

LEGAL DESCRIPTION

BEING 1.433 acres of land located in the THOMAS J. HANKS SURVEY, Abstract No. 644, City of Mansfield, Tarrant County, Texas, and being a portion of the tract of land conveyed to City of Mansfield, by the deed recorded in County Clerk's File No. D213242795, of the Deed Records of Tarrant County, Texas. Said 1.433 acres of land being more particularly described by metes and bounds as follows:

BEGINNING at a point in the East boundary line of said City of Mansfield Tract, and said POINT OF BEGINNING being located N 01° 12' 12" E 68.76 feet, from a "60D" nail found at the Southeast corner of said City of Mansfield Tract;

THENCE N 89° 35' 47" W 122.98 feet, to a point;

THENCE S 77° 16' 12" W 95.63 feet, to a point in the proposed East edge (back) of a curb for a parking lot;

THENCE N 16° 13' 17" W 89.00 feet, along the East edge (back) of the proposed curb, to a point;

THENCE N 73° 46' 43" E 40.00 feet, to a point;

THENCE N 16° 13' 17" W 102.07 feet, to a point;

THENCE along a line 15.0 feet Southeast of and parallel to the centerline of a proposed 18" storm sewer pipe, as follows:

1. N 43° 49' 03" E 94.91 feet, to a point;

2. N 13° 49' 03" E 52.74 feet, to a point;

THENCE N 89° 56' 01" E 159.10 feet, to a point in the East boundary line of said City of Mansfield Tract;

THENCE S 01° 12' 12" W 294.38 feet, along the East boundary line of said City of Mansfield Tract, to the POINT OF BEGINNING containing 1.433 acres (62,429 square feet) of land.

CITY OF MANSFIELD
CALLED 15.48 ACRES
CC# D213242795
D.R.T.C.T.

BILL PATTON & NELDA PATTON
3.846 ACRES
VOL. 5212, PG. 365
D.R.T.C.T.

THOMAS J. HANKS SURVEY A-644

1.433 ACRES,
62,429 SQUARE FEET

HISTORIC WOOD BARN
METAL POLE BARN
SHIPPING CONTAINER
STREET LIGHT AND GATE POST
GATE POST
SEPTIC TANK
HISTORIC ONE STORY FRAME AND BRICK
BRICK WALK
GATE
POWER POLE
MARKER HISTORICAL
GRAVEL DRIVE
POINT OF BEGINNING
60D NAIL FOUND
WEST BROAD STREET
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

N 13°49'03"E 52.74'
N 89°56'01"E 159.10'
N 43°49'03"E 94.91'
N 16°13'17"W 102.07'
N 73°46'43"E 40.00'
N 16°13'17"W 89.00'
S 77°16'12"W 95.63'
N 89°35'47"W 122.98'
N 01°12'12"E 68.76'
S 01°12'12"W 294.38'

PROPOSED 18" STORM PIPE
BARBED WIRE FENCE
ALONG PROPOSED BACK OF CURB
6" WATER LINE
ASPHALT PAVEMENT
MAIL
SCVB

15.00'

1/2" IRON ROD MARKED "BRITTAIN & CRAWFORD" SET

60D NAIL FOUND

GATE

SLT

BRITTAIN & CRAWFORD
LAND SURVEYING &
TOPOGRAPHIC MAPPING
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EXHIBIT MAP
OF
1.433 ACRES OF LAND
LOCATED IN THE
THOMAS J. HANKS SURVEY
ABSTRACT No. 644
THE CITY OF MANSFIELD
TARRANT COUNTY, TEXAS
EXHIBIT PREPARED: JANUARY 17, 2020

SCALE 1" = 60'

NORTH

BILL PATTON &
NELDA PATTON
3.846 ACRES
VOL. 5212, PG. 365
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1.433 ACRES,
62,429 SQUARE FEET

1/2" IRON ROD MARKED
- "BRITAIN & CRAWFORD" SET

POINT OF BEGINNING

WEST BROAD STREET
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

SCALE 1" = 60'

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