

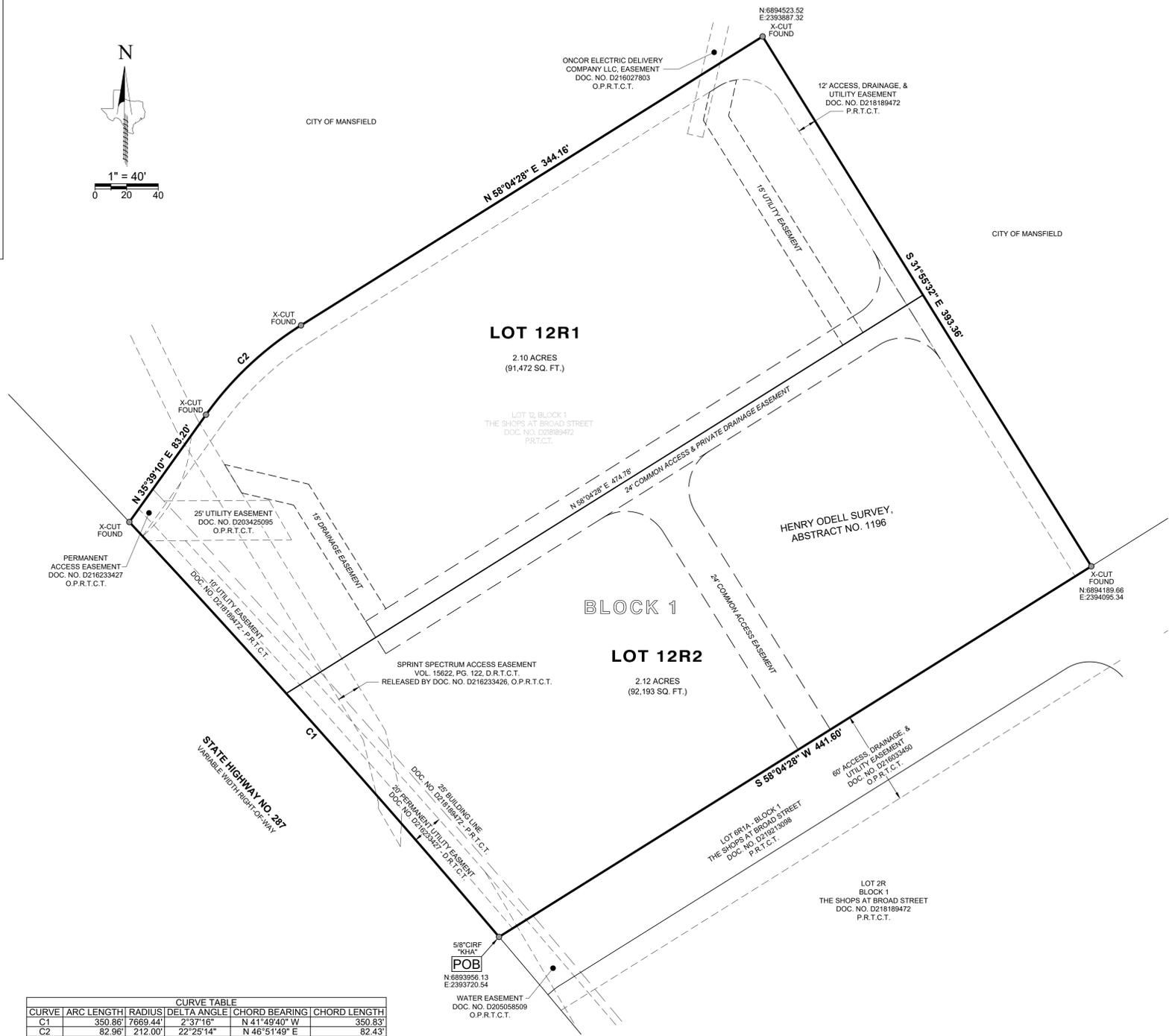
- GENERAL NOTES**
- The purpose of this replat is to create two lots of record from part of an existing lot of record and dedicate easements.
 - This property is located in Zone "X" (Unshaded) according to the F.E.M.A. Flood Insurance Rate Map dated September 25, 2009, as shown on Map Number 48439C0480K.
 - The bearings and grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTK Network, North American Datum of 1983 (Adjustment Realization 2011) Texas North Central (Zone 4202).
 - Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
 - The common access easement is for the use of Lots 12R1 and 12R2. No improvements shall be made that impede ingress and egress along this easement.
 - The common access easement shall be maintained by the property owners.

LEGEND

IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
CIRS	CAPPED IRON ROD SET
POB	POINT OF BEGINNING
VOL.	VOLUME
PG.	PAGE
DOC. NO.	DOCUMENT NUMBER
P.R.T.C.T.	PLAT RECORDS, TARRANT COUNTY, TEXAS
R.P.R.T.C.T.	REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	350.861	7669.441'	2°37'16"	N 41°49'40" W	350.831
C2	82.96'	212.00'	22°25'14"	N 46°51'49" E	82.43'



OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS, SHOPS AT BROAD, LLC, is the owner 4.22 acre tract of land out of the Henry Odell Survey, Abstract Number 1196, Tarrant County, Texas, in the City of Mansfield, Tarrant County, Texas, being all of Lot 12, Block 1, of The Shops at Broad Street, a subdivision of record in Document Number D218189472 of the Plat Records of Tarrant County, Texas, and being more particularly described by metes and bounds, as follows:

BEGINNING, at a 5/8" iron rod with cap stamped "KHA" found in the East right-of-way line of State Highway 287, being the Northwest corner of Lot 6R1A, Block 1 of The Shops at Broad Street, a subdivision of record in Document Number D219213098 of said Plat Records, also being the Southwest corner of said Lot 12, and also being the beginning of a non-tangent curve to the left;

THENCE, along the East right-of-way line of State Highway 287, being the common West line of said Lot 12, along said non-tangent curve to the left, having a radius of 7669.44 feet, a chord bearing of N41°49'40"W, a chord length of 350.83 feet, a delta angle of 02°37'16", an arc length of 350.86 feet to an X cut found at the Northwest corner of said Lot 12;

THENCE, along the North line of said Lot 12 the following three courses and distances:

- N35°39'10"E, a distance of 83.20 feet to an X cut found at the beginning of a tangent curve to the right;
- Along said tangent curve to the right, having a radius of 212.00 feet, a chord bearing of N46°51'49"E, a chord length of 82.43 feet, a delta angle of 22°25'14", an arc length of 82.96 feet to an X cut found;
- N58°04'28"E, a distance of 344.16 feet to an X cut found at the Northeast corner of said Lot 12;

THENCE, S31°55'32"E, along the East line of said Lot 12, a distance of 393.36 feet to an X cut found in the North line of said Lot 6R1A, being the Southeast corner of said Lot 12;

THENCE, S58°04'28"W, along the North line of said Lot 6R1A, being the common South line of said Lot 12, a distance of 441.60 feet to the **POINT OF BEGINNING** and containing an area of 4.22 Acres, or (183,666 Square Feet) of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, SHOPS AT BROAD, LLC, being the sole owner of the above described parcel, does hereby adopt the herein above described property as **LOTS 12R1 & 12R2, BLOCK 1, THE SHOPS AT BROAD STREET**, an addition to the City of Mansfield, Tarrant County, Texas and does dedicate to the public use the streets and easements as shown thereon.

OWNER: SHOPS AT BROAD, LLC

BY: _____ Signature _____ Date _____

BY: _____ Printed Name/Title _____

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2022.

Notary Public in and for the State of Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF DENTON §

"This is to certify that I, **MATTHEW RAABE**, a registered Professional Land Surveyor of the State of Texas, have platted the above subdivision from an actual survey on the ground. **PRELIMINARY** bearings, and angle points, and points of curve shall be properly marked on the ground, and that this plat correctly represents that survey made by me for the purpose and shall not be used or viewed or relied upon as a final survey document."

Matthew Raabe, R.P.L.S. # 6402 _____ Date _____

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared **MATTHEW RAABE**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2022.

Notary Public in and for the State of Texas

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.

CERTIFICATE OF APPROVAL

APPROVED BY THE CITY OF MANSFIELD, TEXAS.

APPROVED BY: _____ 2022 P & Z COMMISSION CHAIRMAN

ATTEST: _____ 2022 PLANNING & ZONING SECRETARY

CASE NO. SD#22-044

**FINAL PLAT
LOTS 12R1 & 12R2, BLOCK 1
THE SHOPS AT BROAD STREET**

BEING A REVISION OF LOTS 12 AND 2, BLOCK 1
THE SHOPS AT BROAD STREET, ACCORDING TO THE PLAT
RECORDED IN DOCUMENT NUMBER D218189472, P.R.T.C.T.
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS
2 LOTS
4.22 ACRES
AUGUST 2022

This plat is recorded in Instrument Number _____, dated _____

SURVEYOR Eagle Surveying, LLC Contact: Brad Eubanks 222 S. Elm Street, Suite 200 Denton, TX 76201 (940) 222-3009 brad@eaglesurveying.com	ENGINEER Development Engineering Consultants, LLC 5300 Town & Country Blvd, Suite 150 Frisco, TX 75034 (469) 850-0060	OWNER Shops at Broad, LLC 3060 Peachtree Road, Suite 1450 Atlanta, GA, 30305
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Project: 2203.051-03
Date: 08/30/2022
Drafter: TAR

EAGLE SURVEYING, LLC
222 S. Elm Street, Suite: 200
Denton, TX 76201
(940) 222-3009
TX Firm #10194177