton Gregg Survey, Abstract No. 560 and the Milton Gregg Survey, Abstract No. 385, Tarrant County and Ellis County, Texas; said tract being all of that tract of land described as a 28.5959 acre tract in Warranty Deed With Vendor's Lien to Reunion Construction Management, LLC recorded in Instrument No. D209089080 of the Official Public Records of Tarrant County, Texas and Volume 2364, Page 486 of the Deed Records of Ellis County, Texas and being all of that tract of land described as a 15.8105 acre tract in General Warranty Deed to Reunion Construction Management, LLC recorded in Instrument No. D209089081 of the Official Public Records of Tarrant County, Texas and Volume 2364, Page 517 of the Deed Records of Ellis County, Texas; said 46.802 acre tract being more particularly described as follows:

COMMENCING, at a 1/2-inch iron rod with "PACHECO KOCH" cap set at the northwest corner of that tract of land described in Warranty Deed to Betty and Kelly Priest recorded in Instrument No. D208125603 of the Official Public Records of Tarrant County, Texas and a re-entrant corner for that tract of land described as Tract 1 in Trustee's Deed to Beatrice Mathis recorded in Volume 11889, Page 2264 of the Deed Records of Tarrant County, Texas;

THENCE, South 30 degrees, 00 minutes, 00 seconds East, along the west line of said Betty and Kelly Priest tract and the east line of said Tract 1, a distance of 691.15 feet to the POINT OF BEGINNING; said point being the northwest corner of the called 28.5959 acre tract and the southwest corner of said Betty and Kelly Priest tract;

THENCE, Due East, departing the said east line of Tract 1, a distance of 1,435.28 feet to a point for corner in South Miller Road (no record of dedication found) and in the west line of that tract of land described as Second Tract in Warranty Deed to Betty Priest recorded in Volume 6887, Page 216 of the Deed Records of Tarrant County, Texas; said point being the northeast corner of called 28.5959 acre tract and the southeast corner of said Betty and Kelly Priest tract;

THENCE, South 29 degrees, 30 minutes, 00 seconds East, along the said east line of called 28.5959 and called 15.8105 acre tracts and along the west line of said Second Tract and the west line of that tract of land described in Special Warranty Deed to Melinda Lou Mcvean (1/5 Interest); Fred Ballard, Jr. (2/5 Interest); and Joseph Patterson Ballard (2/5 Interest) recorded in Volume 2392, Page 483 of the Deed Records of Ellis County, Texas, a distance of 1,298.80 feet to a wooden fence corner post for corner; said point being the southeast corner of called 15.8105 acre tract and a re-entrant corner of said Melinda Lou Mcvean (1/5 Interest); Fred Ballard, Jr. (2/5 Interest); And Joseph Patterson Ballard (2/5 Interest) tract;

THENCE, South 61 degrees, 06 minutes, 22 seconds West, along the south line of called 15.8105 acre tract and a north line of said Melinda Lou Mcvean (1/5 Interest); Fred Ballard, Jr. (2/5 Interest); And Joseph Patterson Ballard (2/5 Interest) tract and a north line of that tract of land described in Trustees Deed to Judith Ann Phillips recorded in Volume 1106, Page 599 of the Deed Records of Ellis County, Texas, a distance of 1,233.25 feet to a 1/2-inch iron rod found for corner; said point being the southwest corner of called 15.8105 acre tract and a re-entrant corner of said Judith Ann Phillips tract;

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Reunion Construction Management, LLC Tracts  
Milton Gregg Survey, Abstract No. 560 and Milton Gregg Survey, Abstract No. 385  
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THENCE, North 29 degrees, 51 minutes, 24 seconds West, a distance of 545.89 feet to a PK-Nail found for corner; said point being the northwest corner of called 15.8105 acre tract, the southwest corner of called 28.5959 acre tract, the northeast corner of said Judith Ann Phillips tract and the southeast corner of that tract of land described as Tract 2 in said Trustee's Deed to Beatrice Mathis;

THENCE, North 30 degrees, 00 minutes, 00 seconds West, along the east line of said Tract 2 and the said east line of Tract 1, a distance of 1,446.69 feet to the POINT OF BEGINNING;

CONTAINING: 2,038,705 square feet or 46.802 acres of land, more or less.

*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.*

  
Paul Daniel

  
Date

Registered Professional Land Surveyor No. 6534  
Pacheco Koch  
6100 Western Place, #1001, Fort Worth TX 76107  
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**TRACT 2**  
**ZONING DESCRIPTION**  
Betty and Kelly Priest Tract  
Milton Gregg Survey, Abstract No. 560  
City of Mansfield, Tarrant County, Texas

DESCRIPTION, of a 28.190 acre tract of land situated in the Milton Gregg Survey, Abstract No. 560, Tarrant County, Texas; said tract being all of that tract of land described in Warranty Deed to Betty and Kelly Priest recorded in Instrument No. D208125603 of the Official Public Records of Tarrant County, Texas; said 28.190 acre tract being more particularly described as follows:

BEGINNING, at a 1/2-inch iron rod with "PACHECO KOCH" cap set at the northwest corner of said Betty and Kelly Priest tract and a re-entrant corner for that tract of land described as Tract 1 in Trustee's Deed to Beatrice Mathis recorded in Volume 11889, Page 2264 of the Deed Records of Tarrant County, Texas;

THENCE, North 60 degrees, 54 minutes, 00 seconds East, along the north line of said Betty and Kelly Priest tract and a south line of said Tract 1, a distance of 869.50 feet to a 1/2-inch iron rod with red cap found for corner in the southwest line of the Union Pacific Railroad; said point being the most northerly northeast corner of said Betty and Kelly Priest tract and the most easterly corner of said Tract 1;

THENCE, South 74 degrees, 40 minutes, 54 seconds East, along the said north line of Betty and Kelly Priest tract and the said southwest line of the Union Pacific Railroad, a distance of 543.82 feet to a PK-Nail set in South Miller Road (no record of dedication found); said point being the northeast corner of said Betty and Kelly Priest tract and the northwest corner of that tract of land described as First Tract in Warranty Deed to Betty Priest recorded in Volume 6887, Page 217 of the said Deed Records;

THENCE, South 29 degrees, 30 minutes, 00 seconds East, departing the said southwest line of the Union Pacific Railroad and along the east line of said Betty and Kelly Priest tract, the west line of said First Tract and west line of that tract of land described as Second Tract in said Warranty Deed to Betty Priest recorded in Volume 6887, Page 216, a distance of 1,008.51 feet to a point for corner in said South Miller Road; said point being the southeast corner of said Betty and Kelly Priest tract;


THENCE, Due West, departing the said west line of said Second Tract and along the south line of said Betty and Kelly Priest tract, a distance of 1,435.28 feet to a point for corner in the east line of said Tract 1; said point being the southwest corner of said Betty and Kelly Priest tract;


**TRACT 2**  
**ZONING DESCRIPTION**  
Betty and Kelly Priest Tract  
Milton Gregg Survey, Abstract No. 560  
City of Mansfield, Tarrant County, Texas

THENCE, North 30 degrees, 00 minutes, 00 seconds West, along the said west line of said Betty and Kelly Priest tract and the east line of said Tract 1, a distance of 691.15 feet to the POINT OF BEGINNING;

CONTAINING: 1,227,976 square feet or 28.190 acres of land, more or less.

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**TRACT 3**  
**ZONING DESCRIPTION**

Betty and Kelly Priest Tract  
Samuel C. Neill Survey, Abstract No. 1159  
City of Mansfield, Tarrant County, Texas

DESCRIPTION, of a 30.782 acre tract of land situated in the Samuel C. Neill Survey, Abstract No. 1159, Tarrant County, Texas; said tract being part of those tracts of land described as First Tract and Second Tract in Warranty Deed to Betty and Kelly Priest recorded in Volume 6887, Page 216 Records of the Deed Records of Tarrant County, Texas; said 30.782 acre tract being more particularly described as follows:

BEGINNING, at a PK-nail set at the intersection of South Miller Road (no record of dedication found) and Britton Road (no record of dedication found); said point being in the east line of that tract of described in Warranty Deed With Vendor's Lien to Reunion Construction Management, LLC recorded in Instrument No. D209089080 of the Official Public Records of Tarrant County, Texas and Volume 2364, Page 486 of the Deed Records of Ellis County, Texas; said point also being the southwest corner of said Second Tract and the northwest corner of that tract of land described in Special Warranty Deed to Melinda Lou Mcvean (1/5 Interest); Fred Ballard, Jr. (2/5 Interest); and Joseph Patterson Ballard (2/5 Interest) recorded in Volume 2392, Page 483 of the Deed Records of Ellis County, Texas;

THENCE, North 29 degrees, 30 minutes, 00 seconds West, along the west line of said Second Tract and along the said east line of Reunion Construction Management, LLC tract, a distance of 493.53 feet to a PK-nail set for corner at the terminus of Heritage Parkway South (a 60-foot wide right-of-way) as dedicated by Britton Road Substation, an addition to the City of Mansfield according to the plat recorded in Instrument No. D208162255 of the Official Public Records of Tarrant County, Texas;

THENCE, South 89 degrees, 59 minutes, 01 seconds East, departing the said west line of Second Tract and the east line of said Reunion Construction Management, LLC tract and along the said south terminus of Heritage Parkway South and the south line of Lot 1, Block 1, said Britton Road Substation, a distance of 616.18 feet to a 1/2-inch iron rod with "HALFF ASSOC., INC." cap found for corner; said point being the southeast corner of said Lot 1, Block 1;

THENCE, North 00 degrees, 03 minutes, 49 seconds West, along the east line of said Lot 1, Block 1, a distance of 573.90 feet to a point for corner in the south line of the Union Pacific Railroad; from said point a 1/2-inch iron rod with "HALFF ASSOC., INC." cap found bears South 00 degrees, 03 minutes, 49 seconds East, a distance of 0.74 feet;

THENCE, South 74 degrees, 40 minutes, 54 seconds East, along the said south line of Union Pacific Railroad, a distance of 1,443.69 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for corner; said point being the northeast corner of said Second Tract;

THENCE, South 01 degrees, 39 minutes, 11 seconds East, continuing along the said south line of Union Pacific Railroad, a distance of 158.29 feet to a 1/2-inch iron rod found for corner; said point being the southeast corner of said First Tract and an interior ell corner of that tract of land described in General Warranty Deed to Butler & Butler Construction, LLC recorded in Instrument No. D216019171 of the Official Public Records of Tarrant County, Texas;

THENCE, North 89 degrees, 55 minutes, 16 seconds West, along the south line of said First Tract and the north line of said Butler & Butler Construction, LLC tract, a distance of 4.44 feet to a 1/2-

**TRACT 3**  
**ZONING DESCRIPTION**  
Betty and Kelly Priest Tract  
Samuel C. Neill Survey, Abstract No. 1159  
City of Mansfield, Tarrant County, Texas

inch iron rod found for corner; said point being the northeast corner of said Second Tract and the northwest corner of said Butler & Butler Construction, LLC tract;

THENCE, South 00 degrees, 05 minutes, 49 seconds West, departing the said south line of First Tract, a distance of 460.53 feet to a PK-nail set for corner in said Britton Road and in said north line of Melinda Lou Mcvean (1/5 Interest); Fred Ballard, Jr. (2/5 Interest); and Joseph Patterson Ballard (2/5 Interest) tract; said point being the southeast corner of said Second Tract and the southwest corner of said Butler & Butler Construction, LLC tract;

THENCE, South 89 degrees, 53 minutes, 54 seconds West, a distance of 1,764.27 feet to the POINT OF BEGINNING;

CONTAINING: 1,340,876 square feet or 30.782 acres of land, more or less.

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Date

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**TRACT 4  
ZONING DESCRIPTION**

Melinda Lou Mcvean (1/5 Interest); Fred Ballard, Jr. (2/5 Interest);  
and Joseph Patterson Ballard (2/5 Interest) Tract  
Hugh Henderson Survey, Abstract No. 432 and Joseph Lawrence Survey, Abstract No. 616  
City of Mansfield, Ellis County, Texas

DESCRIPTION, of a 70.292 acre tract of land situated in the Hugh Henderson Survey, Abstract No. 432 and the Joseph Lawrence Survey, Abstract No. 616, Ellis County, Texas; said tract being all of that tract of land described in Special Warranty Deed to Melinda Lou Mcvean (1/5 Interest); Fred Ballard, Jr. (2/5 Interest); and Joseph Patterson Ballard (2/5 Interest) recorded in Volume 2392, Page 483 of the Deed Records of Ellis County, Texas; said 70.292 acre tract being more particularly described as follows:

BEGINNING, at a PK-nail set at the intersection of South Miller Road (no record of dedication found) and Britton Road (no record of dedication found); said point being in the east line of that tract of described in Warranty Deed With Vendor's Lien to Reunion Construction Management, LLC recorded in Instrument No. D209089080 of the Official Public Records of Tarrant County, Texas and Volume 2364, Page 486 of the Deed Records of Ellis County, Texas; said point also being the northwest corner of said Melinda Lou Mcvean (1/5 Interest); Fred Ballard, Jr. (2/5 Interest); and Joseph Patterson Ballard (2/5 Interest) tract and the southwest corner of that tract of land described as Second Tract in Warranty Deed to Betty and Kelly Priest recorded in Volume 6887, Page 216 Records of the Deed Records of Tarrant County, Texas;

THENCE, North 89 degrees, 53 minutes, 54 seconds East, departing the said east line of the Reunion Construction Management, LLC tract and along the south line of said Second Tract, a distance of 1,495.45 feet to a PK-nail set for corner in said Britton Road; said point being the northeast corner of said Melinda Lou Mcvean (1/5 Interest); Fred Ballard, Jr. (2/5 Interest); and Joseph Patterson Ballard (2/5 Interest) tract;

THENCE, departing the said south line of said Second Tract and along the east line of said Melinda Lou Mcvean (1/5 Interest); Fred Ballard, Jr. (2/5 Interest); and Joseph Patterson Ballard (2/5 Interest) tract and the north and west line of Lot 1, Block 1, Maranatha Ranch Addition, an addition to the City of Mansfield according to the plat recorded in Cabinet D, Slide 256 of the Deed Records of Ellis County, Texas, the following four (4) calls:

South 00 degrees, 31 minutes, 24 seconds East, a distance of 215.19 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for corner;

South 20 degrees, 28 minutes, 36 seconds West, a distance of 181.44 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for corner;

North 64 degrees, 31 minutes, 24 seconds West, a distance of 192.67 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for corner;

South 65 degrees, 09 minutes, 36 seconds West, a distance of 578.74 feet to a 1/2-inch iron rod with "BRITTAIN & CRAWFORD" cap found for corner; said point being a re-entrant corner of said Melinda Lou Mcvean (1/5 Interest); Fred Ballard, Jr. (2/5 Interest); and Joseph Patterson Ballard (2/5 Interest) tract and the northwest corner of that tract of land described as Tract II in Special Warranty Deed to Dan J. Massey recorded in Instrument No. 2015-1518332 of the Deed Records of Ellis County, Texas;

**TRACT 4  
ZONING DESCRIPTION**

Melinda Lou Mcvean (1/5 Interest); Fred Ballard, Jr. (2/5 Interest);  
and Joseph Patterson Ballard (2/5 Interest) Tract  
Hugh Henderson Survey, Abstract No. 432 and Joseph Lawrence Survey, Abstract No. 616  
City of Mansfield, Ellis County, Texas

THENCE, South 29 degrees, 53 minutes, 07 seconds East, a distance of 2,478.18 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for corner in the north line of that tract of land described in Special Warranty Deed to WM Sub GT, LP recorded in Volume 2805, Page 57 of the Deed Records of Ellis County, Texas; said point being the southeast corner of said Melinda Lou Mcvean (1/5 Interest); Fred Ballard, Jr. (2/5 Interest); and Joseph Patterson Ballard (2/5 Interest) tract and the southwest corner of that tract of land described in Correction Distribution Deed to Myrna P. Abrams recorded in Volume 2575, Page 2189 of the Deed Records of Ellis County, Texas;

THENCE, South 89 degrees, 45 minutes, 16 seconds West, along the south line of said Melinda Lou Mcvean (1/5 Interest); Fred Ballard, Jr. (2/5 Interest); and Joseph Patterson Ballard (2/5 Interest) tract, a distance of 327.51 feet to a 1/2-inch iron rod found for corner; said point being the northwest corner of said WM Sub GT, LP tract and the northeast corner of that tract of land described as Tract 1 in Special Warranty Deed to Sunbelt Land Investment/360 Ltd. recorded in Volume 2746, Page 1136 of the Deed Records of Ellis County, Texas;

THENCE, South 62 degrees, 24 minutes, 43 seconds West, continuing along the said south line of Melinda Lou Mcvean (1/5 Interest); Fred Ballard, Jr. (2/5 Interest); and Joseph Patterson Ballard (2/5 Interest) tract and along the north line of said Sunbelt Land Investment/360 Ltd. tract, a distance of 738.63 feet to a 1/2-inch iron rod found for corner; said point being the southwest corner of said Melinda Lou Mcvean (1/5 Interest); Fred Ballard, Jr. (2/5 Interest); and Joseph Patterson Ballard (2/5 Interest) tract and the southeast corner of that tract of land described as Tract 1 in Trustee's Deed to Judith Ann Phillips recorded in Volume 1106, Page 599 of the Deed Records of Ellis County, Texas;

THENCE, North 29 degrees, 53 minutes, 07 seconds West, departing the said north line of the Sunbelt Land Investment/360 Ltd. tract, a distance of 2,330.13 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for corner in the south line of said Reunion Construction Management, LLC tract; said point being the northwest corner of said Melinda Lou Mcvean (1/5 Interest); Fred Ballard, Jr. (2/5 Interest); and Joseph Patterson Ballard (2/5 Interest) tract and the northeast corner of said Judith Ann Phillips tract; from said point a Bolt Found bears South 29°53' East, a distance of 2.2 feet;

THENCE, North 61 degrees, 06 minutes, 22 seconds East, a distance of 650.72 feet to a wood fence post found for corner; said point being a re-entrant corner of said Melinda Lou Mcvean (1/5 Interest); Fred Ballard, Jr. (2/5 Interest); and Joseph Patterson Ballard (2/5 Interest) tract and the southeast corner of said Reunion Construction Management, LLC tract;



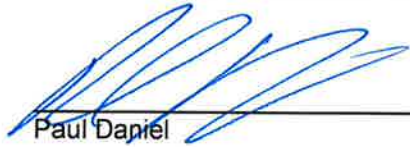
**TRACT 4  
ZONING DESCRIPTION**

Melinda Lou Mcvean (1/5 Interest); Fred Ballard, Jr. (2/5 Interest);  
and Joseph Patterson Ballard (2/5 Interest) Tract  
Hugh Henderson Survey, Abstract No. 432 and Joseph Lawrence Survey, Abstract No. 616  
City of Mansfield, Ellis County, Texas

THENCE, North 29 degrees, 30 minutes, 00 seconds West, a distance of 804.46 feet to the  
POINT OF BEGINNING;

CONTAINING: 3,061,905 square feet or 70.292 acres of land, more or less.

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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.*

  
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8/20/2018  
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**TRACT 5**  
**ZONING DESCRIPTION**

Myrna P. Abrams Tract Save & Except Britton Unit Drill Pad  
Hugh Henderson Survey, Abstract No. 432  
City of Mansfield, Ellis County, Texas

DESCRIPTION, of a 65.624 acre tract of land situated in the Hugh Henderson Survey, Abstract No. 432, Ellis County, Texas; said tract being part of that tract of land described in Corrected Distribution Deed to Myrna P. Abrams recorded in Volume 2575, Page 2189 of the Deed Records of Ellis County, Texas; said 65.624 acre tract being more particularly described as follows:

BEGINNING, at a point for corner in Britton Road and in the south line of that tract of land described as Second Tract in Warranty Deed to Betty Priest recorded in Volume 6887, Page 216 of the Deed Records of Tarrant County, Texas; said point being the most northerly northwest corner of said Myrna P. Abrams tract and being the northeast corner of right-of-way dedicated by Maranatha Ranch Addition, an addition to the City of Mansfield according to the plat recorded in Cabinet D, Slide 256 of the said Deed Records of Ellis County, Texas;

THENCE, North 89 degrees, 53 minutes, 54 seconds East, along the said south line of Second Tract, a distance of 221.56 feet to a point for the northeast corner of said Myrna P. Abrams tract;

THENCE, departing the said south line of Second Tract and along the east line of said Myrna P. Abrams tract the following eight (8) calls:

South 00 degrees, 05 minutes, 49 seconds West, a distance of 239.06 feet to a point for corner;

North 89 degrees, 41 minutes, 53 seconds East, a distance of 306.38 feet to a point for corner;

South 35 degrees, 18 minutes, 07 seconds East, a distance of 991.11 feet to a point for corner;

South 17 degrees, 41 minutes, 53 seconds West, a distance of 423.06 feet to a point for corner;

South 76 degrees, 26 minutes, 53 seconds West, a distance of 176.67 feet to a point for corner;

South 11 degrees, 48 minutes, 07 seconds East, a distance of 336.11 feet to a point for corner;

North 70 degrees, 56 minutes, 53 seconds East, a distance of 188.89 feet to a point for corner;

South 06 degrees, 23 minutes, 07 seconds East, a distance of 939.03 feet to a point for the southeast corner of said Myrna P. Abrams tract;

THENCE, South 89 degrees, 45 minutes, 16 seconds West, a distance of 777.49 feet to a point for the southwest corner of said Myrna P. Abrams;

THENCE, North 29 degrees, 53 minutes, 07 seconds West, a distance of 2,158.02 feet to a point for corner;

THENCE, North 65 degrees, 09 minutes, 36 seconds East, a distance of 693.88 feet to a point for corner;

**TRACT 5  
ZONING DESCRIPTION**

Myrna P. Abrams Tract Save & Except Britton Unit Drill Pad  
Hugh Henderson Survey, Abstract No. 432  
City of Mansfield, Ellis County, Texas

THENCE, North 16 degrees, 17 minutes, 24 seconds West, a distance of 125.68 feet to a point for corner;

THENCE, North 20 degrees, 28 minutes, 36 seconds East, a distance of 195.03 feet to a point for corner;

THENCE, North 69 degrees, 31 minutes, 24 seconds West, a distance of 15.00 feet to a point for corner;

THENCE, North 00 degrees, 46 minutes, 09 seconds West, a distance of 106.25 feet to a point for corner;

THENCE, North 44 degrees, 28 minutes, 36 seconds East, a distance of 77.78 feet to a point for corner;

THENCE, North 00 degrees, 31 minutes, 24 seconds West, a distance of 61.36 feet the POINT OF BEGINNING;

CONTAINING: 2,858,578 square feet or 65.624 acres of land, more or less.

SAVE & EXCEPT TRACT (BRITTON UNIT DRILL PAD – 3.471 ACRES)

Being a tract of land situated in the H. Henderson Survey, Abstract Number 432, City of Mansfield, Ellis County, Texas, and being a portion of that tract of land described by deed to Dorothea Karell, as recorded in Volume 558, Page 970 County Records, Ellis County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at an iron rod found at the southwest corner of that tract of land described by deed to Fred B. Ballard as recorded in Volume 3934, Page 240 County Records, Ellis County, Texas and being in the north line of said Dorthea Karell tract;

THENCE, South 24 degrees, 27 minutes, 14 seconds East, 613.00 feet to the point of beginning;

THENCE, South 29 degrees, 24 minutes, 36 seconds East, 540.00 feet;

THENCE, South 60 degrees, 35 minutes, 24 seconds West, 280.00 feet;

THENCE, North 29 degrees, 24 minutes, 36 seconds West, 540.00 feet;

**TRACT 5  
ZONING DESCRIPTION**

Myrna P. Abrams Tract Save & Except Britton Unit Drill Pad  
Hugh Henderson Survey, Abstract No. 432  
City of Mansfield, Ellis County, Texas

THENCE, North 60 degrees, 35 minutes, 24 seconds East, 280.00 feet to the point of beginning and containing 151,200 square feet or 3.471 acres of land, more or less.

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Paul Daniel

  
Date

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**TRACT 6**  
**ZONING DESCRIPTION**  
Part of Judith Ann Phillips Tract  
Joseph Lawrence Survey, Abstract No. 616  
City of Mansfield, Ellis County, Texas

DESCRIPTION, of a 6.921 acre tract of land situated in the Joseph Lawrence Survey, Abstract No. 616, Ellis County, Texas; said tract being part of that tract of land described as Tract 1 in Trustee's Deed to Judith Ann Phillips recorded in Volume 1106, Page 599 of the Deed Records of Ellis County, Texas; said 6.921 acre tract being more particularly described as follows:

BEGINNING, at 1/2-inch iron rod found in the north line of that tract of land described as Tract 1 in Special Warranty Deed to Sunbelt Land Investments/360 Ltd. recorded in Volume 2746, Page 1136 of said Deed Records; said point being the southeast corner of said Judith Ann Phillips tract and the southwest corner of that tract of land described in Special Warranty Deed to Melinda Lou Mcvian (1/5 Interest); Fred Ballard, Jr. (2/5 Interest); and Joseph Patterson Ballard (2/5 Interest) recorded in Volume 2392, Page 483 of the said Deed Records;

THENCE, South 63 degrees, 16 minutes, 28 seconds West, along the south line of said Judith Ann Phillips tract and the said north line of Sunbelt Land Investments/360 Ltd. tract, a distance of 398.80 feet to a 1/2-inch iron rod found for corner; said point being southeast corner of that tract of land described in Deed to Tarrant County Water Control and Improvement District No. 1 recorded in Volume 531, Page 538 of the said Deed Records;


THENCE, North 52 degrees, 31 minutes, 02 seconds West, departing the said south line of Judith Ann Phillips tract and the said north line of Sunbelt Land Investments/360 Ltd. tract and along the northeast line of said Tarrant County Water Control and Improvement District No. 1 tract, a distance of 181.90 feet to a point for corner in the east line of an existing Texas Electric Service Company easement recorded in Volume 556, Page 1031 of the said Deed Records;

THENCE, North 03 degrees, 56 minutes, 49 seconds West, departing the said northeast line of Tarrant County Water Control and Improvement District No. 1 tract and along the said east line of the existing Texas Electric Service Company easement, a distance of 1,066.62 feet to a point for corner in the east line of said Judith Ann Phillips tract and the west line of said Melinda Lou Mcvian (1/5 Interest); Fred Ballard, Jr. (2/5 Interest); and Joseph Patterson Ballard (2/5 Interest) tract;

THENCE, South 29 degrees, 58 minutes, 02 seconds East, departing the said east line of the existing Texas Electric Service Company easement and along the east line of said Judith Ann Phillips tract and the west line of said Melinda Lou Mcvian (1/5 Interest); Fred Ballard, Jr. (2/5 Interest); and Joseph Patterson Ballard (2/5 Interest) tract, a distance of 1,149.06 feet to the POINT OF BEGINNING;

CONTAINING: 301,490 square feet or 6.921 acres of land, more or less.

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Paul Daniel  
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