

- LEGEND**
- P.O.B. = POINT OF BEGINNING
 - RF = REBAR FOUND
 - CRS = CAPPED REBAR SET
 - CRF = CAPPED REBAR FOUND
 - BL = BUILDING LINE
 - UE = UTILITY EASEMENT
 - MAE = MUTUAL ACCESS EASEMENT
 - SSE = SANITARY SEWER EASEMENT
 - WLE = WATER LINE EASEMENT
 - WME = WALL MAINTENANCE EASEMENT

PRELIMINARY PLAT
LADERA AT THE RESERVE
33,254 Acres out of the
SAMUEL MITCHELL SURVEY, ABSTRACT NO. 593,
JOHNSON COUNTY, TEXAS AND
SAMUEL MITCHELL SURVEY, ABSTRACT NO. 1024,
TARRANT COUNTY, TEXAS AND
JOHNSON COUNTY, TEXAS AND
CITY OF MANSFIELD
JOHNSON COUNTY, TEXAS AND
TARRANT COUNTY, TEXAS
2 LOTS
MARCH 9, 2020

OWNER/DEVELOPER
M R LADERA, LLC
361 W BYRON NELSON BLVD STE.104
ROANOKE, TX 76262
Ph: 817-430-3318
Contact: John Delin

1/2

McADAMS

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File: Z:\Projects\115115-10000\Drawings\Plan\115115-10000.PP
Plotted: 3/9/2020 11:41 AM by: [Name], Acc: [Name] Sheet: 3/19/2020 11:13 AM by: [Name]

SD#20-008

DRAWN BY: CC DATE: 03/09/2020 SCALE: 1" = 80' JOB No. ITG-19010

STATE OF TEXAS
COUNTY OF TARRANT:

LEGAL DESCRIPTION

Being all that certain lot, tract or parcel of land situated in the S. Mitchell Survey, Abstract Number 593 (Johnson County) and Abstract Number 1024 (Tarrant County), City of Mansfield, Johnson County and Tarrant County, Texas, being part of that certain called 152 acre tract of land described in deed in favor of Henry E. Mathis recorded in Volume 375, Page 64 of the Real Property Records of Johnson County, Texas, and Volume 2211, Page 545 of the Deed Records of Tarrant County, Texas, and being part of that certain called 110.120 acre tract of land described as Tract 1 in deed in favor of Sowell Reserve Associates, L.P., recorded in Document Number 2014-20648 of the Real Property Records of Johnson County, Texas, and Document Number D214209293 of the Official Public Records of Tarrant County, Texas, and being part of that certain called 5.954 acre tract of land described in deed in favor of Sowell Reserve Associates, L.P., recorded in Document Number 2014-20649 of the Real Property Records of Johnson County, Texas, and Document Number D214209294 of the Official Public Records of Tarrant County, Texas, and being all of that certain called 6.00 acre tract of land described in deed to William C. Bryant and wife, Debbie T. Bryant, recorded in Volume 2557 and Page 741 of the Real Property Records of Johnson County, Texas, and being more particularly described as follows:

BEGINNING at a magnetic nail with shiner (G&A) set at the south corner of said 152 acre tract and the south corner of said 110.12 acre tract, being the intersection of Mathis Road, a public roadway (no record found) and South Mitchell Road, a public roadway (no record found); THENCE N 30°47'30" W, with the westerly line of said 152 acre tract and said 110.12 acre tract, in South Mitchell Road, passing at 951.5 feet a railroad spike found at the south corner of said 5.954 acre tract, continuing with the westerly line thereof a total distance of 1359.10 feet to a magnetic nail with shiner (G&A) set;

THENCE N 59°15'35" E, 30.16 feet to a 1/2" capped rebar set (G&A);

THENCE N 141°1'54" E, 21.19 feet to a 1/2" capped rebar set (G&A);

THENCE N 59°15'35" E, 754.11 feet to a 1/2" capped rebar set (G&A);

THENCE S 75°44'25" E, 35.36 feet to a 1/2" capped rebar set (G&A);

THENCE S 30°44'25" E, 263.30 feet to a 1/2" capped rebar set (G&A) at a point of curvature;

THENCE with the arc of a curve to the left, having a radius of 350.00 feet, a central angle of 16°22'13" and an arc length of 270.15 feet whose chord bears S 52°51'08" E, 263.49 feet to a 1/2" capped rebar set (G&A) at a point of tangency;

THENCE S 74°57'50" E, 315.99 feet to a 1/2" capped rebar set (G&A) at a point of curvature;

THENCE with the arc of a curve to the right, having a radius of 300.00 feet, a central angle of 19°05'55" and an arc length of 231.55 feet whose chord bears S 52°51'08" E, 225.85 feet to a 1/2" capped rebar set (G&A) at a point of tangency;

THENCE S 30°44'25" E, 315.65 feet to a 1/2" capped rebar set (G&A) at a point of curvature;

THENCE with the arc of a curve to the right, having a radius of 90.00 feet, a central angle of 15°32'00" and an arc length of 24.40 feet whose chord bears S 22°58'25" E, 24.33 feet to a 1/2" capped rebar set (G&A) at a point of tangency;

THENCE S 151°2'25" E, 28.73 feet to a 1/2" capped rebar set (G&A) at a point of curvature;

THENCE with the arc of a curve to the left, having a radius of 110.00 feet, a central angle of 15°32'00" and an arc length of 29.82 feet whose chord bears S 22°58'25" E, 29.73 feet to a 1/2" capped rebar set (G&A) at a point of tangency;

THENCE S 30°44'25" E, 42.25 feet to the southeasterly line of said 152 acre tract and the southeasterly line of said 110.120 acre tract, being in said Mathis Road, from which a 3/4" rebar found at the east corner of said 152 acre tract and the east corner of said 110.120 acre tract bears N 60°49'30" E, 1026.91 feet;

THENCE S 60°49'30" W with the southeasterly line of said 152 acre tract and the southeasterly line of said 110.120 acre tract in Mathis Road passing at 120.94 feet a 1 inch square head bolt found at the east corner of the aforementioned 6.00 acre tract, and continuing with the southeasterly line thereof, passing 516.99 feet a 3/4" rebar found at the south corner thereof, being on the southeasterly line of said 152 acre tract and being in said Mathis Road, and continuing with the southeasterly line of said 152 acre tract and the southeasterly line of said 110.120 acre tract, in said Mathis Road for a total distance of 1213.06 feet to the POINT OF BEGINNING and containing approximately 33.254 acres of land.

LINE TABLE

Table with 3 columns: LINE, BEARING, DISTANCE. Contains 18 line segments (L1-L18) with bearings and distances.

CURVE TABLE

Table with 5 columns: CURVE, RADIUS, DELTA ANGLE, ARC LENGTH, LONG CHORD. Contains 20 curve entries (C1-C20) with various geometric data.

CURVE TABLE

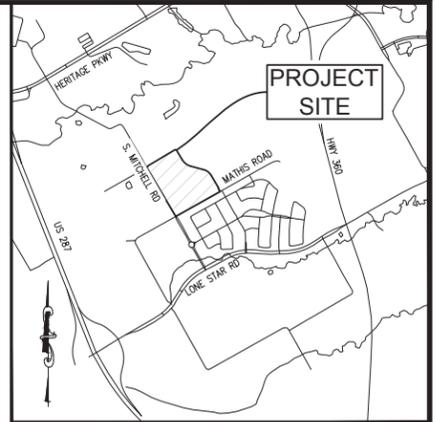
Table with 5 columns: CURVE, RADIUS, DELTA ANGLE, ARC LENGTH, LONG CHORD. Contains 20 curve entries (C21-C40) with various geometric data.

CURVE TABLE

Table with 5 columns: CURVE, RADIUS, DELTA ANGLE, ARC LENGTH, LONG CHORD. Contains 8 curve entries (C41-C48) with various geometric data.

LOT / BLOCK ANALYSIS

Table with 4 columns: LOT, BLOCK, SQUARE FEET, ACRES. Contains 2 lot entries (LOT 2) and 2 parcel entries (PH. 1 ROW DED., PH. 2 ROW DED.) with area and acreage data.



SURVEYOR'S STATEMENT

I, Mark Paine, a Registered Professional Land Surveyor in the State of Texas, have prepared this plat of the above property from an actual survey on the ground, and this plat represents that survey made by me or under my supervision. PRELIMINARY DOCUMENT. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. MARK PAINE, RPLS 6078 3/9/20

Mark Paine, RPLS
Texas Registration No. 5078

CONDITIONS OF ACCEPTANCE OF DRAINAGE AND FLOODWAY EASEMENTS

This plat is proposed by the owners of properties described herein (hereinafter referred to as "property owners") and is approved by the City of Mansfield subject to the following conditions which shall be binding upon the property owners, his heirs, grantees, successors and assigns.

No obstruction to the flow of stormwater run-off shall be permitted by filling or by construction of any type of dam, building, bridge, fence, or any other structure within the drainage easement shown herein on this plat, unless approved by the City of Mansfield. Provided, however, it is understood that in the event it becomes necessary for the City of Mansfield to erect drainage facilities in order to improve the storm drainage that may be occasioned by the streets and alleys in or adjacent to the subdivision, then in such event, the City of Mansfield shall have the right to enter said drainage easement at any point or points to erect, construct and maintain any facility deemed necessary for drainage purposes.

The property owners will be responsible for maintaining said drainage easement. The property owners shall keep said drainage easement clean and free of debris, silt, high weeds, and any substance which would result in unsanitary or undesirable conditions. The property owners shall be responsible for recommended or required maintenance of any private storm water facility located on the property in proper functioning capacity. The City of Mansfield shall have the right of ingress and egress for the purpose of inspecting and supervising maintenance work done by the property owners. If at any time the property owners fail to satisfy any of their aforementioned responsibilities or obligations, the City of Mansfield, upon ten (10) days prior notice to the owners, may enter said drainage easement at any point or points to perform maintenance or clean-up, and bill the property owners the cost incurred, or place a lien on said properties if the bill is not paid within thirty (30) days of its mailing.

Said drainage easement, as in the case of all drainage easements, is subject to stormwater overflow and erosion to an extent which cannot be specifically defined. The City of Mansfield shall not be held liable for any damages resulting from the occurrence of these natural phenomena or the failure of any facilities within said drainage easement. Further, the City of Mansfield will not be responsible for erosion control or any damage to private properties or persons resulting from the flow of water within said drainage easement and properties.

NOTES:

1. The bearings shown hereon are created from our actual field surveys, related to the Texas Coordinate System, North Central Zone (4202), North American Datum 1983-2003, Grid Bearings. Coordinates shown hereon are grid values referred to the Texas Coordinate System, North Central Zone expressed in NAD 83 projection. The monuments were tied using GPS to Monuments "F" and #15-07 of the City of Mansfield official control monument system.

Point of Beginning (Magnetic Nail set with G&A shiner): N=6,885,175.9' E=2,400,368.3' Bearing & distance from the Point of Beginning to City of Mansfield Monument "F": S 33°03'42" E, 4975.5'

North corner of subject property (1/2" CRS G&A): N=6,886,056.6' E=2,400,773.7' Bearing and distance from the northeast corner to City of Mansfield Monument No. 15-07: N 66°49'02" W, 3768.0'

- 2. Surveyor has made no investigation or independent search for easement of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.
- 3. No flood zone area analysis has been performed on the subject property by MCADAMS.
- 4. All property corners are 1/2" rebar set with cap stamped "G&A | MCADAMS", unless otherwise noted.
- 5. Field work performed during the month of October 2019.
- 6. NOTICE: Selling a portion of any lot in this addition by metes and bounds is a violation of state law and City ordinance and is subject to penalties imposed by law.
- 7. A mandatory owners association will be responsible for the maintenance of the open spaces, streets, sidewalks, trails, light fixtures, fences, screening walls, activity center, games courts, swimming pool, putting green, The Shack, landscape buffers, landscaping, enhanced entryway features, ponds, creek, and detention basins.
- 8. The "Common Access Easement" is for the use of owners within the subdivision. No Improvements shall be made that impede ingress and egress along the easement. The Common Access Easement shall be maintained by the owners' association.
- 9. Lot 2 (to be combined with Lot 1 in an amending plat to create Lot 1A).

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LADERA AT THE RESERVE
33,254 Acres out of the
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2 LOTS
MARCH 9, 2020

OWNER/DEVELOPER
M R LADERA, LLC
361 W BYRON NELSON BLVD STE.104
ROANOKE, TX 75282
PH: 817-430-3318
Contact: John Dellin

McADAMS logo and contact information for The John R. McAdams Company, Inc., including address in Lewisville, Texas and phone numbers.

SD#20-000

DRAWN BY: CC DATE: 03/09/2020 SCALE: N.T.S. JOB. No. ITG-19010