

**PROPOSED MURPHY OIL PROJECT**  
50,862 SQUARE FEET  
LOT 1, BLOCK 1 BRIDGES ADDITION  
AND  
LOT 1, BLOCK 1, ENGLISH PARK ADDITION  
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS

**PROPERTY DESCRIPTION**

**BEING** all of Lot 1, in Block 1 of BRIDGES ADDITION, an addition in Tarrant County, Texas, according to the map or plat recorded in Volume 388-210, Page 67 of the Map Records of Tarrant County, Texas and all of Lot 1, in Block 1, of ENGLISH PARK ADDITION, an addition in Tarrant County, Texas, according to the map or plat recorded in Cabinet A, Slide 116 of the Plat Records of Tarrant County, Texas being described by metes and bounds as follows (bearings are Grid based on State Plane Coordinate System, Texas North Central Zone (4202) NAD '83):

**BEGINNING** at a 1/2-inch rebar with cap stamped "RPLS 5142" found for the southwest corner of said Lot 1 of BRIDGES ADDITION;

**THENCE** North 28°07'40" East along the westerly boundary of said Lot 1, BRIDGES ADDITION and the westerly boundary of said Lot 1 of ENGLISH PARK ADDITION, at 153.34 feet passing through a 1/2-inch rebar with an illegible cap found at the northwest corner of said Lot 1, BRIDGES ADDITION, at 181.86 feet passing through a 3/8-inch rebar with yellow cap found at the northerly line of Lot 2, Block 1, BRIDGES ADDITION, at a total distance of 230.43 feet to a 1/2-inch rebar with cap stamped "COMBS RPLS 5294" found for the most northerly corner of said Lot 1 of ENGLISH PARK ADDITION;

**THENCE** South 63°51'26" East along the northeasterly line of said Lot 1 of ENGLISH PARK ADDITION 135.30 feet to an angle point;

**THENCE** South 62°45'31" East, 14.10 feet to an ell corner;

**THENCE** North 88°57'51" East, 41.00 feet to a 5/8-inch rebar found for the northeast corner of said Lot 1 of ENGLISH PARK ADDITION, said point is located on the northwesterly right-of-way line of F.M. Road 157;

**THENCE** South 28°05'37" West along said northwesterly right-of-way line, at 19.43 feet passing through a 1/2-inch rebar with orange cap found for the northeasterly corner of Lot 2, Block 1, of BRIDGES ADDITION, at 28.60 feet passing through the northeast corner of said Lot 1 of BRIDGES ADDITION, at a total distance of 372.96 feet a 1/2-inch rebar with cap stamped "RPLS 5142" found for the most easterly southeast corner of said Lot 1 of BRIDGES ADDITION;


**THENCE** South 81°08'59" West, 60.88 feet to the most westerly southeast corner of said Lot 1 of BRIDGES ADDITION, from which a TXDOT Concrete Monument base bears North 48°27'45" East, 0.62 feet;

**THENCE** along the northeasterly right-of-way line of U.S. Highway 287 with a curve to the left having a radius of 984.93 feet, for an arc length of 138.92 feet and having a chord bearing and distance of North 51°44'27" West, 138.81 feet to the POINT OF BEGINNING and containing 1.168 acres or 50,862 square feet, more or less.

**SURVEYOR'S CERTIFICATE**

This is to certify that I, James G. Temple, a Registered Professional Land Surveyor of the State of Texas, have prepared this description from an actual survey on the ground, and that this description correctly describes that survey made by me or under my direction and supervision.

Date of Description: **July 13, 2021**

  
Date: 2021.07.14 07:00:21-05'00'

James G. Temple, RPLS# 6296  
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EXHIBIT PREPARED BY



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