

ZONING LIMITS FOR FUTURE COLBY CROSSING, PHASE 2

BEING a portion of that certain tract of land in the William Howard Survey, Abstract Number 690, City of Mansfield, Tarrant County, Texas, described in a Warranty Deed with Vendor's Lien to Paul A. Sutton and Wife, Paula B. Sutton (hereinafter referred to as Sutton tract), as recorded in Volume 12220, Page 193, Deed Records, Tarrant County, Texas, and being all of that certain tract of land described as Lot 1, Block 1, Whaley Addition (hereinafter referred to as Whaley Addition), an addition to the City of Mansfield, Tarrant County, Texas, according to the plat recorded in Volume 388-166, Page 85, Plat Records, Tarrant County, Texas (P.R.T.C.T.) and being all of that certain tract of land described as Lot 1, Block 1, Kyle Addition (hereinafter referred to as Kyle Addition), an addition to the City of Mansfield, Tarrant County, Texas, according to the plat recorded in Volume 388-206, Page 55, P.R.T.C.T. and being all of that certain tract of land described in a Warranty Deed to Ronnie D. Whaley and wife, Wanda J. Whaley, as recorded in Volume 7512, Page 1609, Deed Records, Tarrant County, Texas (D.R.T.C.T.), now owned by Marilyn G. Richardson (hereinafter referred to as Richardson tract), as recorded in Instrument Number D219205849, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.), and being more particularly described, by metes and bounds, as follows:

BEGINNING at a one-half inch iron rod with plastic cap stamped "JLLANE" found for the existing Northeasterly right-of-way line of North Miller Road (variable width right-of-way), as recorded in Instrument Number D201181461, O.P.R.T.C.T., same being the Southerly corner of that certain tract of land described as Lot 1, Block 1, Tarrant Healthcare Realty Addition (hereinafter referred to as Lot 1), an addition to the City of Mansfield, Tarrant County, Texas, according to the plat recorded in Instrument Number D213320199, O.P.R.T.C.T., same also being the Westerly corner of said Richardson tract;

THENCE North 59 degrees 23 minutes 12 seconds East, departing the existing Northeasterly right-of-way line of North Miller Road and with the common line between said Richardson tract and said Lot 1, a distance of 625.72 feet to the Northerly corner of said Richardson tract, same being the Easterly corner of said Lot 1, same also being a Southwesterly line of that certain tract of land described as Lot 1, Block 1, Mansfield High School Addition (hereinafter referred to as Mansfield High School Addition), an addition to the City of Mansfield, Tarrant County, Texas, according to the plat recorded in Cabinet A, Slide 6072, P.R.T.C.T.;

THENCE South 29 degrees 33 minutes 12 seconds East with the common line between said Richardson tract and said Mansfield High School Addition, a distance of 317.91 feet to the Easterly corner of said Richardson tract, same being an angle point in the Southwesterly line of said Mansfield High School Addition, same also being the Northwesterly line of said Kyle Addition;

THENCE North 59 degrees 13 minutes 12 seconds East with the common line between said Kyle Addition and said Mansfield High School Addition, a distance of 118.20 feet to the Northerly corner of said Kyle Addition, same being an angle point in the Southwesterly line of said Mansfield High School Addition;

THENCE South 30 degrees 46 minutes 45 seconds East, continue with the common line between said Kyle Addition and said Mansfield High School Addition, a distance of 290.00 feet to the Easterly corner of said Kyle Addition, same being the Northerly corner of that certain tract of land described as Palos Verdes Estates (hereinafter referred to as Palos Verdes Estates), an addition to the City of Mansfield, Tarrant County, Texas, according to the plat recorded in Cabinet A, Slide 10012, P.R.T.C.T.;

THENCE South 59 degrees 12 minutes 53 seconds West, departing the Southwesterly line of said Mansfield High School Addition and with the common line between said Kyle Addition and said Palos Verdes Estates, passing at a distance of 746.30 feet, the Westerly corner of said Palos Verdes Estates, same being the existing Northeasterly right-of-way line of North Miller Road (variable width right-of-way), and continue with said course and with the common line between said Kyle Addition and the existing Northeasterly right-of-way line of said North Miller Road, a distance of 751.00 feet to the Southerly corner of said Kyle Addition;

THENCE North 30 degrees 46 minutes 45 seconds West, continue with the common line between said Kyle Addition and the existing Northeasterly right-of-way line of said North Miller Road, pass at a distance of 290.00 feet, the Westerly corner of said Kyle Addition, same being the Southerly corner of the aforesaid Whaley Addition and continue with said course and the common line between said Whaley Addition and the existing Northeasterly right-of-way line of said North Miller Road, pass at a distance of 433.01 feet, the Westerly corner of said Whaley Addition, same being a Southerly corner of said Richardson tract and continue with said course and the common line between said Richardson tract and the existing Northeasterly right-of-way line of said North Miller Road, a distance of 470.01 feet to an angle point;

THENCE North 59 degrees 12 minutes 53 seconds East, continue Richardson tract and the existing Northeasterly right-of-way line of said North Miller Road, a distance of 13.46 feet to an angle point;

THENCE North 30 degrees 36 minutes 26 seconds West, continue Richardson tract and the existing Northeasterly right-of-way line of said North Miller Road, a distance of 139.71 feet to the **PLACE OF BEGINNING**, and containing a calculated area of 9.612 acres (418,706 square feet) of land.




11/27/2019

Project No. 090-15-08 | Date: 11/26/2019 | Page 1 of 1 | Drawn by: SA | Checked by: MD2

EXHIBIT "A"
ZONING LIMITS DESCRIPTION
FUTURE COLBY CROSSING, PHASE 2
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS

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