

Property Description

April 15, 2021 - AN4405-R2

*see Page 2 of 2 for Exhibit A-2

Of a 0.708 acre tract situated in the William Bratton Survey, Abstract No. 161, Tarrant County, Texas, and being that same called 0.5970 acre tract described in instrument to LMS Development, LLC, recorded under Instrument Number D213304350, of the Official Public Records of Tarrant County, Texas, (O.P.R.T.C.T.), said 0.708 acre tract being more particularly described in this metes and bounds description:

BEGINNING at a 1/2" iron rod with cap stamped "Texas Surveying, Inc." set in the westerly right-of-way of Matlock Road, (120 feet wide), being in the southerly line of Lot 1, Block 1, A. Rope Investments as shown on Minor Plat recorded under Instrument Number D219225345, O.P.R.T.C.T., for the northwest corner of that certain 0.252 acre tract described in instrument to City of Mansfield, recorded in Volume 12194, Page 2248, O.P.R.T.C.T., being the northeast corner of the herein described tract, from which a 5/8" iron rod with cap found for the southeast corner of said Lot 1 bears S 88°42'31" E, 31.66 feet;

THENCE S 09°21'44" W, 52.93 feet, with the westerly right-of-way of said Matlock Road, the westerly line of said 0.252 acre tract, to a 1/2" iron rod with cap stamped "Texas Surveying, Inc." set for the beginning of a 434.88 foot radius curve to the left;

THENCE 269.63 feet southerly, continuing with the westerly right-of-way of said Matlock Road, the westerly line of said 0.252 acre tract, and with said 434.88 foot radius curve to the right, having a chord bearing and distance of S08°23'58" E, 265.33 feet, to a point in a northerly line of that certain 68.667 acre tract described in instrument to Walnut Creek Management, recorded in Volume 11702, Page 1748, O.P.R.T.C.T., for the southwest corner of said 0.252 acre tract, being the northwest corner of that certain 0.400 acre tract described in instrument to City of Mansfield, recorded in Volume 12542, Page 139, O.P.R.T.C.T., and being the southeast corner of the herein described tract, from which a 1/2" iron rod with cap found for reference bears N 73°14' W, 0.48 feet, and a 1/2" iron rod found for a northeast corner of said 68.667 acre tract, being the northeast corner of said 0.400 acre tract and the southeast corner of said 0.252 acre tract bears N63°50'21" W, 35.00 feet;

THENCE S 63°50'21" W, 20.39 feet, with a northerly line of said 68.667 acre tract, to a point for an interior corner of said 68.667 acre tract, being the southwest corner of the herein described tract, from which a 1/2" iron rod with cap found for reference bears S 02°06' W, 0.40 feet;

THENCE N 34°25'43" W, 327.47 feet, with an easterly line of said 68.667 acre tract, to a 1/2" iron rod with cap found for an angle point in said line;

THENCE N 10°30'44" W, 58.73 feet, continuing with an easterly line of said 68.667 acre tract, to a 1/2" iron rod found in the south line of said Lot 1, for a northeasterly corner of said 68.667 acre tract, being the northwesterly corner of the herein described tract, from which a 1/2" iron rod with cap found for an interior corner of said 68.667 acre tract, being the southwest corner of said Lot 1 bears N 88°42'31" W, 28.24 feet;

THENCE S 88°42'31" E, 184.06 feet, with the southerly line of said Lot 1, to the POINT OF BEGINNING, and containing 0.708 acres within the herein described metes and bounds description. Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying, Inc. and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202. (Grid)

I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, do certify that the above described property was surveyed on the ground; by me or under my direct supervision; visible conflicts, encroachments, and overlaps are as shown on this plat or map attached hereto; the area & boundary were determined with respect to the recorded references as shown; and the information presented is true & correct to the best of my knowledge. In addition, it is not intended to express or imply warranty, guarantee of ownership, or transfer of title, and this survey is subject to all applicable copyright laws from the date of this survey. The use of this survey is at the sole discretion of the end-user and/or assigns, all injuries, claims, losses, expenses, damages, or claim expenses arising from the use of this survey are the responsibility of the end-user and/or assigns. The surveyor's liability is limited to no greater than the fee charged for the professional services rendered during the course of this survey. To protect all parties involved, this survey is only valid if original seal & signature appear on the face of this survey in blue ink.


Zachariah R. Savory, Registered Professional Land Surveyor No. 5966
Texas Surveying, Inc. - Alledo Branch
205 S. Front Street, Alledo TX 76008
aledo@txsurveying.com - 817-441-5263(LAND)
AN04405 - December 23, 2020



Property Exhibit

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*see Page 1 of 2 for Description

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
CI	434.88'	269.63'	S 08°23'58" E	265.33'

LINE	BEARING	DISTANCE
L1	S 09°21'44" W	52.93'
L2	S 63°50'21" W	20.39'
L3	N 10°30'44" W	58.73'
L4	N 10°36'35" W	102.09'

MINOR PLAT
Lot 1, Block 1
A. ROPE INVESTMENTS
D219225345

Fd. 1/2" Capped Iron Rod

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WILLIAM BRATTON SURVEY
ABSTRACT No. 161

Notes)

1) No abstract of title or title commitment was provided to this surveyor. Record research performed by this surveyor was made only for the purpose of determining the boundary of this property and of the adjoining parcels. Record documents other than those shown on this survey may exist and encumber this property.

2) Official F.E.M.A. flood hazard information has not been reviewed during the course of this survey, for up to date flood hazard information always visit the official F.E.M.A. website at (www.FEMA.gov).

3) Bearings, Distances, and/or Areas derived from GNSS observations and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202, (Grid)

4) Governmental entities may require this property to be further plotted and recorded with the County Clerk.

5) Underground utilities were not located during this survey. Call 811 and/or Utility Providers before excavation or construction.

6) Please consult all applicable governing entities regarding rules & regulations, that may affect construction on this property.

7) C.I.R.S.- 1/2" Capped Iron Rod Set with orange plastic caps stamped "Texas Surveying"

0.708 ACRES
LMS DEVELOPMENT LLC
CALLED 0.5970 AC.
D213304350

WALNUT CREEK MANAGEMENT CORPORATION
N 34°25'43" W 327.47'
68.667 AC
V. 11702, P. 1748

P.O.B.
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C.I.R.S.

CITY OF MANSFIELD
0.252 AC
V. 12194, P. 2248

1045 MATLOCK ROAD
120' R.O.W.

CITY OF MANSFIELD
0.400 AC
V. 12542, P. 139

Legend	
Light Pole	Fire Hydrant
Power Pole	Water Meter
Electric Meter	Sanitary Sewer Manhole
Overhead Electric	Gas Meter
Telecom	Gas Test Station
Telecom Vault	Mail Box
Storm Drain Manhole	Sign Post
Fence	Guy Wire

