

STATE OF TEXAS
 COUNTY OF TARRANT

WHEREAS, MANSFIELD ECONOMIC DEVELOPMENT, is the sole owner of a 17.9471 acre tract of land located in the Milton Gregg Survey, Abstract No. 555, City of Mansfield, Tarrant County, Texas as recorded in County Clerk's file No. D221138220, of the Deed Records of Tarrant County, Texas, being more particularly described as follows:

Being 9.6399 acres of land located in the Milton Gregg Survey, Abstract No. 555, City of Mansfield, Tarrant County, Texas, and being a portion of a tract of land conveyed to MANSFIELD ECONOMIC DEVELOPMENT, by a deed recorded in the County Clerk's file No. D221138220, of the Deed Records of Tarrant County, Texas, being more particularly described as follows:

BEGINNING at a 1/2" iron rod marked "Brittain & Crawford" set at the South corner of said Mansfield Economic Development tract, same being at the intersection of the South right-of-way line of Heritage Parkway (120' right-of-way) and the Northeast line of Union Pacific Railroad (100' railroad right-of-way)

THENCE N 74° 47' 36" W 616.67 feet, along the Northeast right-of-way line of the Union Pacific Railroad and the Southwest boundary line of aforesaid Mansfield Economic Development Tract, to a 1/2" iron rod marked "Brittain & Crawford" set at the South corner of a tract of land conveyed to the City of Mansfield, by the deed recorded in County Clerk's file No. D213176340, of the Deed Records of Tarrant County, Texas;

THENCE N 60° 11' 59" E 1113.20 feet, crossing said Mansfield Economic Development Tract, to a 1/2" iron rod marked "Brittain & Crawford", set at the beginning of a curve to the left,

THENCE NORTHEASTERLY 29.77 feet, along said curve to the left, having a radius of 28.00 feet, a central angle of 60° 55' 49", and a chord bearing N 29° 44' 20" E 28.39 feet, to a 1/2" iron rod marked "Brittain & Crawford" set in the Northeast boundary line of aforesaid Mansfield Economic Development Tract, lying in the Southwest right-of-way line of Regency Parkway (a 70' public right-of-way);

THENCE along the Southwest right-of-way line of Regency Parkway, and the Northeast boundary line of said Mansfield Economic Development Tract, as follows:

- SOUTHEASTERLY 344.12 feet, along a curve to the right, having a radius of 844.00 feet, a central angle of 23° 21' 40", and a chord bearing S 42° 04' 05" E 341.74 feet, to a 1/2" iron rod marked "Brittain & Crawford" set at the end of said curve;
- S 30° 23' 16" E 86.82 feet, to a 1/2" iron rod marked "Brittain & Crawford" set;
- S 28° 15' 18" W 29.20 feet, to an "X" cut in concrete set at the intersection of the West right-of-way line of Regency Parkway and the Northwest right-of-way line of said Heritage Parkway;

THENCE S 59° 06' 31" W 750.54 feet, along the Northwest right-of-way line of aforesaid Heritage Parkway, and the Southeast boundary line of said Mansfield Economic Development Tract, to the POINT OF BEGINNING containing 9.6399 acres (419,914 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, MANSFIELD ECONOMIC DEVELOPMENT, being the sole owner of the above described parcel, does hereby adopt the herein above described property as LOTS 1 and 2 BLOCK 1, ADMIRAL LEGACY ADDITION, an addition to the City of Mansfield, Tarrant County, Texas, and does hereby dedicate to the public's use, the STREETS AND EASEMENTS shown hereon.

WITNESS MY HAND, this ___ day of _____, 202__.

MANSFIELD ECONOMIC DEVELOPMENT

By: _____

STATE OF TEXAS
 COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared STEPHEN CLARE HORNING-LOCKWOOD, 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 consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ___ day of _____, 202__.

Notary Public in and for The State of Texas
 My Commission Expires: _____

STATE OF TEXAS
 COUNTY OF TARRANT

THIS is to certify that I, KRYSYIAN GOLEBIEWSKI, a Registered Professional Land Surveyor for the State of Texas, have performed, for this plat, an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction or supervision.

KRYSYIAN GOLEBIEWSKI
 Registered Professional
 Land Surveyor
 State of Texas No. 6400

DRAWING REVISED:
 December 19, 2024

FINAL PLAT
 OF:
LOTS 1 & 2, BLOCK 1
ADMIRAL LEGACY ADDITION
 BEING 9.6399 ACRES OF LAND
 LOCATED IN THE
MILTON GREGG SURVEY,
ABSTRACT No. 555
MANSFIELD, TARRANT COUNTY, TEXAS
 2 LOTS; DATE PREPARED: OCTOBER 15, 2024

Owner:
 MANSFIELD ECONOMIC DEVELOPMENT
 301 S MAIN ST
 MANSFIELD, TX 76063-3106
 Phone: (817) 728-3650
 Email: james.fish@mansfield-tx.gov

SURVEYOR:
BRITTAIN & CRAWFORD
 LAND SURVEYING &
 TOPOGRAPHIC MAPPING
 FIRM CERTIFICATION# 1019090
 TEL (817) 926-0211 - FAX (817) 926-3347
 P.O. BOX 11374 • 3908 SOUTH FREWAY
 FORT WORTH, TEXAS 76110
 EMAIL: info@brittain-crawford.com
 WEBSITE: www.brittain-crawford.com

CITY OF MANSFIELD APPROVAL BLOCK.
 APPROVED BY THE DIRECTOR OF PLANNING ON _____, 202__
 DIRECTOR OF PLANNING, CITY OF MANSFIELD, TEXAS

STEPHEN CLARE
 HORNING-LOCKWOOD
 VOLUME 12278, PAGE 1222
 D.R.T.C.T.

GENERAL NOTES:
FLOOD NOTE:
 NO PORTION OF THIS PROPERTY LIES WITHIN A 100-YEAR FLOOD HAZARD ZONE, ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR TARRANT COUNTY, TEXAS, AND INCORPORATED AREAS, COMMUNITY-PANEL NUMBER 48439C0490 K, MAP REVISED SEPTEMBER 25, 2009.

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.

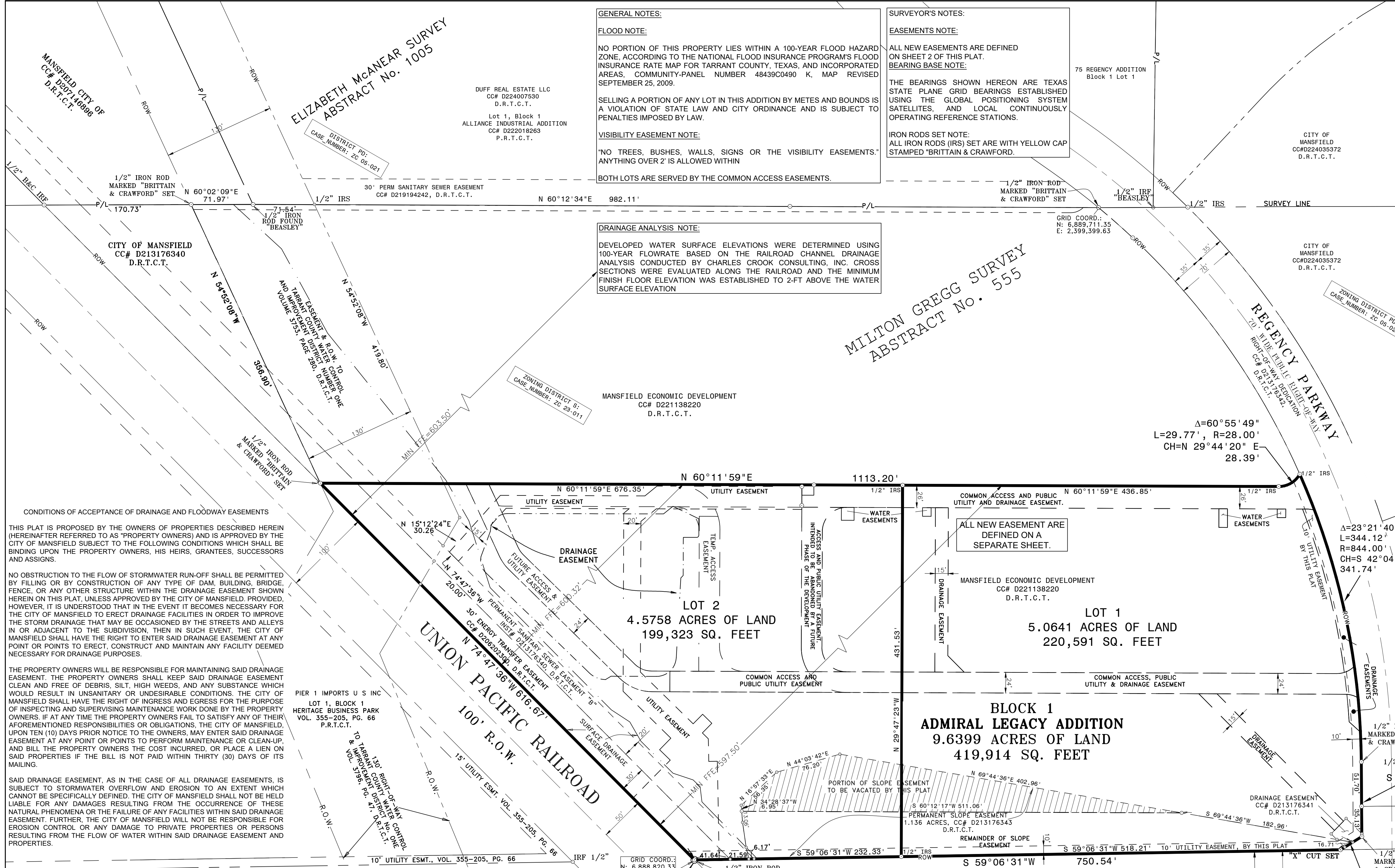
VISIBILITY EASEMENT NOTE:
 "NO TREES, BUSHES, WALLS, SIGNS OR THE VISIBILITY EASEMENTS," ANYTHING OVER 2' IS ALLOWED WITHIN

BOTH LOTS ARE SERVED BY THE COMMON ACCESS EASEMENTS.

SURVEYOR'S NOTES:
EASEMENTS NOTE:
 ALL NEW EASEMENTS ARE DEFINED ON SHEET 2 OF THIS PLAT.
BEARING BASE NOTE:
 THE BEARINGS SHOWN HEREON ARE TEXAS STATE PLANE GRID BEARINGS ESTABLISHED USING THE GLOBAL POSITIONING SYSTEM SATELLITES, AND LOCAL CONTINUOUSLY OPERATING REFERENCE STATIONS.

IRON RODS SET NOTE:
 ALL IRON RODS (IRS) SET ARE WITH YELLOW CAP STAMPED "BRITTAIN & CRAWFORD."

DRAINAGE ANALYSIS NOTE:
 DEVELOPED WATER SURFACE ELEVATIONS WERE DETERMINED USING 100-YEAR FLOWRATE BASED ON THE RAILROAD CHANNEL DRAINAGE ANALYSIS CONDUCTED BY CHARLES CROOK CONSULTING, INC. CROSS SECTIONS WERE EVALUATED ALONG THE RAILROAD AND THE MINIMUM FINISH FLOOR ELEVATION WAS ESTABLISHED TO 2-FT ABOVE THE WATER SURFACE ELEVATION



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, GRANTEEES, 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 HEREON 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 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.

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 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.

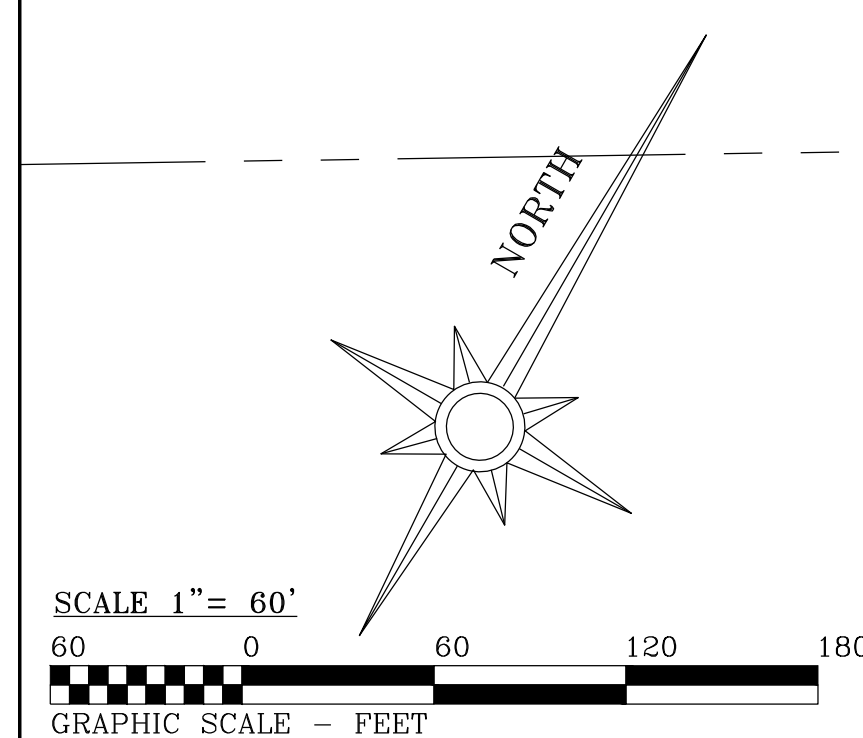
SAID DRAINAGE EASEMENT, AS IN THE CASE OF ALL DRAINAGE EASEMENTS, IS SUBJECT TO STORMWATER OVERFLOW AND EROSION TO AN EXTENT WHICH CANNOT BE SPECIFICALLY DEFINED. THE CITY OF MANSFIELD SHALL NOT BE HELD LIABLE FOR ANY DAMAGES RESULTING FROM THE OCCURRENCE OF THESE NATURAL PHENOMENA OR THE FAILURE OF 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.

LOT 1, BLOCK 1
 HERITAGE BUSINESS PARK
 VOL. 355-205, PG. 66
 P.R.T.C.T.

LOT 1, BLOCK 1
 HERITAGE BUSINESS PARK
 VOL. 355-205, PG. 66
 P.R.T.C.T.

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AFTER RECORDING, RETURN
 TO CITY OF MANSFIELD
 1200 E. BROAD STREET,
 MANSFIELD, TX 76063

ELIZABETH McANEAR SURVEY
ABSTRACT No. 1005

CRP/AI MANSFIELD OWNER LP
CC# D221374253
D.R.T.C.T.

Lot 1, Block 1
ALLIANCE INDUSTRIAL ADDITION
CCH D222018263
P.R.T.C.T.

30' PERM SANITARY SEWER EASEMENT
CC# D219194242, D.R.T.C.T.

STEPHEN CLARE
HORNING-LOCKWOOD
VOLUME 10470, PAGE 1069
D.R.T.C.T.

Owner:
MANSFIELD ECONOMIC DEVELOPMENT
301 S MAIN ST
MANSFIELD, TX 76063-3106
Phone: (817) 728-3650
Email:
james.fish@mansfield-tx.gov

BRITAIN & CRAWFORD
LAND SURVEYING &
TOPOGRAPHIC MAPPING
TEL (817) 926-0211
FAX (817) 926-9347
P.O. BOX 1137 3908 SOUTH FREEWAY
FORT WORTH, TEXAS 76110
EMAIL: admin@britain-crawford.com
WWW.BC.COM
FIRM CERTIFICATION 1019000
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CITY OF
MANSFIELD
CC#D224035372
D.R.T.C.T.

NEW EASEMENTS LINE TABLE

Course	Bearing	Distance
E1	N 75°52'31" W	25.49'
E2	N 14°07'29" E	5.67'
E3	S 30°26'59" W	32.28'
E4	S 60°12'14" W	19.93'
E5	N 74°47'46" W	35.02'
E6	S 74°47'46" E	22.59'
E7	N 60°12'14" E	13.57'
E8	S 30°23'16" E	15.00'
E9	N 77°46'45" W	17.80'
E10	N 34°41'28" W	32.06'
E11	N 75°31'56" W	17.34'
E12	N 14°28'04" E	18.75'
E13	N 20°47'53" E	8.10'
E14	N 20°47'53" E	18.11'
E15	N 60°12'37" E	22.12'
E16	N 15°12'37" E	2.75'
E17	N 60°11'59" E	21.22'
E18	S 15°12'37" W	2.76'
E19	S 20°47'53" W	22.99'
E20	N 14°28'04" E	15.63'
E21	S 75°31'56" E	15.00'
E22	S 14°28'04" W	15.63'
E23	S 75°31'56" E	9.72'
E24	S 31°00'25" E	26.34'
E25	N 58°58'08" E	10.00'

ACCESS & UTILITY EASEMENT CALLS

Course	Bearing	Distance
E20	Rad: 28.00'	Arc: 43.98'
	Tan: 28.00'	CA: 90°00'00"
	Chd: N 74°47'23" W	39.60'
E21	S 60°12'37" W	198.15'
E22	Rad: 52.00'	Arc: 6.81'
	Tan: 3.41'	CA: 7°30'06"
	Chd: S 63°57'40" W	6.80'
E23	N 54°52'08" W	28.11'
E24	N 59°54'27" E	17.77'
E25	N 60°12'37" E	199.08'
E26	Rad: 52.00'	Arc: 81.68'
	Tan: 52.00'	CA: 90°00'00"
	Chd: S 74°47'23" E	73.54'

ACCESS & UTILITY EASEMENT CALLS

Course	Bearing	Distance
E28	S 54°52'01" E	53.60'
E29	Rad: 28.00'	Arc: 10.10'
	Tan: 5.10'	CA: 20°39'55"
	Chd: S 65°11'59" E	10.04'
E30	S 75°31'56" E	181.63'
E31	Rad: 28.00'	Arc: 21.63'
	Tan: 11.39'	CA: 44°15'27"
	Chd: N 82°20'20" E	21.09'
E32	N 60°12'37" E	21.27'
E33	S 29°50'02" E	24.00'
E34	S 60°12'37" W	20.46'
E35	Rad: 54.00'	Arc: 41.71'
	Tan: 21.96'	CA: 44°15'27"
	Chd: S 82°20'20" W	40.68'
E36	N 75°31'56" W	180.82'
E37	Rad: 52.00'	Arc: 18.76'
	Tan: 9.48'	CA: 20°39'55"
	Chd: N 65°11'59" W	18.65'
E38	N 54°52'01" W	92.94'
E39	N 60°11'59" E	26.50'

SURFACE DRAINAGE EASEMENT CALL TABLE

Course	Bearing	Distance
E46	N 60°11'59" E	148.12'
E47	S 59°31'00" E	49.58'
E48	S 47°37'28" E	81.53'
E49	S 74°44'53" E	200.00'
E50	S 86°55'05" E	25.57'
E51	S 59°54'24" E	25.87'
E52	S 75°08'29" E	52.63'
E53	N 78°34'32" E	24.72'
E54	S 75°31'56" E	11.28'
E55	S 36°49'53" E	17.75'
E56	S 74°14'15" E	92.36'

MILTON GREGG SURVEY
ABSTRACT No. 555

REGENCY PARKWAY
70' R.O.W. DEDICATED BY THIS PLAT

MANSFIELD ECONOMIC DEVELOPMENT
CC# D221138220
D.R.T.C.T.

B.T.P. - DEDICATED
BY THIS PLAT

Δ=60°55'49"
L=29.77', R=28.00'
CH=N 29°44'20" E
28.39'

Δ=49°56'29"
R=844.00'
L=735.67'
CH=S 55°21'31" E
712.60'

NEW ACCESS EASEMENTS CURVE TABLE

Course	Bearing	Distance
C1	Rad: 28.00'	Arc: 15.38'
	Tan: 7.89'	CA: 31°28'29"
	Chd: S 75°56'51" W	15.19'
C2	Rad: 28.00'	Arc: 22.61'
	Tan: 11.96'	CA: 46°15'58"
	Chd: N 37°04'38" E	22.00'
C3	Rad: 28.00'	Arc: 43.98'
	Tan: 28.00'	CA: 90°00'00"
	Chd: S 74°47'23" E	39.60'
C4	Rad: 52.00'	Arc: 29.57'
	Tan: 15.20'	CA: 32°34'44"
	Chd: N 46°04'45" W	29.17'
C5	Rad: 28.00'	Arc: 43.98'
	Tan: 28.00'	CA: 90°00'00"
	Chd: N 15°12'37" E	39.60'
C6	Rad: 28.00'	Arc: 8.19'
	Tan: 4.12'	CA: 16°45'12"
	Chd: N 68°35'13" E	8.16'
C7	Rad: 28.00'	Arc: 29.78'
	Tan: 16.47'	CA: 60°55'49"
	Chd: N 29°44'20" E	28.39'
C8	Rad: 28.00'	Arc: 43.98'
	Tan: 28.00'	CA: 90°00'00"
	Chd: S 74°47'23" E	39.60'

DRAINAGE EASEMENT CALL TABLE

Course	Bearing	Distance
D40	Rad: 20.00'	Arc: 20.59'
	Tan: 11.31'	CA: 58°59'21"
	Chd: N 46°26'17" W	19.69'
D41	N 09°38'44" W	31.49'
D42	Rad: 19.91'	Arc: 31.64'
	Tan: 20.28'	CA: 91°04'54"
	Chd: N 14°10'43" E	28.41'
D43	N 60°08'07" E	181.25'
D44	N 21°03'20" E	14.07'
D45	N 85°41'45" E	33.41'
D46	S 29°47'23" E	19.14'
D47	Rad: 2.50'	Arc: 3.93'
	Tan: 2.50'	CA: 90°00'00"
	Chd: S 15°12'37" W	3.54'
D48	S 60°12'37" W	15.50'
D49	S 29°47'23" E	44.32'
D50	S 14°09'22" W	3.94'
D51	S 26°44'57" E	92.88'
D52	Rad: 23.00'	Arc: 34.91'
	Tan: 21.81'	CA: 86°57'29"
	Chd: S 16°43'47" W	31.65'
D53	S 60°12'32" W	52.71'
D54	S 28°47'10" W	7.50'
D55	Rad: 27.00'	Arc: 20.67'
	Tan: 10.87'	CA: 43°51'27"
	Chd: S 82°08'19" W	20.17'
D56	N 75°56'58" W	167.54'

PIER 1 IMPORTS U S INC
LOT 1, BLOCK 1
HERITAGE BUSINESS PARK
VOL. 355-205, PG. 66
P.R.T.C.T.

TO TARRANT COUNTY WATER, NO. ONE
& IMPROVEMENT DISTRICT, NO. 47,
VOL. 57386, PG. 47, D.R.T.C.T.

10' UTILITY ESMT., VOL. 355-205, PG. 66

GRID COORD.:
N: 6,888,820.33
E: 2,399,371.92

1/2" IRON ROD
MARKED "BRITAIN
& CRAWFORD" SET

MANSFIELD ECONOMIC DEVELOPMENT
CC# D221138220
D.R.T.C.T.

PERMANENT SLOPE EASEMENT
1.136 ACRES, CC# D213176343
D.R.T.C.T.

REMAINDER OF SLOPE
EASEMENT, 32,080 SQ. FEET
S 59°06'31" W 510.22'

HERITAGE PKWY.
120' PUBLIC RIGHT-OF-WAY
CC# D206033652, D.R.T.C.T.



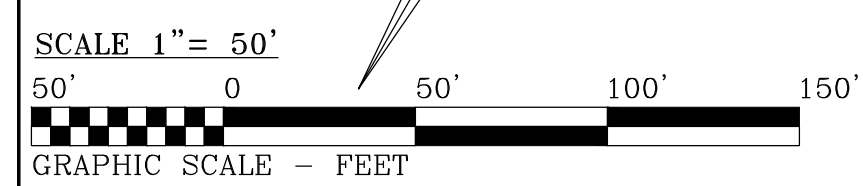
KRYSZTIAN GOLEBIEWSKI
Registered Professional
Land Surveyor
State of Texas No. 6400

NEW EASEMENTS SHEET
FINAL PLAT

OF:
**LOTS 1 & 2, BLOCK 1
ADMIRAL LEGACY ADDITION**
BEING 9.6399 ACRES OF LAND
LOCATED IN THE
**MILTON GREGG SURVEY,
ABSTRACT No. 555**
MANSFIELD, TARRANT COUNTY, TEXAS
2 LOTS; DATE PREPARED: OCTOBER 15, 2024

DRAWING REVISED:
December 19, 2024

STEPHEN CLARE
HORNING-LOCKWOOD
VOLUME 12278, PAGE 1222
D.R.T.C.T.



BEARING BASE:
THE BEARINGS SHOWN HEREON ARE TEXAS STATE
PLANE GRID BEARINGS ESTABLISHED USING THE
GLOBAL POSITIONING SYSTEM SATELLITES, AND
LOCAL CONTINUOUSLY OPERATING REFERENCE
STATIONS.