

LOT 1, BLOCK E
SENTRY INDUSTRIAL PARK
VOL 388-131, PG 12, DRCT

LOT 4-R, BLOCK C
SENTRY INDUSTRIAL PARK
CAB. A, SLIDE 3501 PRCT

LOT 5, BLOCK C
SENTRY INDUSTRIAL PARK
CAB. A, SLIDE 3501 PRCT

LOT 3-R, BLOCK E
SENTRY INDUSTRIAL PARK
CAB. A, SLIDE 3501 PRCT

TRACT 1
AREA = 239,874 SF
5.507 ACRES

LOT 2, BLOCK E
SENTRY INDUSTRIAL PARK
VOL 388-131, PG 12, PRCT

TRACT 2
AREA = 286,336 SF
6.573 ACRES

PORTION OF LOT 4, BLOCK E,
SENTRY INDUSTRIAL PARK
AND REMAINDER OF TRACT CONVEYED TO
MAIN HERITAGE INVESTMENT, LLC
INST 2020-9125, DRJCT

TRACT 3
AREA = 89,864 SF
2.063 ACRES

REMAINDER OF TRACT CONVEYED TO
NSPP INVESTMENTS, LP
INST. No. 2018-2075, DRJCT

RIN CO. HOLDINGS, LP
VOL 3809, PG 191, DRJCT

LEGAL DESCRIPTION

TRACT 1
BEING all of Lot 2, Block E, Sentry Industrial Park, an addition to the City of Mansfield, Johnson County, Texas as recorded in Volume 388-131, Page 12, Plat Records of Johnson County, Texas (PRCT).

TRACT 2
BEING that certain tract, or parcel of land located in the Elizabeth Moanier Survey, Abstract No. 571 in Johnson County, Texas, and being a portion of Lot 4, Block E, Sentry Industrial Park, an addition to the City of Mansfield, Johnson County, Texas as recorded in Volume 388-131, Page 12, Plat Records of Johnson County, Texas (PRCT), said tract being more particularly described by metes and bounds as follows:

BEGINNING at a PK shiner stamped "JPH", said PK located in the south line of said Lot 4, also being at the most northerly northeast corner of a tract of land conveyed to Rin Co. Holdings, LP as recorded in Volume 3809, Page 191, Dead Records of Johnson County, Texas (DRJCT),

THENCE South 59°25'07" West, with the south line of Lot 4 and north line of said Rin Co. Holdings tract a distance of 322.51 feet to a 1/2 inch iron rod found with a plastic cap stamped "JNTERRY", said iron rod being located at the southeast corner of Lot 2, Block E, Sentry Industrial Park, for corner;

THENCE North 30°43'03" West, with the common line of said Lot 2 and Lot 4, Block E, Sentry Industrial Park, a distance of 400.00 feet to a 1/2 inch iron rod found with a plastic cap stamped "JNTERRY", said iron rod being the northwest corner of Lot 4, the northeast corner of Lot 2, Block E, Sentry Industrial Park, said iron rod also being the southeast corner of Lot 1, Block E, Sentry Industrial Park, also being the southwest corner of Lot 4-R, Block C, Sentry Industrial Park, an addition to the City of Mansfield, Johnson County, Texas, as recorded in Cabinet A, Slide 3501, PRCT, for corner;

THENCE North 59°25'07" East with the common line of Lot 4, Block E, and Lot 4-R, Block C, continuing with Lot 5, Block C, Sentry Industrial Park, a distance of 743.27 feet to a 1/2 inch iron rod set with a plastic cap stamped "DTS 8172753361", for corner;

- LEGEND
- | | | |
|-------|--|--|
| IRF | IRON ROD FOUND | GAS MANHOLE |
| CRF | CAPPED IRON ROD FOUND | GAS METER (GM) |
| IPF | IRON PIPE FOUND | WATER METER (WM) |
| IRS | 1/2" IRON ROD SET WITH PLASTIC CAP
STAMPED "DTS 8172753361" | TELEPHONE TERMINAL BOX |
| PRCT | PLAT RECORDS OF JOHNSON COUNTY, TEXAS | LIGHT POLE (LP) |
| DRJCT | DEED RECORDS OF JOHNSON COUNTY, TEXAS | GROUND LIGHT (GL) |
| OHE | OVERHEAD ELECTRIC LINE | POWER POLE (PP) / ELECTRIC RISER (UER) |
| OHTV | OVERHEAD CABLE TELEVISION LINE | UNDERGROUND TELEPHONE MARKER (UTM) |
| UGE | UNDERGROUND ELECTRIC LINE | UNDERGROUND FIBER OPTIC CABLE MARKER (UFM) |
| BC | BACK OF CURB | UNDERGROUND GAS MARKER (UGM) |
| TC | TOP OF CURB | SANITARY SEWER MANHOLE (SSMH) |
| TDM | TXDOT MONUMENT | CLEANOUT (SSCO) |
| C&G | CURB & GUTTER | WATER VALVE (WV) |
| ASPH | ASPHALT | FIRE HYDRANT (FH) |
| CONC | CONCRETE | IRRIGATION CONTROL VALVE (ICV) |
| WL | WATER LINE | SPRINKLER HEAD (SH) |
| PWMT | PAVEMENT | SON |
| RCP | REINFORCED CONCRETE PIPE | MAIL BOX (MB) |
| FL | FLOWLINE | AIR CONDITIONER (AC) |
| P.L. | PROPERTY LINE | |

24' ACCESS EASEMENT
AS SHOWN ON EXHIBITS FOR
TEXAS MIDSTREAM GAS ESM'T
RECORDING INFORMATION NOT FOUND

