

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS Kingdom Work Foundation, acting by and through the undersigned, their duly authorized agent, is the owner of the herein described property to wit:

PLAT METES AND BOUNDS DESCRIPTION

BEING 6.560 acre tract of land situated in the Henry McGehee Survey, Abstract Number 998, located in the City of Mansfield, Tarrant County, Texas, being all of Lots 6,7,8, and 9, Matlock Center Addition, recorded in Cabinet A, Page 7957 of the Official Public Records, Tarrant County, Texas, (OPRTCT), and being part of a called 12.974 Acre Tract in Substitute Trustee's Deed to Kingdom Work Foundation, recorded in Instrument D214023663, OPRTCT, said 6.560 acre tract being more particularly described as follows:

BEGINNING at a set mag nail with washer stamped "YPASSOCIATES.COM" at the northeast corner of Lot 1, Block 1, Matlock Center Addition, recorded in Cabinet A, Page 8566, OPRTCT and on the West right-of-way line of Matlock Road (120' wide);

THENCE South 80 degrees 34 minutes 22 seconds West, with the north line of said Lot 1, a distance of 105.46 feet to a point for corner an angle point in the north line of said Lot 1, from which a found "X" in concrete bears South 17 degrees 26 minutes 04 seconds West, a distance of 0.62 feet;

THENCE South 59 degrees 59 minutes 05 seconds West, continuing with the north line of said Lot 1, a distance of 296.51 feet to a found "X" in concrete at the northwest corner of said Lot 1;

THENCE South 30 degrees 09 minutes 34 seconds East with the west line of said Lot 1, passing at a distance of 197.13 feet a found 1/2" iron rod with cap stamped "ALS LAND SURVEYING" at the southwest corner of said Lot 1 and the northwest corner of Lot 2, Block 1, Matlock Center Addition, recorded in Cabinet A, Page 8566, OPRTCT, continuing with the west line of said Lot 2, a total distance of 364.66 feet to found mag nail in concrete, at the southwest corner of said Lot 2, in the north line of Lot 2A, Block 1, Country Bear Addition, recorded in Cabinet A, Page 11927, OPRTCT;

THECNE South 60 degrees 07 minutes 18 seconds West, with the north line of said Lot 2A, a distance of 218.19 feet to a found 1/2" iron rod at the northwest corner of said Lot 2A, the northeast corner of said Lot 9, and the east corner of said Lot 8;

THENCE South 29 degrees 55 minutes 17 seconds East, with the west line of said Lot 2A and the east line of said Lot 9, a distance of 195.55 feet to a found 1/2" iron rod at the southeast corner of said Lot 9, and the northeast corner of Lot 10, Block 1, Matlock Center Addition, recorded in Cabinet A, Page 7957, OPRTCT;

THENCE South 60 degrees 11 minutes 27 seconds West, with the south line of said Lot 9 and the north line of said Lot 10, a distance of 150.02 feet to a found 1/2" iron rod with a cap stamped "ypassassociates.com" at the southwest corner of said Lot 9, the northwest corner of said Lot 10, and on the east right-of-way line of Alexis Court (50' wide);

THENCE North 29 degrees 48 minutes 33 seconds West with the east right-of-way line of said Alexis Court, a distance of 24.12 feet to a found 1/2" iron rod with a cap stamped "ypassassociates.com" at the beginning of a curve to the right having a radius of 28.00' and whose chord bears North 06 degrees 12 minutes 39 seconds West, a distance of 22.42 feet;

THENCE Northwesterly, with the east right-of-way line of said Alexis Court, along said curve to the right, through a central angle of 47 degrees 11 minutes 49 seconds and an arc distance of 23.06 feet to a found 1/2" iron rod with a cap stamped "ypassassociates.com" at the beginning of curve to the left having radius point bears North 72 degrees 36 minutes 40 seconds West, a distance of 50.00 feet and whose chord bears South 60 degrees 11 minutes 33 seconds West, a distance of 67.95 feet;

THENCE Southwesterly, with the north right-of-way line of said Alexis Court, along said curve to the left, through a central angle of 274 degrees 23 minutes 33 seconds and an arc distance of 239.45 feet to a found 1/2" iron rod with a cap stamped "ypassassociates.com" at the beginning of a curve to the right having a radius of 28.00 feet and whose chord bears South 53 degrees 24 minutes 26 seconds East, a distance of 22.42 feet;

THENCE Southeasterly, with the west right-of-way line of said Alexis Court, along said curve to the right through a central angle of 47 degrees 11 minutes 46 seconds and an arc distance of 23.07 feet to a found 1/2" iron rod;

**PLAT METES AND
BOUNDS DESCRIPTION**

**YAZEL PEEBLES &
ASSOCIATES LLC**

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P.O. Box 210097 817.268.3316
Bedford, TX 76095 ypassassociates.com



ZC#21-015 EXHIBIT "A"
6.560 ACRE TRACT

BEING LOTS 6,7,8, AND 9 MATLOCK CENTER ADDITION
AND PART OF A CALLED 12.974 ACRE TRACT
TO KINGDOM WORK FOUNDATION SITUATED IN THE
HENRY MCGEHEE SURVEY, ABSTRACT NO. 998

CITY OF MANSFIELD
TARRANT COUNTY, TEXAS

THENCE South 29 degrees 48 minutes 33 seconds East, with the west right-of-way line of said Alexis Court, a distance of 27.09 feet to a point for corner at the southeast corner of said Lot 6 and the northeast corner of Lot 5, Block 1, Matlock Center Addition, recorded in Cabinet A, Page 7957, OPRTCT from which a Found 1/2" iron rod bears North 49 degrees 08 minutes 48 seconds East, a distance of 0.5 feet;

THENCE South 60 degrees 11 minutes 27 seconds West, with the south line of said Lot 6 and the north line of said Lot 5, a distance of 196.10 feet to a found 1/2" iron rod with cap stamped "WIER ASSOC. INC." at the southwest corner of said Lot 6 and the northwest corner of said Lot 5, being on the east line of Block 3, Walnut Creek Connection Phase I recorded in Volume 388-171, Page 21, OPRTCT;

THENCE North 20 degrees 43 minutes 43 seconds West, with the east line of said Block 3, a distance of 148.79 feet to a point for corner at an angle point on the east line of said Block 3, from which a found 5/8" iron rod bears North 58 degrees 02 minutes 49 seconds West, a distance of 3.4 feet;

THENCE North 08 degrees 17 minutes 58 seconds West, with the east line of said Block 3, a distance of 568.23 feet to a point for corner at an inner ell corner of said Block 3, from which a fence corner post bears North 04 degrees 07 minutes 15 seconds West, a distance of 1.0 feet;

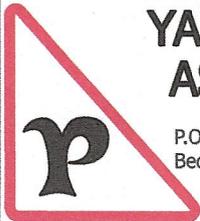
THENC North 81 degrees 42 minutes 02 seconds East, with the south line of said Block 3, a distance of 142.69 feet to a point for corner at an angle point on the south line of said Block 3, from which a fence corner post bears South 16 degrees 36 minutes 29 seconds West, a distance of 0.4 feet;

THENCE North 69 degrees 25 minutes 59 seconds East, with the south line of said Block 3, a distance of 164.17 feet to a point for corner at an angle point on the south line of said Block 3, from which a 1/2" iron rod bears South 60 degrees 07 minutes 05 seconds East, a distance of 1.4 feet;

THENCE North 60 degrees 04 minutes 28 seconds East, with the south line of said Block 3, a distance of 482.98 feet to a point for corner at the southeast corner of said Block 3, on the west right-of-way line of said Matlock Road and in a curve to the right having a radius of 940.00 feet, whose chord bears South 27 degrees 43 minutes 38 seconds East, a distance of 70.15 feet, from which a found 5/8" iron rod bears South 29 degrees 33 minutes 15 seconds East, a distance of 1.0 feet

THENCE Southeasterly, with the west right-of-way line of said Matlock Road, along said curve to the right through a central angle of 04 degrees 16 minutes 36 seconds and an arc distance of 70.16 feet to the POINT OF BEGINNING and containing 6.560 acres, or 285,758 square feet of land, more or less.

PLAT METES AND
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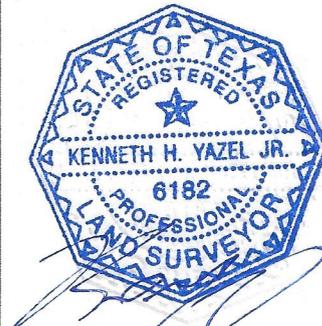


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2021-162-001

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JUNE 26, 2021

ZC#21-015 EXHIBIT "A"

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