

DESCRIPTION

BEING A TRACT OF LAND IN THE CITY OF MANSFIELD, TARRANT COUNTY, TEXAS, AND BEING PART OF THE D. QUEEN SURVEY, ABSTRACT 1123, AND BEING ALL LOT 4R1 OF HERITAGE BUSINESS PARK, AN ADDITION TO THE CITY OF MANSFIELD, A REVISION OF HERITAGE BUSINESS PARK ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET A, SLIDE 6887, PLAT RECORDS, TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A "V" CUT ON TOP OF CONCRETE HEADWALL FOUND FOR THE NORTHEAST CORNER OF LOT 3 AND THE NORTHWEST CORNER OF LOT 4 OF SAID HERITAGE BUSINESS PARK ADDITION AS RECORDED IN CABINET A, SLIDE 6887, AND BEING IN THE SOUTH LINE OF HERITAGE PARKWAY (110' RIGHT-OF-WAY AT THIS POINT), AS RECORDED IN CABINET A, SLIDE 164, P.R.T.C.T.;

THENCE NORTH 83°16'24" EAST, ALONG SAID SOUTH LINE OF HERITAGE PARKWAY, A DISTANCE OF 560.92 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE POINT OF BEGINNING, AND BEING THE NORTHEAST CORNER OF LOT 4R, AND NORTHWEST CORNER OF LOT 4R1;

THENCE NORTH 83°16'24" EAST, AND CONTINUING ALONG SAID SOUTH LINE OF HERITAGE PARKWAY, A DISTANCE OF 230.00 FEET TO A POINT FOR CORNER, AND BEING THE NORTHEAST CORNER OF LOT 4R1, AND NORTHWEST CORNER OF LOT 4R2;

THENCE SOUTH 06°43'36" EAST, AND DEPARTING THE SAID SOUTH LINE OF HERITAGE PARKWAY, A DISTANCE OF 228.68 FEET TO A POINT FOR CORNER, AND BEING THE SOUTHEAST CORNER OF LOT 4R1, AND SOUTHWEST CORNER OF LOT 4R2;

THENCE SOUTH 59°13'14" WEST, A DISTANCE OF 251.87 FEET TO A POINT FOR CORNER, AND BEING THE SOUTHWEST CORNER OF LOT 4R1, AND SOUTHEAST CORNER OF LOT 4R;

THENCE NORTH 06°43'36" WEST, A DISTANCE OF 331.33 FEET TO THE PLACE OF BEGINNING AND CONTAINING 64,400 SQUARE FEET OR 1.478 ACRES OF LAND, MORE OR LESS.

Colin J. Henry 8/28/2020

Colin J. Henry, RPLS
Registered Professional Land Surveyor No. 5230



BASIS OF BEARINGS:
Bearings are based on the South right-of-way line of Heritage Parkway (110' ROW) as shown on the plat of HILLCREST BUSINESS PARK, as recorded in Cabinet A, Slide 6887, P.R.T.C.T.

Note:
A plat of survey of even date herewith completes this legal description.

EXHIBIT "A" - SUP#20-014
1.478 ACRES
AND BEING ALL OF
LOT 4R1,
HILLCREST BUSINESS PARK
CABINET A, SLIDE 6887
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS

DRAWING:
2008

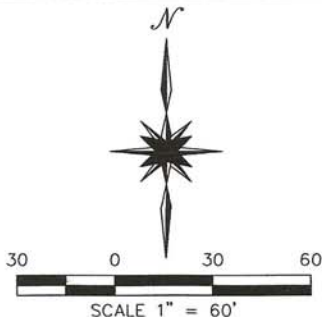
SCALE:
NTS

DATE:
7/30/20

DMC HENRY LLC
Texas Engineering Firm Number F-21874
Texas Surveying Firm Number 10194594

&

BARRAGON GROUP, LLC
PH: 469-231-1958 job@barragangroup.com



HERITAGE PARKWAY
(110' ROW)

POINT OF
BEGINNING

"V" CUT
FND
(C.M.)

N83°16'24"E
560.92'

POINT OF
COMMENCING

CITY CONTROL MONUMENT
NAD83(2011)
NORTH CENTRAL ZONE 4202
N = 6,887,072.707
E = 2,394,320.233
EL = 610.00

331.33'
N06°43'36"W

LOT 4R

LOTS 4R, 4R1, & 4R2
BLOCK C
HILLCREST BUSINESS
PARK, BEING
A REVISION OF LOT 4,
BLOCK C, HILLCREST
BUSINESS PARK,
CABINET A, SLIDE 6887,
CITY OF MANSFIELD,
TARRANT COUNTY, TEXAS

LOT 4R1
64,400 SQ. FT
OR
1.478 ACRES

PFC

450.00'

FIR 1/2
RPLS
4151(C.M.)

LOT 4R2

228.68'
S06°43'36"E

504.05'

PFC

K.D. POOL
VOL. 9765, PG. 259
D.R.T.C.T.

251.87'
S59°13'14"W 1.136.07'

380.15' PFC



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BASIS OF BEARINGS:
Bearings are based on the South right-of-way line of Heritage
Parkway (110' ROW) as shown on the plat of HILLCREST BUSINESS
PARK, as recorded in Cabinet A, Slide 6887, P.R.T.C.T.

NOTE:
Controlling monuments are noted (C.M.)

A legal description of even date herewith accompanies this plat.

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EXHIBIT "A" - SUP#20-014

1.478 ACRES

AND BEING ALL OF

LOT 4R1,

HILLCREST BUSINESS PARK

CABINET A, SLIDE 6887

CITY OF MANSFIELD, TARRANT COUNTY, TEXAS

DRAWING:
2008

SCALE:
1"=60'

DATE:
7/30/20

DMC HENRY LLC

Texas Engineering Firm Number F-21874
Texas Surveying Firm Number 10194594

&

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