

Legal Description

Description of a 1.013 acre tract of land situated in the W. Howard Survey, Abstract No. 690, City of Mansfield, Tarrant County, Texas and being a portion of a called 17.252 acre tract of land conveyed to Cann-Mansfield, Ltd. by General Warranty Deed recorded in County Clerk's Instrument No. D206373693, Official Public Records, Tarrant County, Texas; said 1.013 acre tract being more particularly described by metes and bounds as follows;

BEGINNING at a "+" cut in concrete set at the northeast corner of said 1.013 acre tract; said point also being the southeast corner of Lot 6, Block 1, The Village Off Broadway, an addition to the City of Mansfield, Tarrant County, Texas according to the plat thereof recorded in County Clerk's Instrument No. D216217478, Official Public Records, Tarrant County, Texas; said point also being on the southwest right-of-way line of Cannon Drive South (60 feet wide); said point also being in a curve to the right having a radius of 495.00 feet;

THENCE, Southeasterly, with said curve to the right through a central angle of 26 degrees 55 minutes 29 seconds, an arc distance of 232.61 feet (chord bears South 12 degrees 00 minutes 59 seconds East, 230.48 feet) to a 5/8-inch iron rod with yellow plastic cap stamped "GSES, INC., RPLS 4804" set at the end of said curve; said point also being the southeast corner of said 1.013 acre tract;

THENCE, North 88 degrees 25 minutes 27 seconds West, leaving said southwest right of way line and with the south line of said 1.013 acre tract, a distance of 39.51 feet to a 5/8-inch iron rod with yellow plastic cap stamped "GSES, INC., RPLS 4804" set at the beginning of a curve to the left having a radius of 385.00 feet;

THENCE, Southwesterly, with said curve to the left through a central angle of 21 degrees 21 minutes 56 seconds, an arc distance of 143.57 feet (chord bears South 80 degrees 53 minutes 35 seconds West, 142.74 feet) to a 5/8-inch iron rod with yellow plastic cap stamped "GSES, INC., RPLS 4804" set at the end of said curve; said point also being the southwest corner of said 1.013 acre tract;

THENCE, North 30 degrees 44 minutes 24 seconds West, with the west line of said 1.013 acre tract, a distance of 180.95 feet to a "+" cut in concrete set at the northwest corner of said 1.013 acre tract; said point being on the southeast line of Lot 5, Block 1, The Village Off Broadway, an addition to the City of Mansfield, Tarrant County, Texas according to the plat thereof recorded in County Clerk's Instrument No. D217089717, Official Public Records, Tarrant County, Texas;

THENCE, North 59 degrees 17 minutes 50 seconds East, with the common line of said 1.013 acre tract and Lot 5, Block 1, a distance of 32.86 feet to a 1/2-inch iron rod found with plastic cap found (illegible) at the southeast corner of said Lot 5, Block 1; said point also being the southwest corner of said Lot 6, Block 1;

THENCE, North 59 degrees 18 minutes 07 seconds East, with the common line of said 1.013 acre tract and Lot 6, Block 1, a distance of 22.97 feet (plat calls North 59 degrees 17 minutes 39 seconds East) to a 5/8-inch iron rod with yellow plastic cap stamped "GSES, INC., RPLS 4804" set at the beginning of a curve to the right having a radius of 150.00 feet;

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1.013 acre tract in the W. Howard Survey, Abstract No. 690, City of Mansfield, Tarrant County, Texas

THENCE, Northeasterly, continuing with the common line of said 1.013 acre tract and Lot 6, Block 1 and with said curve to the right through a central angle of 22 degrees 56 minutes 01 seconds, an arc distance of 60.04 feet (chord bears North 70 degrees 45 minutes 58 seconds East, 59.64 feet) to a "+" cut in concrete set at the point of reverse curve having a radius of 270.00 feet;

THENCE, Northeasterly, continuing with the common line of said 1.013 acre tract and Lot 6, Block 1 and with said reverse curve through a central angle of 17 degrees 40 minutes 52 seconds, an arc distance of 83.32 feet (chord bears North 73 degrees 23 minutes 26 seconds East, 82.99 feet) to a "+" cut in concrete set at the end of said curve;

THENCE, North 64 degrees 34 minutes 25 seconds East (plat calls North 64 degrees 34 minutes 25 seconds East), continuing with the common line of said 1.013 acre tract and Lot 6, Block 1, a distance of 45.50 feet to the POINT OF BEGINNING;

CONTAINING, 44,140 square feet or 1.013 acres of land, more or less.

Legal Description prepared by:



Robert W. Schneeberg 9/26/19

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