

METES AND BOUNDS
LOT 21R2A, BLOCK 3, STRAWBERRY FIELDS, PHASE TWO
MANSFIELD, TARRANT COUNTY, TEXAS
1505 LONG AND WINDING ROAD

Exhibit A.1
ZC#19-019

Being Lot 21R2A, Block 3, of STRAWBERRY FIELDS, PHASE 2, an Addition to the City of Mansfield, Tarrant County, Texas, according to the Replat thereof, recorded under Clerk's File No. D211091400, Map Records of Tarrant County, Texas, same being that tract of land conveyed to Jason Lowry and spouse, April Lowry, by deed recorded in Instrument Number D217247784, Official Public Records of Tarrant County, Texas, and being more particularly described by metes and bounds as follows;

BEGINNING at a 1/2 inch iron rod found for corner, said corner being the Northeast corner of Lot 21R2B, of said Strawberry Fields, Phase 2, and being along the West line of Long and Winding Road (50 foot right-of-way);

THENCE South 76 degrees 46 minutes 07 seconds West, along the North line of said Lot 21R2B, a distance of 246.35 feet to a 1/2 inch iron rod found for corner, said corner being along the Northwest corner of said Lot 21R2A, and being along the East line of a tract of land conveyed to Darrel and Doloris Murphy, by deed recorded in, Volume 11328, Page 61, Deed Records of Tarrant County, Texas;

THENCE North 12 degrees 58 minutes 52 seconds West, along the East line of said Murphy tract, a distance of 254.51 feet to a point for corner, said corner being a Southwest corner of Strawberry Fields, Phase Two, an Addition to the City of Mansfield, according to the Plat thereof recorded in Cabinet A, Slide, 12724, Map Records of Tarrant County, Texas, from which a post found bears North 39 degrees 43 minutes 31 seconds West a distance of 2.20 feet for witness;

THENCE South 71 degrees 27 minutes 55 seconds East, along a South line of said Strawberry Fields, Phase Two (A/12724), a distance of 243.90 feet to a point for corner;

THENCE North 82 degrees 41 minutes 18 seconds East, along a South line of said Strawberry Fields, Phase Two (A/12724), a distance of 39.37 feet to a 1/2 inch iron rod found for corner, said corner being a Southeast corner of said Strawberry Fields, Phase Two (A/12724), and being along the West line of said Long and Winding Road, and being the beginning of a non-tangent curve turning to the left, with a radius of 50.00 feet, a delta angle of 25 degrees 50 minutes 31 seconds, a chord bearing of South 20 degrees 13 minutes 57 seconds East, and a chord length of 22.36 feet;

THENCE along said curve to the left, along the West line of said Long and Winding Road, an arc length of 22.55 feet to a 1/2 inch iron rod found for corner;

THENCE South 07 degrees 18 minutes 42 seconds East, along the West line of said Long and Winding Road, a distance of 36.01 feet to a 1/2 inch iron rod found for corner, and being the beginning of a tangent curve turning to the left, with a radius of 325.00 feet, a delta angle of 11 degrees 18 minutes 24 seconds, a chord bearing of South 12 degrees 57 minutes 54 seconds East, and a chord length of 64.03 feet;

THENCE along said curve to the left, along the West line of said Long and Winding Road, an arc length of 64.13 feet to the POINT OF BEGINNING and containing 44,365 square feet or 1.02 acres of land.




TODD FINCHER
R.P.L.S. NO. 5633



CBG Surveying Texas, LLC

12025 Shiloh Road Suite 230 Dallas, Texas 75228
P 214.349.9485 F 214.349.2216
Firm No. 10168800
www.cbgdftw.com

SHEET 1 OF 1
JOB NO. 1721265
DRAWN BY: CJ
DATE: 10/04/19