



Mansfield Economic Development Corporation - Regular Meeting

January 6, 2026 - 5:00 PM

Council Chambers

1200 E. Broad St., Mansfield, TX 76063

1. CALL MEETING TO ORDER

2. INVOCATION

3. TEXAS PLEDGE

4. PUBLIC COMMENTS

Citizens wishing to address the Board on agenda items and items not on the agenda may do so at this time. Due to regulations of the Texas Open Meetings Act, please do not expect a response from the Board as they are not able to do so. All comments are limited to 5 minutes. In order to be recognized during "Citizen Comments," please complete a comment card located at the entry to the city council chambers and present it to the MEDC staff prior to the start of the meeting.

5. APPROVAL OF MINUTES

25-1737 Meeting Minutes 12-02-25

Presenters:

Attachments:

1. Meeting Minutes 12-02-25

6. FINANCIALS

7. RECESS INTO EXECUTIVE SESSION

Pursuant to Section 551.071, Texas Government Code, the Board reserves the right to convene in Executive Session(s), from time to time as deemed necessary during this meeting for any posted agenda item, to receive advice from its attorney as permitted by law.

8. ADVICE FROM ITS ATTORNEY

Pursuant to Sec. 551.071 of the Texas Government code, the Board reserves the right to convene in Executive Session(s), from time to time as deemed necessary during this meeting for any posted agenda item, to receive advice from its attorney as permitted by law. In addition the Board may convene in executive session to discuss the following:

9. ECONOMIC DEVELOPMENT

Pursuant to Sec. 551.087, deliberation regarding Economic Development Negotiations including (1) discussion or deliberation regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic negotiations; OR (2) deliberation of a financial or other incentive to a business prospect described in (1) above.

10. RECONVENE INTO REGULAR SESSION

11. TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION

12. NEW BUSINESS

25-1736 **25-1736** — A Resolution of the Board of Directors of the Mansfield Economic Development Corporation Authorizing the Dedication of a Permanent Right-of-Way to the City of Mansfield for a Portion of Land Along South Mitchell Road; and Providing an Effective Date.

Presenters: Jason Moore, Executive Director of Economic Development

Attachments:

1. Resolution
2. Permanent Right-of-Way Dedication Deed

13. BOARD MEMBER COMMENTS AND ANNOUNCEMENTS

14. STAFF COMMENTS

15. ADJOURN

CERTIFICATION

I certify that the above agenda was posted on the bulletin board next to the main entrance of the City Hall building, 1200 East Broad Street, of the City of Mansfield, Texas, in a place convenient and readily accessible to the general public at all times and said Agenda was posted on the following date and time: December 31, 2025, prior to 5:00 pm and remained so posted continuously for at least 72 hours preceding the schedule time of said meeting, in accordance with the Chapter 551 of the Texas Government Code.

Mitzy Shannon, MEDC

Approved as to from



**Mansfield Economic Development Corporation - Regular Meeting Minutes
December 2, 2025 - 5:00 PM
Draft**

Council Chambers
1200 E. Broad St., Mansfield, TX 76063

1. CALL MEETING TO ORDER

President Vaszauskas called the meeting to order at 5:00 PM.

Present: Kent Knight, Jim Vaszauskas, William Vivoni, Nicole Zaitoon, Eulanie Lashley, Jacqueline Williams

Absent: Lance Walker

2. INVOCATION

President Vaszauskas led the invocation.

3. TEXAS PLEDGE

President Vaszauskas led the Texas Pledge.

4. PUBLIC COMMENTS

Citizens wishing to address the Board on agenda items and items not on the agenda may do so at this time. Due to regulations of the Texas Open Meetings Act, please do not expect a response from the Board as they are not able to do so. All comments are limited to 5 minutes. In order to be recognized during "Citizen Comments," please complete a comment card located at the entry to the city council chambers and present it to the MEDC staff prior to the start of the meeting.

There were no Public comments.

5. APPROVAL OF MINUTES

25-1630 Approval of Minutes 11-04-25

Presenters:

Attachments:

1. Meeting Minutes 11-04-25

A motion was made by President Vaszauskas to approve the meeting minutes of 11-04-25:

Seconded by Board Member Knight. The motion PASSED by the following vote:

Aye: 6 Kent Knight, Jim Vaszauskas, William Vivoni, Nicole Zaitoon, Eulanie Lashley, Jacqueline Williams

Nay: 0 None

Abstain: 0 None

Ordinance Number:

6. FINANCIALS

25-1631 Presentation of the monthly Financial Report for the Period ending 10/31/25

Presenters:

Attachments:

1. October Financials

7. RECESS INTO EXECUTIVE SESSION

Pursuant to Section 551.071, Texas Government Code, the Board reserves the right to convene in Executive Session(s), from time to time as deemed necessary during this meeting for any posted agenda item, to receive advice from its attorney as permitted by law.

President Vaszauskas recessed the meeting into executive session at 5:05 PM.

8. ADVICE FROM ITS ATTORNEY

Pursuant to Sec. 551.071 of the Texas Government code, the Board reserves the right to convene in Executive Session(s), from time to time as deemed necessary during this meeting for any posted agenda item, to receive advice from its attorney as permitted by law. In addition the Board may convene in executive session to discuss the following:

9. REAL ESTATE DELIBERATION

Pursuant to Sec. 551.072, deliberation regarding the purchase, exchange, lease or value of real property.

10. ECONOMIC DEVELOPMENT

Pursuant to Sec. 551.087, deliberation regarding Economic Development Negotiations including (1) discussion or deliberation regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic negotiations; OR (2) deliberation of a financial or other incentive to a business prospect described in (1) above.

ED #25-15

11. RECONVENE INTO REGULAR SESSION

The meeting was reconvened into regular session at 5:27 PM.

12. TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION

No action was taken pursuant to executive session.

13. NEW BUSINESS

25-1629 Discussion, Consideration, and Possible Action on the First Amendment to the Economic Development Agreement with Mouser Electronics, Inc.

Presenters: Natalie Phelps, Project Manager

Attachments:

1. Final _ vf.11.6.25 _ First Amendment to MEDC Agreement 11042025 (1)
2. Mouser Exp ED Agreement 2021_signed (1)

**A motion was made by Board Member Knight to approve item 25-1629.
Seconded by Board Member Williams. The motion PASSED by the following vote:**

Aye: 6 Kent Knight, Jim Vaszauskas, William Vivoni, Nicole Zaitoon, Eulanie Lashley, Jacqueline Williams
Nay: 0 None
Abstain: 0 None

25-1643 Discussion, Consideration and Possible Action on an Economic Development Performance Agreement with Hideaway-2, Inc.
Presenters: Jason Moore, Executive Director of Economic Development
Attachments:
1. Performance Agreement-Hideaway Pizza

**A motion was made by Board Member Lashley to approve item 25-1643.
Seconded by MEDC Secretary Zaitoon. The motion PASSED by the following vote:**

Aye: 6 Kent Knight, Jim Vaszauskas, William Vivoni, Nicole Zaitoon, Eulanie Lashley, Jacqueline Williams
Nay: 0 None
Abstain: 0 None

14. BOARD MEMBER COMMENTS AND ANNOUNCEMENTS

There were no board member comments.

15. STAFF COMMENTS

The next board meeting will be held on January 6, 2026.
The joint City Council meeting will be on February 5, 2026, at Grand View.
The State of the City will be held on January 29, 2026, at the Dr. Jim Vaszauskas Center for the Performing Arts.

16. ADJOURN

**A motion was made by President Vaszauskas to adjourn the meeting at 5:38 p.m.
Seconded by Board Member Williams. The motion PASSED by the following vote:**

Aye: 6 Kent Knight, Jim Vaszauskas, William Vivoni, Nicole Zaitoon, Eulanie Lashley, Jacqueline Williams
Nay: 0 None
Abstain: 0 None

Jim Vaszauskas, Chair

ATTEST:

_____ Mitzy Shannon, Board Secretary



City of Mansfield Staff Report

Item ID: 25-1736

Agenda Date: January 6, 2026

Title

25-1736 — A Resolution of the Board of Directors of the Mansfield Economic Development Corporation Authorizing the Dedication of a Permanent Right-of-Way to the City of Mansfield for a Portion of Land Along South Mitchell Road; and Providing an Effective Date.

Description/History

Background

The Mansfield Economic Development Corporation (MEDC) is the owner of a larger tract of land located within the Milton Gregg Survey, Abstract No. 555, and the Samuel Mitchell Survey, Abstract No. 1024, in Mansfield, Tarrant County, Texas. As part of an upcoming City roadway improvement project, a portion of this property is required to be dedicated as public right-of-way to accommodate roadway, pedestrian, drainage, and utility infrastructure along South Mitchell Road.

The attached Permanent Right-of-Way Dedication Deed conveys approximately 0.4805 acres (20,929.33 square feet) of land from the MEDC to the City of Mansfield. The dedication is perpetual and allows for the construction, operation, maintenance, and replacement of roadway improvements and related public infrastructure, including utilities, sidewalks, curb and gutter, and other ancillary facilities. The legal description and exhibit survey were prepared by Hanna Surveying & Engineering, LLC and dated August 8, 2025.

Purpose

Approval of this item authorizes the MEDC to formally dedicate the required right-of-way to the City of Mansfield to support a City-led roadway improvement project. This action ensures the City has clear property rights necessary to design, construct, and maintain South Mitchell Road improvements that will benefit adjacent development and the broader community.

Financial Impact

There is no direct fiscal impact to the MEDC associated with this dedication. The right-of-way dedication is being provided as part of public infrastructure coordination and does not involve a cash payment. The dedication supports planned transportation improvements that enhance access, safety, and long-term development potential of surrounding MEDC-owned and privately held properties.

Legal Considerations

The Permanent Right-of-Way Dedication Deed reserves oil, gas, and sulfur interests while waiving surface ingress and egress, consistent with standard City practice. The conveyance has been reviewed for consistency with prior MEDC land acquisitions and existing public infrastructure easements. Upon execution, the deed will be recorded in the Official Public Records of Tarrant County, Texas.

Strategic Initiative

Improve City Wide Mobility

Recommendation

Staff recommends approval of the attached resolution authorizing the execution and delivery of the Permanent Right-of-Way Dedication Deed to the City of Mansfield for South Mitchell Road.

Funding Source

N/A

Prepared By

Jason Moore, Executive Director of Economic Development - (817) 728-3651

RESOLUTION NO. -

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE MANSFIELD ECONOMIC DEVELOPMENT CORPORATION AUTHORIZING THE DEDICATION OF A PERMANENT RIGHT-OF-WAY TO THE CITY OF MANSFIELD FOR A PORTION OF LAND ALONG SOUTH MITCHELL ROAD; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, The Mansfield Economic Development Corporation (“MEDC”) is the owner of certain real property located in Mansfield, Tarrant County, Texas; and

WHEREAS, The City of Mansfield requires a portion of said property for public roadway purposes in connection with improvements to South Mitchell Road; and

WHEREAS, The MEDC desires to dedicate approximately **0.4805 acres (20,929.33 square feet)** of land as permanent public right-of-way to the City of Mansfield, as more particularly described by metes and bounds in the attached Permanent Right-of-Way Dedication Deed and exhibits; and

WHEREAS, The dedication will allow for the construction, operation, maintenance, repair, and replacement of roadway, pedestrian, drainage, and utility improvements necessary to serve the public interest; and

WHEREAS, The Board of Directors finds that the dedication of this right-of-way supports public infrastructure, enhances accessibility, and is consistent with the purposes of the MEDC.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE MANSFIELD ECONOMIC DEVELOPMENT CORPORATION THAT:

1. Approval of Dedication.

The Board hereby approves the dedication of a permanent right-of-way to the City of Mansfield for a portion of land along South Mitchell Road, consisting of approximately 0.4805 acres, as described in the attached Permanent Right-of-Way Dedication Deed.

2. Authorization.

The Executive Director of the Mansfield Economic Development Corporation is hereby authorized to execute the Permanent Right-of-Way Dedication Deed and any related documents necessary to effectuate this conveyance.

3. Recordation.

Upon execution, the Permanent Right-of-Way Dedication Deed shall be recorded in the Official Public Records of Tarrant County, Texas.

4. Effective Date.

This Resolution shall take effect immediately upon its passage and approval.

PASSED AND APPROVED

this ____ day of _____, 2025.

MEDC Board President

ATTEST:

MEDC Board Secretary

CITY OF MANSFIELD
PERMANENT RIGHT-OF-WAY DEDICATION DEED

THAT, Mansfield Economic Development Corporation (“**Grantor**”), as owner of that certain tract of land located in Mansfield, Tarrant County, Texas depicted by metes and bounds description in Exhibit “A” attached hereto, and incorporated herein, for and in consideration of other good and valuable considerations paid by the City of Mansfield (“**Grantee**”), a municipal corporation of Tarrant County, Texas, receipt of which is hereby acknowledged, does hereby dedicate, give, grant, bargain and convey to Grantee, a permanent right-of-way, more particularly described by metes and bounds in Exhibits “A”, for the use and benefit of the public as a perpetual right-of-way and easement for the passage and accommodation of vehicular, pedestrian and other traffic, and the construction, operation, use, maintenance, inspection, repair, alteration, clearing and replacement of roadway, curb, gutter, sidewalk, and/or other ancillary accommodations within the boundaries of the right-of-way, and for all other purposes for which a public roadway is commonly used, including installing, reconstructing, repairing, altering, maintaining, replacing, relocating and operating utilities in, into, upon, over, across, and/or under the right-of-way, together with all necessary appurtenances thereto, and with the right and privilege at any and all times, to enter said premises, or any part thereof, as is necessary for the proper use of any other right granted herein, and for making connections therewith, in, upon and across that certain tract or parcel of land.

SAVE AND EXCEPT, HOWEVER, it is expressly understood and agreed that Grantors reserve all of the oil, gas and sulphur in and under the land herein conveyed but waive all rights of ingress and egress to the surface thereof for the purpose of exploring, developing, mining or drilling for same; however, nothing in this reservation shall affect the title and rights of the Grantee, its successors and assigns, to take and use all other minerals and materials thereon, therein and thereunder.

“GRANTOR”

By: _____

STATE OF TEXAS §
COUNTY OF TARRANT §

This instrument was acknowledged before me on this the _____ day of _____, 20____ by _____.

Notary Public in and for The State of Texas

AFTER FILING, PLEASE RETURN TO:
City of Mansfield
1200 E. Broad Street
Mansfield, Texas 76063

LEGAL DESCRIPTION

STATE OF TEXAS:

COUNTY OF TARRANT:

BEING A 0.4805 ACRE (20,929.33 SQUARE FEET) PORTION OF A CALLED 88.139 ACRE TRACT OF LAND, AS CONVEYED TO MANSFIELD ECONOMIC DEVELOPMENT CORPORATION, RECORDED AS INSTRUMENT NUMBER D204166392, DEED RECORDS, TARRANT COUNTY, TEXAS (D.R.T.C.T.) AND BEING LOCATED IN THE MILTON GREGG SURVEY, ABSTRACT NUMBER 555, TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT A 1/2-INCH IRON ROD WITH YELLOW CAP STAMPED "WEIR & ASSOC" FOUND (CONTROLLING MONUMENT 1) FOR THE COMMON CORNER OF A CALLED 14.911 ACRE TRACT, AS CONVEYED TO LIVING CHURCH, RECORDED AS INSTRUMENT NUMBER D218159009, D.R.T.C.T., LOT 1, BLOCK 1 OF SMBP ADDITION, RECORDED AS INSTRUMENT NUMBER D220204804, P.R.T.C.T., AS CONVEYED TO STRAUMANN MANUFACTURING INC., RECORDED AS INSTRUMENT NUMBER D220010105, D.R.T.C.T., AND SOUTH MITCHELL ROAD, A VARIABLE WIDTH RIGHT-OF-WAY, RECORDED AS MULTIPLE INSTRUMENT NUMBERS D149040244, D187404200, D220204804, D203464190, D216072303, D221166747, D.R.T.C.T.;

THENCE NORTH 45 DEGREES 40 MINUTES 04 SECONDS EAST, A DISTANCE OF 113.62 FEET, TO A 5/8-INCH IRON ROD WITH YELLOW CAP STAMPED "HANNA SURV PLS 6647" SET, SAID 5/8-INCH IRON ROD BEING A COMMON CORNER OF SAID CALLED 88.139 ACRE TRACT AND LOT 1R, BLOCK 2, OF THE HERITAGE INDUSTRIAL PARK ADDITION, RECORDED AS INSTRUMENT NUMBER D221166747, PLAT RECORDS, TARRANT COUNTY, TEXAS, (P.R.T.C.T.), AS CONVEYED TO NICKSON HERITAGE INDUSTRIAL LLC, RECORDED AS INSTRUMENT NUMBER D219216881, D.R.T.C.T, SAID 5/8-INCH IRON ROD ALSO BEING THE POINT OF BEGINNING;

THENCE WITH THE COMMON LINE OF SAID CALLED 88.139 ACRE TRACT AND SAID LOT 1R, NORTH 70 DEGREES 42 MINUTES 17 SECONDS EAST, A DISTANCE OF 21.77 FEET, TO A 5/8-INCH IRON ROD WITH YELLOW CAP STAMPED "HANNA SURV PLS 6647" SET;

THENCE ACROSS SAID CALLED 88.139 ACRE TRACT THE FOLLOWING COURSES:

SOUTH 62 DEGREES 32 MINUTES 36 SECONDS EAST, A DISTANCE OF 622.98 FEET, TO A 5/8-INCH IRON ROD WITH YELLOW CAP STAMPED "HANNA SURV PLS 6647" SET, SAID POINT BEING ON THE BEGINNING OF A TANGENTIAL CURVE TO THE LEFT, HAVING A RADIUS OF 565.00 FEET, A DELTA ANGLE OF 005 DEGREES 56 MINUTES 42 SECONDS, AND A CHORD BEARING SOUTH 65 DEGREES 30 MINUTES 57 SECONDS EAST, A CHORD DISTANCE OF 58.60 FEET,

THENCE FOLLOWING SAID TANGENTIAL CURVE TO THE LEFT, AN ARC DISTANCE OF 58.62 FEET, TO A 5/8-INCH IRON ROD WITH YELLOW CAP STAMPED "HANNA SURV PLS 6647" SET, SAID 5/8-INCH IRON ROD BEING THE MOST EASTERLY COMMON CORNER OF SAID CALLED 88.139 ACRE TRACT, A CALLED 3.036 ACRE TRACT AS CONVEYED TO LIVING CHURCH, RECORDED AS INSTRUMENT NUMBER D218159009, D.R.T.C.T., AND SAID SOUTH MITCHELL ROAD, A VARIABLE WIDTH RIGHT-OF-WAY, RECORDED AS INSTRUMENT NUMBER D223087205, D.R.T.C.T.;

THENCE WITH THE COMMON LINE OF SAID CALLED 88.139 ACRE TRACT AND SAID MITCHELL ROAD, THE FOLLOWING COURSES:

SOUTH 61 DEGREES 21 MINUTES 55 SECONDS WEST, A DISTANCE OF 44.20 FEET, TO A PK NAIL FOUND FOR CORNER (CONTROLLING MONUMENT 2),

NORTH 62 DEGREES 04 MINUTES 59 SECONDS WEST, A DISTANCE OF 643.34 FEET, TO A PK NAIL FOUND FOR CORNER,

NORTH 38 DEGREES 36 MINUTES 34 SECONDS WEST, A DISTANCE OF 31.11 FEET, TO THE POINT OF BEGINNING, AND CONTAINING 20,929.33 SQUARE FEET OR 0.4805 ACRES MORE OR LESS.

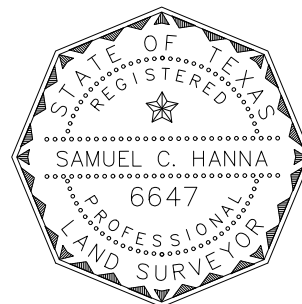
OWNER:
CITY OF MANSFIELD
(TIM MAY)
1200 E. BROAD STREET
MANSFIELD, TX 76063
(817) 728-3634
TIMOTHY.MAY@MANSFIELDTEXAS.GOV

THIS SURVEY WAS PREPARED
WITHOUT THE BENEFIT OF A TITLE
COMMITMENT. HANNA SURVEYING,
LLC MAKES NO REPRESENTATION
AS TO THE ACCURACY OR
COMPLETENESS OF SAID
RESEARCH.

SURVEYOR:
HANNA SURVEYING AND ENGINEERING, LLC
SAM HANNA
1380 US 287 FRONTAGE RD., STE. 101
MANSFIELD, TX 76063
682-553-9474
FIRM NO. 10194633

[Signature]

08 August 2025



SOUTH MITCHELL ROAD,
MANSFIELD, TARRANT COUNTY, TEXAS

* NOTES *

1. BASIS OF BEARING FOR THIS SURVEY IS REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD-83, NORTH CENTRAL ZONE 4202, AS OBSERVED ON THE ALLTERRA RTK NETWORK. ALL POINTS IN THIS SURVEY ARE SHOWN ON GRID COORDINATES, NO SCALE AND NO PROJECTION, U.S. SURVEY FOOT.
2. ALL CIRS ARE 5/8 INCH IRON ROD WITH YELLOW CAP STAMPED "HANNA SURV PLS 6647".
3. ALL MAG NAIL SET ARE MAG NAIL WITH WASHER STAMPED "HANNA SURVEYING".
4. AN EXHIBIT DRAWING WITH THE SAME DATE HEREON ACCOMPANIES THIS LEGAL DESCRIPTION.

FIELD SURVEY BY: JC
DRAWN BY: AR

DATE: 8/8/2025
SCALE: 1" = 100'

PROJECT NO. 25-1579
SAM@HANNA-SE.COM

0.4805-ACRE SOUTH MITCHELL ROAD
VARIABLE WIDTH RIGHT-OF-WAY DEDICATION
MILTON GREGG SURVEY, ABSTRACT NO. 555
SOUTH MITCHELL ROAD
MANSFIELD, TARRANT COUNTY, TEXAS

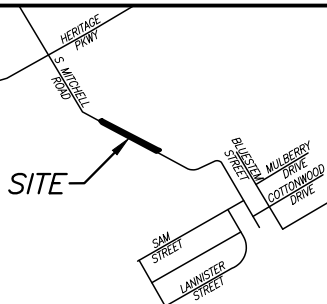
PAGE 1 OF 2

HSE HANNA
SURVEYING
& ENGINEERING LLC.

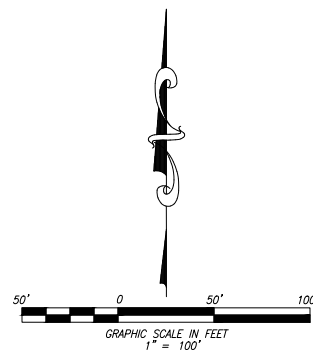
* LEGEND *

SUBJECT PROPERTY LINE
ADJACENT PROPERTY LINE
EASEMENT
SURVEY LINE
POINT FOR CORNER

CIRF CAPPED IRON ROD FOUND
CIRS CAPPED IRON ROD SET
IRF IRON ROD FOUND
IPF IRON PIPE FOUND
(C.M.) CONTROLLING MONUMENT
PFC POINT FOR CORNER
D.R.T.C.T. DEED RECORDS, TARRANT COUNTY, TEXAS
P.R.T.C.T. PLAT RECORDS, TARRANT COUNTY, TEXAS
INST# INSTRUMENT NUMBER
VOL. VOLUME
PG. PAGE
P.O.B. POINT OF BEGINNING
R.O.W. RIGHT-OF-WAY
ESMT. EASEMENT
NTS NOT TO SCALE



VICINITY MAP
(N.T.S.)



REPLAT LOT 1R, BLOCK 2
HERITAGE INDUSTRIAL PARK
INST# D221166747, P.R.T.C.T.

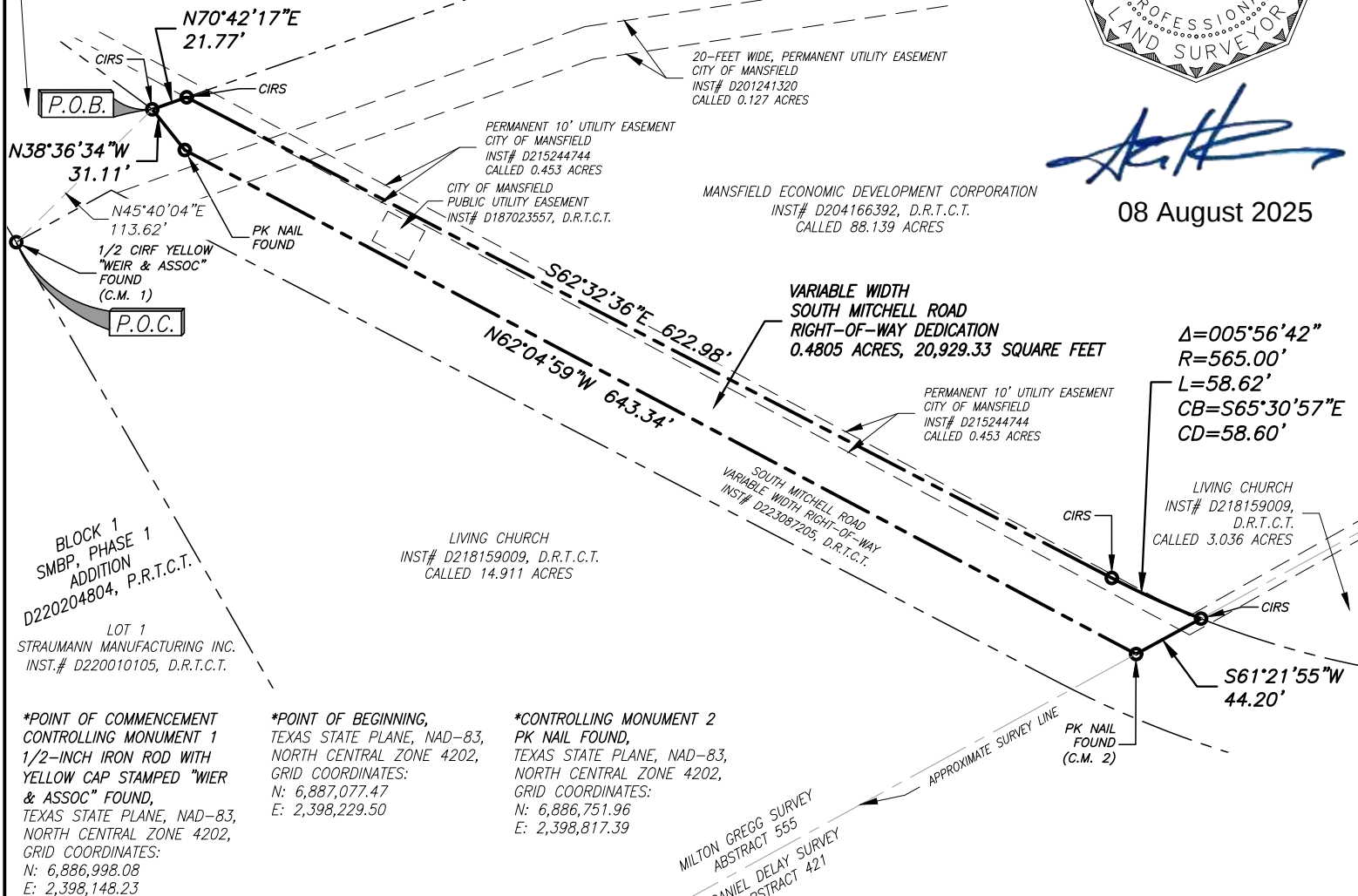
SOUTH MITCHELL ROAD
VARIABLE WIDTH RIGHT-OF-WAY
BY MULTIPLE INST# D149040244,
D187404200, D220204804,
D203464190, D216072303,
D221166747 P.R.T.C.T.

NICKSON HERITAGE INDUSTRIAL, LLC,
INST# 219216881, D.R.T.C.T.
CALLED 8.696 ACRES



[Signature]

08 August 2025



SOUTH MITCHELL ROAD,
MANSFIELD, TARRANT COUNTY, TEXAS

* NOTES *

1. BASIS OF BEARING FOR THIS SURVEY IS REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD-83, NORTH CENTRAL ZONE 4202, AS OBSERVED ON THE ALLTERRA RTK NETWORK. ALL POINTS IN THIS SURVEY ARE SHOWN ON GRID COORDINATES, NO SCALE AND NO PROJECTION, U.S. SURVEY FOOT.
2. ALL CIRS ARE 5/8 INCH IRON ROD WITH YELLOW CAP STAMPED "HANNA SURV PLS 6647".
3. ALL MAG NAIL SET ARE MAG NAIL WITH WASHER STAMPED "HANNA SURVEYING".
4. A LEGAL DESCRIPTION WITH THE SAME DATE HEREON ACCOMPANIES THIS EXHIBIT DRAWING.

FIELD SURVEY BY: JC DATE: 8/8/2025 PROJECT NO. 25-1579
DRAWN BY: AR SCALE: 1" = 100' SAM@HANNA-SE.COM

HSE HANNA
SURVEYING
& ENGINEERING LLC.

0.4805-ACRE SOUTH MITCHELL ROAD
VARIABLE WIDTH RIGHT-OF-WAY DEDICATION
MILTON GREGG SURVEY, ABSTRACT NO. 555
SOUTH MITCHELL ROAD
MANSFIELD, TARRANT COUNTY, TEXAS

4
NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER LICENSE NUMBER

Deed without Warranty

Date: May 12, 2004

Grantor: City of Mansfield

Grantor's Mailing Address: 1305 East Broad Street, Mansfield, Texas 76063

Grantee: Mansfield Economic Development Corporation

Grantee's Mailing Address: 301 South Main Street, Mansfield, Texas 76063

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration (all cash)

Property: 88.139 acres of land, more or less, out of the Milton Gregg Survey, Abstract No. 555 and the Samuel Mitchell Survey, Abstract No. 1024 in Tarrant County, Texas, and being more particularly described by metes and bounds in Exhibit "A" attached hereto and made a part hereof.

Reservations from Conveyance: This conveyance is made subject to any and all restrictions, covenants, conditions and easements, if any, relating to the hereinabove described property shown of record in Tarrant County, Texas, and to all zoning laws, regulations or ordinances of municipal and other governmental authorities, if any, but only to the extent they are still in effect, relating to the hereinabove described property.

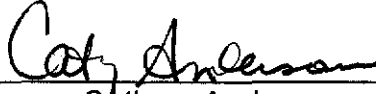
Grantor, for the Consideration and subject to the Reservations from Conveyance, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's successors and assigns forever, without express or implied warranty. All warranties that might arise by common law as well as the warranties in section 5.023 of the Texas Property Code (or its successor) are excluded.

This conveyance is intended to include any property interests obtained by after-acquired title.

When the context requires, singular nouns and pronouns include the plural.

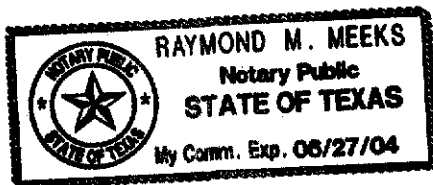
NOTICE: This instrument was prepared solely from information and instruction furnished by the parties hereto. No title opinion was obtained in connection with its preparation.

CITY OF MANSFIELD


By: Cathy Anderson, Asst. City
Manager

THE STATE OF TEXAS
COUNTY OF TARRANT

This instrument was acknowledged before me on the 12 day of May, 2004 by Cathy Anderson, Asst. City Manager of the City of Mansfield on behalf of said city.




Notary Public for the State of Texas

AFTER RECORDING RETURN TO:

Mansfield Economic Development Commission
301 South Main Street
Mansfield, Texas 76063

EXHIBIT "A", Page 1

Being a portion of 116.956 acres of land located in the MILTON GREGG SURVEY, Abstract No. 555, known as Tract 2, and the SAMUEL MITCHELL SURVEY, Abstract No. 1024, Tarrant County, Texas, and being the same tract of land conveyed to Roberta Drusilla Richardson recorded in Volume 1448, Page 335 and Volume 1492, Page 415 of the Deed Records of Tarrant County, Texas. Said acres of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1" iron rod at the northwest corner of said Roberta Drusilla Richardson Tract and being by deed call the northwest corner of the Milton Gregg Survey;

THENCE North 58 deg. 46 min. 25 sec. East 1,100.68 feet along the north line of said Milton Gregg Survey, to a car axle found in the southwest right-of-wayline of the Southern Pacific Railroad right-of-way recorded in Volume 45, Page 96, of the Deed Records of Tarrant County, Texas;

THENCE South 75 deg. 05 min. 42 sec. East 3,720.78 feet along the southwest right-of-way line of said Southern Pacific Railroad right-of-way to a 3/4" square iron rod in the north line of the tract of land conveyed to J. M. Moore recorded in Volume 520, Page 2784, of the Deed Records of Tarrant County, Texas;

THENCE South 60 deg. 30 min. 00 sec. West 2,408.41 feet passing the northwest corner of said J. M. Moore Tract and continuing along the north line of the tract of land conveyed by deed to Henry E. Mathis, recorded in Volume 2211, Page 545, of the Deed Records of Tarrant County, Texas, to a 1 1/2" iron rod at the northwest corner of said Henry E. Mathis tract;

THENCE South 33 deg. 10 min. 01 sec. East 373.89 feet along the west line of said Henry E. Mathis Tract to a 1" iron rod set at the most southerly southwest corner of the aforesaid Roberta Drusilla Richardson Tract;

THENCE along the center line of County Road No. 2004 as follows;

1. South 61 deg. 30 min. 22 sec. West 298.44 feet to a 1" iron rod;
2. North 52 deg. 13 min. 01 sec. West 1,108.62 feet to a 1" iron rod;

EXHIBIT "A", Page 2

3. South 60 deg. 51 min. 24 sec. West 109.71 feet to a 1" iron rod;
4. North 31 deg. 02 min. 54 sec. West 1,690.57 feet to the Place of Beginning.

SAVE AND EXCEPT that tract described in Partial Release recorded in Volume 8808, Page 2036, Deed Records, Tarrant County, Texas, and being described by metes and bounds as follows:

Being a tract of land located in the MILTON GREGG SURVEY, Abstract No. 555, Tarrant County, Texas, and being a portion of a 116.956 acre tract of land conveyed to Low Branch Joint Venture, according to the deed recorded in Volume 8225, Page 1787; of the Deed Records of Tarrant County, Texas, and more particularly described by metes and bounds as follows,

BEGINNING at an iron rod located in the northwest corner of said Low Branch Joint Venture tract and Milton Gregg Survey, Abstract No. 555, City of Mansfield, Tarrant County, Texas;

THENCE N 58° 46' 25" E along the northwesterly line of said Low Branch Joint Venture tract and Milton Gregg Survey, Abstract No. 555, a distance of 1,100.68 feet to an iron rod for corner;

THENCE S 75° 05' 41" E along the northeast boundary line of said Low Branch Joint Venture tract a distance of 1,158.21 feet to a point in the proposed centerline of a 120-foot-wide arterial street;

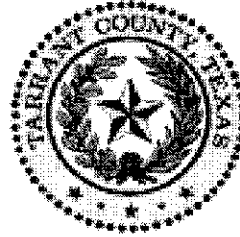
THENCE S 58° 46' 24" W along the centerline of said 120-foot-wide arterial street a distance of 1,905.93 feet to an iron rod in the west boundary line of said Low Branch Joint Venture tract also being the west line of said Milton Gregg Survey, Abstract No. 555;

THENCE N 31° 02' 54" W 835.00 feet along the west boundary line of said Low Branch Joint Venture tract and Milton Gregg Survey, Abstract No. 555 to the Point of Beginning, and containing 28.817 acres of land, more or less; a portion of which has been platted to HERITAGE BUSINESS PARK, an Addition to the City of Mansfield, Tarrant County, Texas, according to the plat recorded in Volume 388-205, Page 66, Plat Records, Tarrant County, Texas.

FURTHER SAVE AND EXCEPT any portion of the subject property located in the SAMUEL MITCHELL SURVEY, Abstract 1024, Tarrant County, Texas.

MANSFIELD ECONOMIC DEV COMMISSION
301 S MAIN ST

MANSFIELD TX 76063



Submitter: RAYMOND M MEEKS

SUZANNE HENDERSON
TARRANT COUNTY CLERK
TARRANT COUNTY COURTHOUSE
100 WEST WEATHERFORD
FORT WORTH, TX 76196-0401

DO NOT DESTROY
WARNING - THIS IS PART OF THE OFFICIAL RECORD.

Filed For Registration: 06/01/2004 09:24 AM
Document No.: D204166392
WD 5 PGS \$20.00

By: _____



D204166392

ANY PROVISION WHICH RESTRICTS THE SALE, RENTAL OR USE
OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR
RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

Parcel Map Check Report

Date: 8/4/2025 4:16:31 PM

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 6,889,102.2121'

East: 2,396,309.4916'

Segment# 1: Line

Course: N70° 42' 17"E

Length: 21.766'

North: 6,889,109.4044'

East: 2,396,330.0350'

Segment# 2: Line

Course: S62° 32' 36"E

Length: 622.976'

North: 6,888,822.1641'

East: 2,396,882.8389'

Segment# 3: Curve

Length: 58.625'

Radius: 565.000'

Delta: 5.9451 (d)

Tangent: 29.339'

Chord: 58.599'

Course: S65° 30' 57"E

Course In: N27° 27' 24"E

Course Out: S21° 30' 42"W

RP North: 6,889,323.5224'

East: 2,397,143.3477'

End North: 6,888,797.8787'

East: 2,396,936.1675'

Segment# 4: Line

Course: S61° 21' 55"W

Length: 44.199'

North: 6,888,776.6975'

East: 2,396,897.3743'

Segment# 5: Line

Course: N62° 04' 59"W

Length: 643.338'

North: 6,889,077.9026'

East: 2,396,328.9034'

Segment# 6: Line

Course: N38° 36' 34"W

Length: 31.109'

North: 6,889,102.2117'

East: 2,396,309.4911'

Perimeter: 1,422.014'

Area: 20,929.33Sq.Ft.

Error Closure: 0.0007

Course: S52° 14' 22"W

Error North : -0.00041

East: -0.00052

Precision 1: 2,031,447.143