

LEGAL DESCRIPTION

WHEREAS, Nickson Heritage Industrial LLC, acting by and through the undersigned, its duly authorized agent, is the sole owner of a 4.380 acre tract of land located in the Milton Gregg Survey, Abstract No. 555, City of Mansfield, Tarrant County, Texas as recorded in Instrument No. D204166392, Official Plat Records, Tarrant County, Texas, being more particularly described as follows:

BEGINNING at an "x" cut found for the northwesterly corner of Lot 2, Block 2, Heritage Industrial Park, an addition to the City of Mansfield, Tarrant County, Texas as recorded in Instrument Number D212173302, Plat Records, Tarrant County, Texas (P.R.T.C.T.), being in the southeasterly line of Heritage Parkway (60' right-of-way), as recorded in Volume 388-205, Page 66, P.R.T.C.T.:

THENCE, South 30° 55' 08" East, with the northeasterly line of said 4.380 acre tract and said Lot 2, Block 2, for a distance of 513.24 feet to an "x" cut set;

THENCE, South 59° 06' 51" West, departing said common line, for a distance of 15.57 feet to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.;"

THENCE, North 60° 55' 08" West, for a distance of 28.86 feet to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.;"

THENCE, South 59° 06' 51" West, for a distance of 191.85 feet to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.;"

THENCE, South 28° 10' 18" West, for a distance of 17.07 feet to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.;"

THENCE, North 81° 11' 56" West, for a distance of 53.66 feet to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.;"

THENCE, North 70° 02' 10" West, for a distance of 23.86 feet to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.;"

THENCE, South 59° 06' 51" West, for a distance of 199.85 feet to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.;"

THENCE, South 31° 22' 08" East, for a distance of 4.00 feet to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.;"

THENCE, South 59° 06' 51" West, for a distance of 6.00 feet to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.;" in the existing Northeastly right-of-way line of S. Mitchell Road also known as County Road 2004 (variable width right-of-way), as recorded in Instrument Number D149040244, O.P.R.T.C.T. and recorded in Instrument Number D187404200, O.P.R.T.C.T. and recorded in Instrument D203464190, O.P.R.T.C.T. and recorded in Instrument Number D216072303, O.P.R.T.C.T.;

THENCE, North 31° 22' 08" West, with the common line between the remainder of said Mansfield tract and the existing Northeastly right-of-way line of said S. Mitchell Road, for a distance of 335.95 feet to a 3/4 inch iron rod with plastic cap stamped "RPLS 4838" found for corner;

THENCE, North 07° 46' 57" East, continue with the common line between the remainder of said Mansfield tract and the existing Northeastly right-of-way line of said S. Mitchell Road, a distance of 66.68 feet to a 3/4 inch iron rod with plastic cap stamped "RPLS 4838" found for corner;

THENCE North 30° 52' 43" West, continue with the common line between the remainder of said Mansfield tract and the existing Northeastly right-of-way line of said S. Mitchell Road, a distance of 60.24 feet to an "X" cut found in concrete for corner, same being the intersection of the existing Northeastly right-of-way line of said S. Mitchell Road with the existing Southeastly right-of-way line of Heritage Parkway (60' right-of-way), as recorded in Volume 388-205, Page 66, O.P.R.T.C.T.;

THENCE North 59° 08' 51" East with the common line between the remainder of said Mansfield tract and said southeasterly right-of-way line of said Heritage Parkway, for a distance of 429.55 feet to the POINT OF BEGINNING and containing 4.380 acres of land.

SURVEYOR'S CERTIFICATE

This is to certify that I, Warren L. Corwin, a Registered Professional Land Surveyor of the State of Texas, having plotted the above subdivision from an actual survey on the ground, and that all lot corners, and angle points, and points of curve shall be properly marked on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

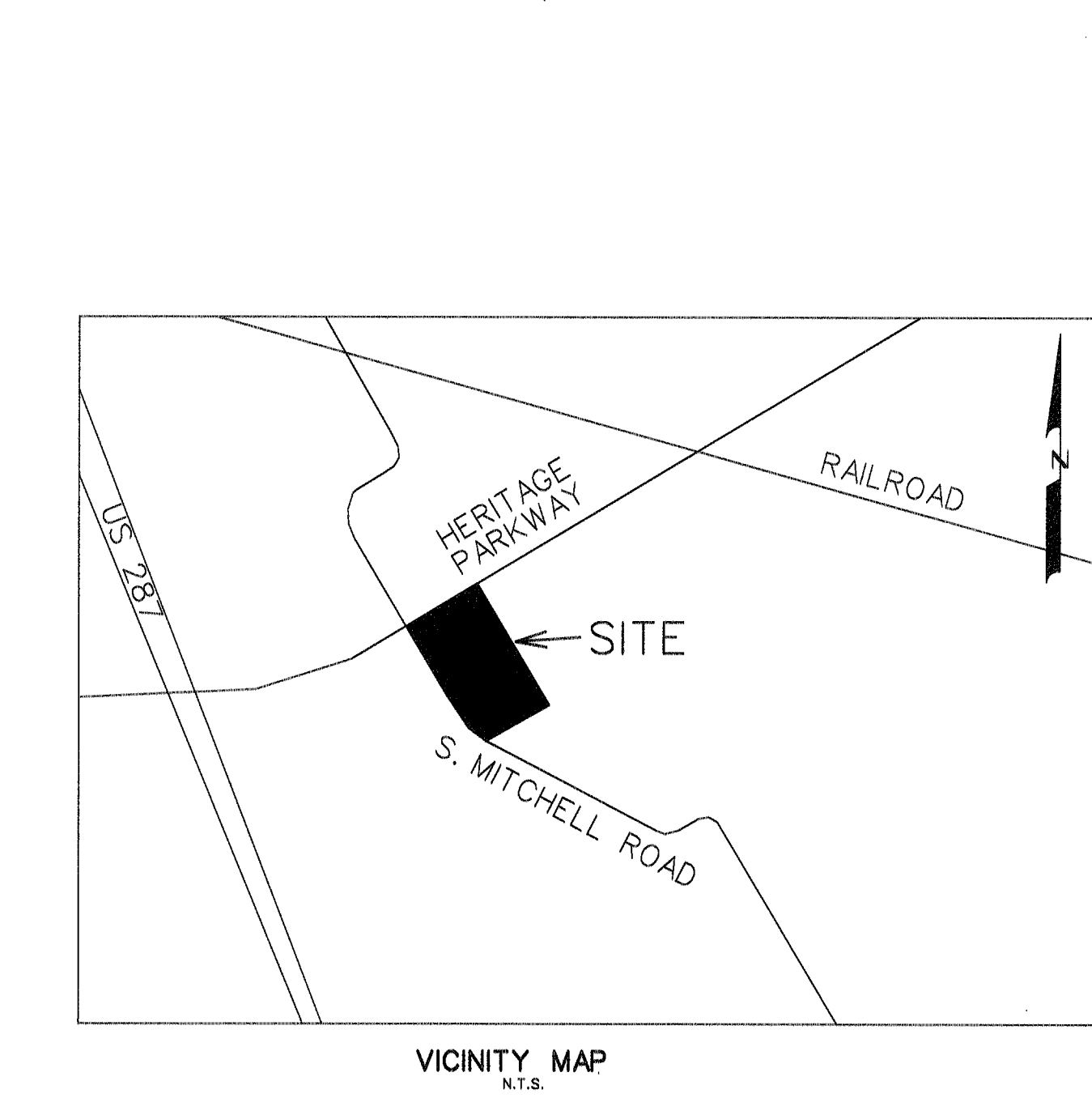
THE STATE OF TEXAS  
COUNTY OF COLLIN

Before me, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared WARREN L. CORWIN, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed some for the purpose and consideration therein expressed.

Given under my hand and seal of office, this 28<sup>th</sup> day of January, 2020.

BRANDON DAVIDSON  
Notary Public, State of Texas  
Comm. Expires 06-15-2021  
Notary ID: 128926479

NOTARY PUBLIC, STATE OF TEXAS



CONWAY MADISON, LLC  
INSTRUMENT NUMBER D220023000  
P.R.T.C.T.

NUMBER	DELTA	CHORD BEARING	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C1	34° 54' 21"	S 48° 20' 19" E	9.43	30.00	18.28	18.00
C2	34° 49' 59"	N 13° 28' 09" W	9.41	30.00	18.24	17.96
C3	90° 00' 00"	N 75° 53' 09" W	28.00	28.00	43.98	39.60
C4	74° 28' 41"	S 83° 38' 49" E	11.40	15.00	19.50	18.15
C5	90° 00' 00"	N 14° 06' 51" E	30.00	30.00	47.12	42.43
C6	89° 47' 42"	N 75° 47' 00" W	29.89	30.00	47.02	42.35
C7	90° 01' 59"	N 14° 05' 51" E	30.02	30.00	47.14	42.44
C8	81° 45' 57"	S 80° 00' 11" E	25.97	30.00	42.81	39.27
C9	56° 31' 38"	N 30° 51' 02" E	16.13	30.00	29.60	28.41
C10	85° 14' 52"	S 78° 15' 43" E	27.61	30.00	44.64	40.63
C11	90° 00' 00"	S 14° 06' 51" W	30.00	30.00	47.12	42.43
C12	44° 25' 25"	S 36° 54' 08" W	12.25	30.00	23.26	22.68
C13	43° 21' 19"	S 80° 47' 31" W	11.92	30.00	22.70	22.16

- NOTES:
- 1/2" IRON RODS WITH YELLOW "CORWIN ENGR. INC." CAPS SET AT ALL CORNERS UNLESS OTHERWISE INDICATED
  - BEARINGS ARE REFERENCED TO TEXAS STATE PLANE COORDINATE SYSTEM, NAD83 (CORS), TEXAS NORTH CENTRAL ZONE (4202).
  - IRF - IRON ROD FOUND  
P.R.T.C.T. - PLAT RECORDS TARRANT COUNTY TEXAS  
O.P.R.T.C.T. - OPEN PROPERTY RECORDS TARRANT COUNTY TEXAS
  - THE ACCESS EASEMENT IS FOR THE USE OF LOTS 1, 2 AND FUTURE LOT SOUTH OF LOT 1. NO IMPROVEMENTS SHALL BE MADE THAT IMPEDE INGRESS AND EGRESS ALONG THIS EASEMENT.
  - THE ACCESS EASEMENT SHALL BE MAINTAINED BY THE PROPERTY OWNERS.

After recording, return to City of Mansfield  
1200 E. Broad Street, Mansfield, TX 76063

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, Nickson Heritage Industrial LLC, being the sole owner of the above described parcel, acting by and through the undersigned, its duly authorized agent, does hereby adopt the herein above described property as Lot 1, Block 2, Heritage Industrial Park, an addition to the City of Mansfield, Tarrant County, Texas and does dedicate to the public use the streets and easements as shown thereon.

I hereby set my signature hereto for the purposes herein expressed this 29<sup>th</sup> day of January, 2020.

NICKSON HERITAGE INDUSTRIAL LLC

Charles Nickson  
President

STATE OF TEXAS  
COUNTY OF

Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Charles Nickson, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this 29<sup>th</sup> day of January, 2020.

BRANDON DAVIDSON  
Notary Public, State of Texas  
Comm. Expires 06-15-2021  
Notary ID: 128926479

Notary Public in and for the State of Texas

APPROVED BY THE DIRECTOR OF PLANNING ON January 30, 2020  
DIRECTOR OF PLANNING

OWNER/APPLICANT  
NICKSON HERITAGE INDUSTRIAL LLC  
2807 EASTGROVE LANE  
HOUSTON, TX 77027  
713-961-4400  
cnickson@msn.com  
PREPARED BY  
CORWIN ENGINEERING, INC.  
TBPLS FIRM #10031700  
200 W. BELMONT, SUITE E  
ALLEN, TEXAS 75013  
(972)-396-1200  
bdavidson@corwinengineering.com

MINOR PLAT  
LOT 1, BLOCK 2  
HERITAGE INDUSTRIAL PARK  
4.380 ACRES OUT OF THE  
MILTON GREGG SURVEY, ABSTRACT NO. 555  
CITY OF MANSFIELD  
TARRANT COUNTY, TEXAS  
1 LOT

Previously Approved Plat