

PROPERTY DESCRIPTION

STATE OF TEXAS

COUNTY OF ELLIS

BEING a tract of land situated in the B.F. HOWARD SURVEY, ABSTRACT NO. 513, City of Mansfield, Ellis County, Texas and being a portion of a tract of land as described in deed to Knox Street Partners No. 16, Ltd., recorded in Document No. 2015-23557, Deed Records, Johnson County, Texas and being more particularly described as follows:

BEGINNING at an "X" cut in concrete found for the northeast end of a corner clip at the intersection of the southwest right-of-way line of U.S. Highway 287 (variable width right-of-way) and the easterly right-of-way line of Barrington Way (60' right-of-way);

THENCE South 55 deg 35 min 31 sec East, departing said corner clip and along said southwest right-of-way line of U.S. Highway 287, a distance of 385.30 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714", set for corner, said iron rod being situated in the Northerly line of a 50 foot right-of-way and Easement to DFW Midstream Services, LLC, recorded in Volume 2436, Page 108 and Volume 4547, Page 602, Deed Records, Ellis County, Texas;

THENCE South 76 deg 08 min 11 sec West, departing the southwest right-of-way line of said U.S. Highway 287 and along the Northerly line of said Right-of-way and Easement, a distance of 353.20 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714", set for corner, said iron rod being situated in the easterly right-of-way line of said Barrington Way;

THENCE North 02 deg 19 min 47 sec East, departing the Northerly line of said right-of-way and Easement and along the Easterly right-of-way line of said Barrington Way, a distance of 296.09 feet to an "X" cut in concrete found for the southwest end of said corner clip;

THENCE North 63 deg 22 min 08 sec East, departing the easterly right-of-way line of said Barrington Way and along said corner clip, a distance of 14.53 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 1.209 acres or 52,664 square feet of land, more or less.

Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 29th day of August, 2018, utilizing a G.P.S. bearing related to the Texas Coordinate System, North Texas Central Zone (4202), NAD 83, grid values from the City of Mansfield Geodetic Control Monument "TNP Mansfield F", dated June, 2007 and Control Monument "Mansfield Monument No. 14-7", dated October, 2007.

